

Putnam County, IN

County · IN · Indiana

BALANCED MARKET

\$287K

MEDIAN SALE PRICE

+29.0%

1-YR CHANGE

452

SALES (12 MO)

\$261K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



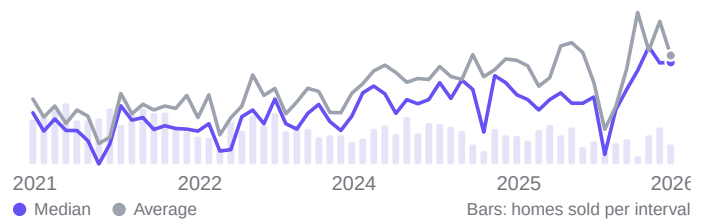
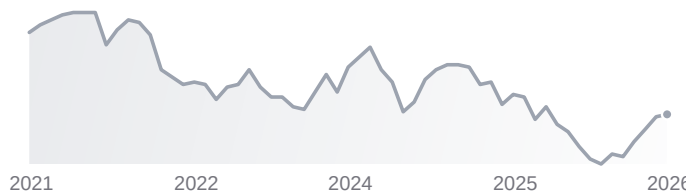
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$280K · Average \$290K

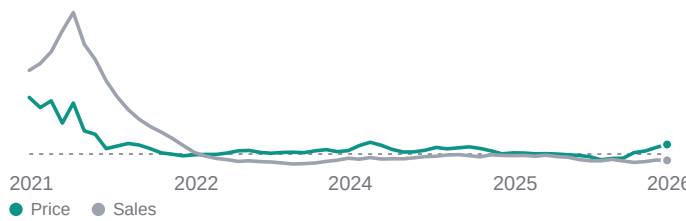


Growth (year over year)

Price +29.0% · Sales -19.0%

Price per square foot

\$192/ft²



Sale premium vs estimated value

-1.9%

Annual turnover (share of homes sold)

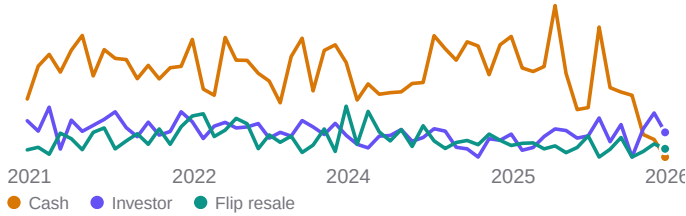
3.1%



BUYERS & OUTCOMES

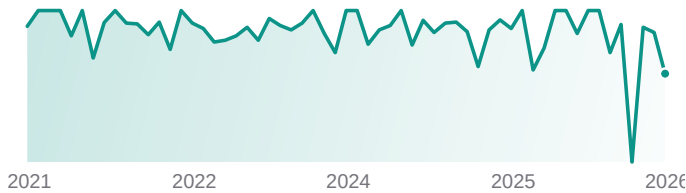
Buyer mix

Cash 0% · Investor 10% · Flip resale 3.3%



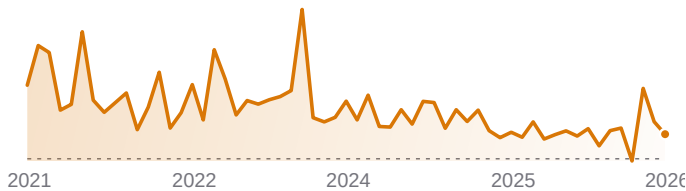
Sellers who sold at a gain

75%

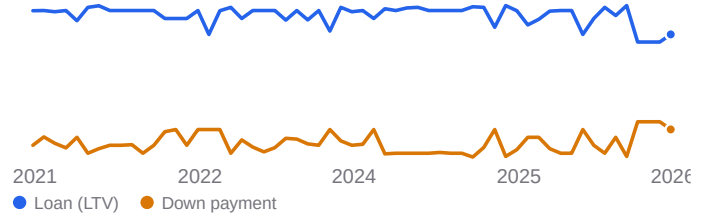


Median annualized return at resale

+6.4%

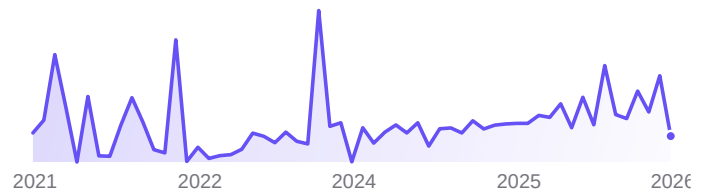


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



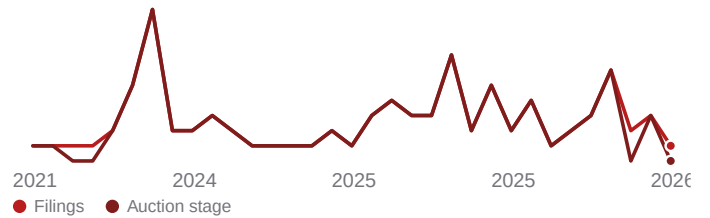
Typical hold before selling

2.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	14,484
Median value (AVM)	\$261K
Median size	1,539 ft²
Median bedrooms	3
Median year built	1985
Single family	65%
Condos	1.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	2.0%
Owner occupied	78%
Company owned	14%
Median loan-to-value	42%

Typical ownership tenure

13.0 yrs

COMMUNITY

Population	38,051
Density	79 / mi²
Median household income	\$73K
Average household income	\$90K
Crime index (US avg 100)	117
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	56
Homes occupied	91%
Bachelor's or higher	14%
Poverty rate	6.7%
Unemployment	1.1%
Average temp	52°F
Annual precip	44 in
Sunshine	55%

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.