

Morgan County, IN

County · IN · Indiana

BUYER'S MARKET

\$210K

MEDIAN SALE PRICE

-17.4%

1-YR CHANGE

980

SALES (12 MO)

\$294K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



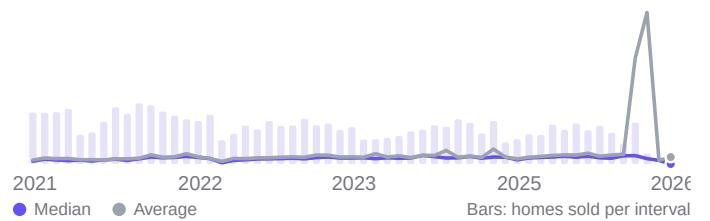
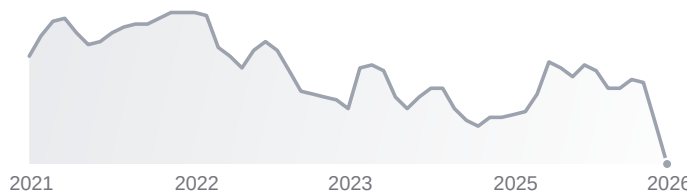
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

32 / 100

Sale prices

Median \$160K · Average \$275K

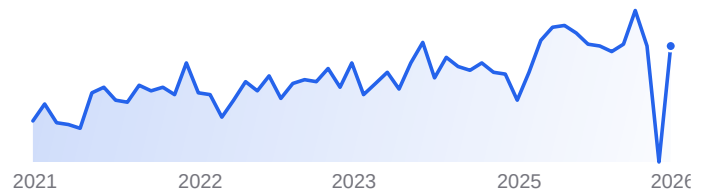
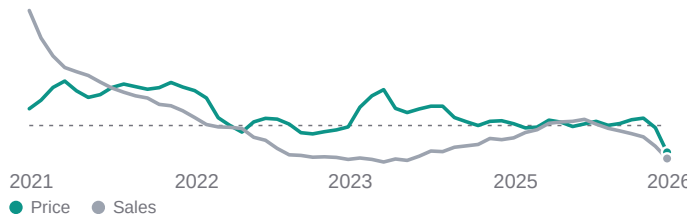


Growth (year over year)

Price -17.4% · Sales -21.3%

Price per square foot

\$170/ft²



Sale premium vs estimated value

-2.0%

Annual turnover (share of homes sold)

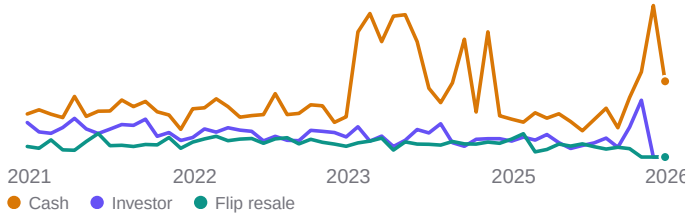
3.4%



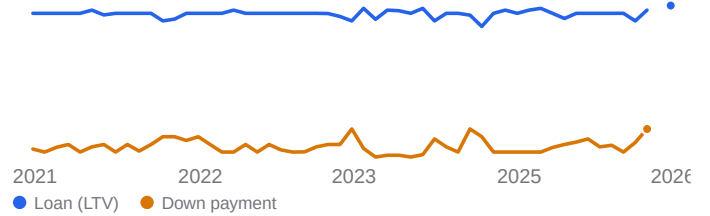
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



Financing (share of purchase price) Loan (LTV) 100% · Down payment 20%



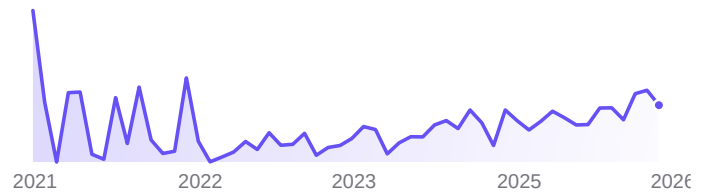
Sellers who sold at a gain

100%



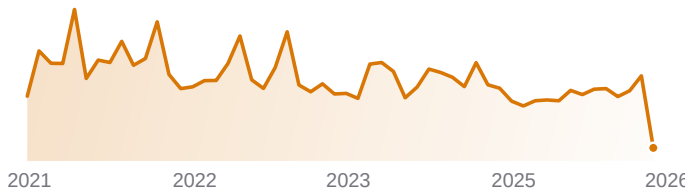
Typical hold before selling

4.1 yrs



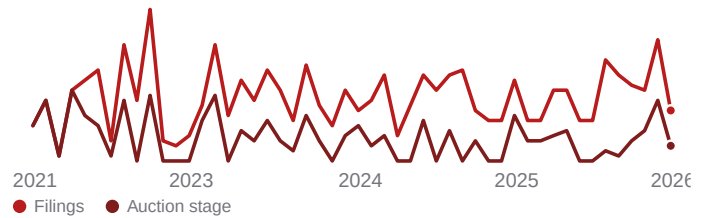
Median annualized return at resale

+1.3%



Preforeclosure filings

Filings 10 · Auction stage 3



HOUSING STOCK

Homes	28,816
Median value (AVM)	\$294K
Median size	1,667 ft²
Median bedrooms	3
Median year built	1985
Single family	81%
Condos	1.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	2.2%
Owner occupied	83%
Company owned	12%
Median loan-to-value	42%

Typical ownership tenure

16.5 yrs

COMMUNITY

Population	74,468
Density	184 / mi²
Median household income	\$81K
Average household income	\$99K
Crime index (US avg 100)	98
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	46
Homes occupied	94%
Bachelor's or higher	15%
Poverty rate	7.2%
Unemployment	1.2%
Average temp	52°F
Annual precip	43 in
Sunshine	55%

Market metrics are derived from recorded arms-length deeds through March 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.