

Orange County, IN

County · IN · Indiana

BALANCED MARKET

\$202K

MEDIAN SALE PRICE

+61.6%

1-YR CHANGE

210

SALES (12 MO)

\$164K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



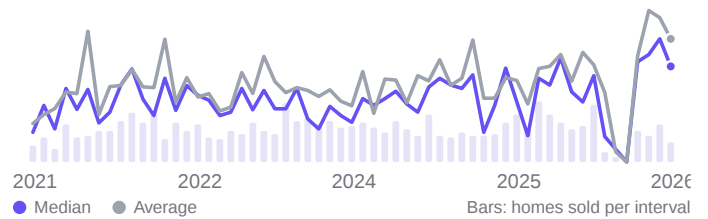
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$183K · Average \$223K

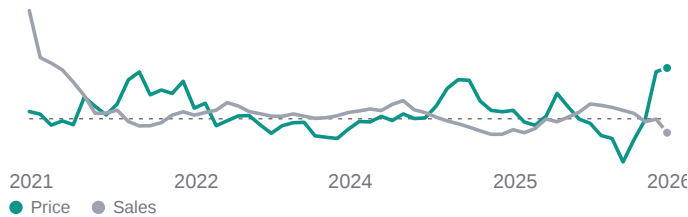


Growth (year over year)

Price +61.6% · Sales -17.0%

Price per square foot

\$120/ft²

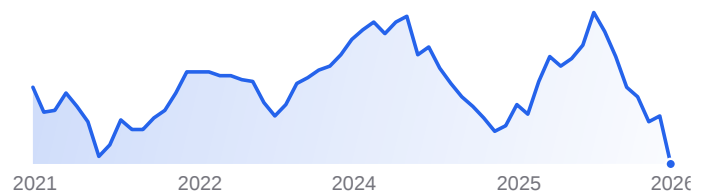


Sale premium vs estimated value

-8.3%

Annual turnover (share of homes sold)

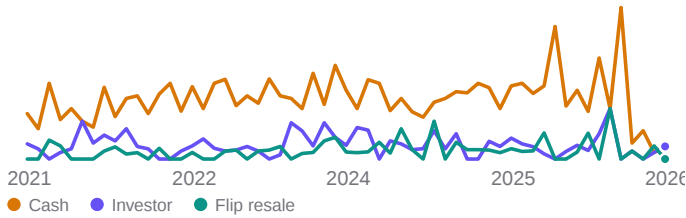
2.3%



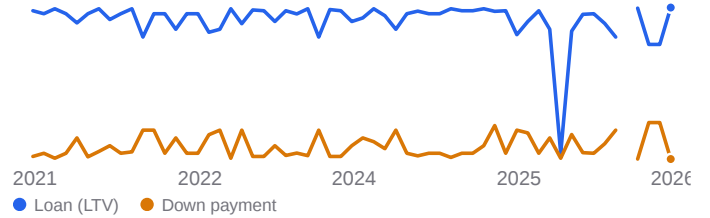
BUYERS & OUTCOMES

Buyer mix

Cash 8.3% · Investor 8.3% · Flip resale 0%

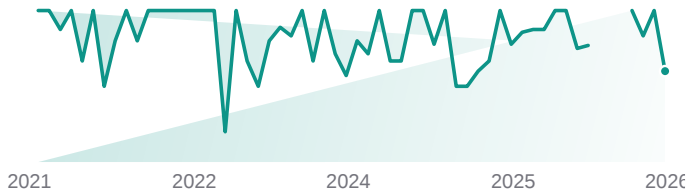


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.3%



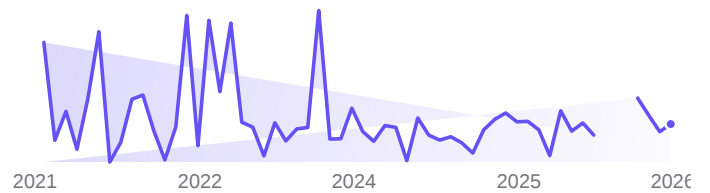
Sellers who sold at a gain

60%



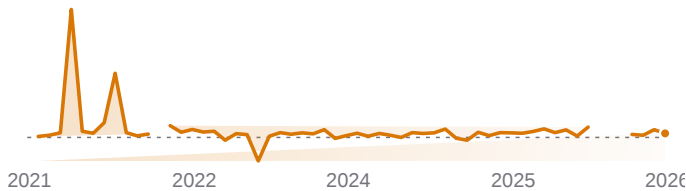
Typical hold before selling

2.9 yrs



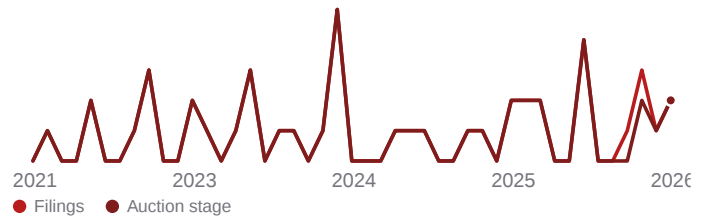
Median annualized return at resale

+6.6%



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	9,032
Median value (AVM)	\$164K
Median size	1,412 ft²
Median bedrooms	3
Median year built	1982
Single family	55%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	4.0%
Owner occupied	73%
Company owned	11%
Median loan-to-value	24%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	19,929
Density	50 / mi²
Median household income	\$59K
Average household income	\$75K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	123
Earthquake index (US avg 100)	67
Homes occupied	88%
Bachelor's or higher	10%
Poverty rate	17.7%
Unemployment	1.3%
Average temp	54°F
Annual precip	48 in
Sunshine	59%

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