

Randolph County, IN

County · IN · Indiana

SELLER'S MARKET

\$168K

MEDIAN SALE PRICE

+23.5%

1-YR CHANGE

236

SALES (12 MO)

\$133K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 69 / 100

Buyer's market

Balanced

Seller's market

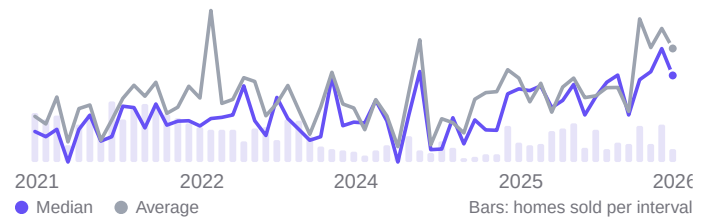
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

69 / 100

Sale prices

Median \$154K · Average \$192K

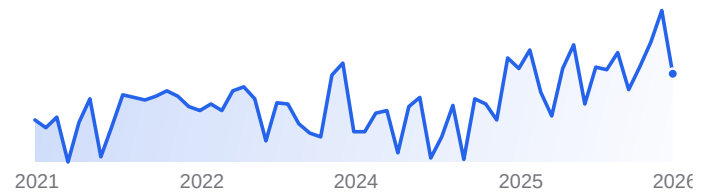
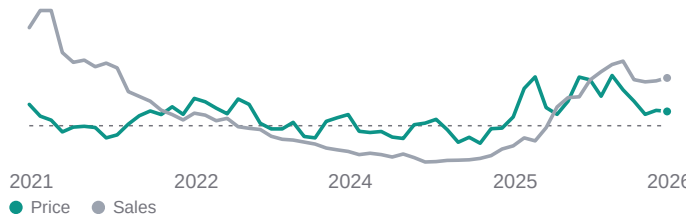


Growth (year over year)

Price +23.5% · Sales +78.8%

Price per square foot

\$94/ft²

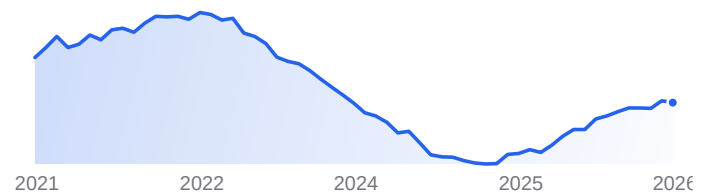


Sale premium vs estimated value

-12.5%

Annual turnover (share of homes sold)

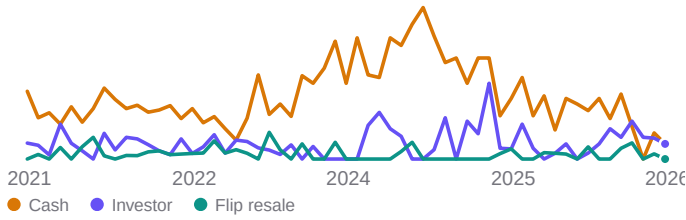
2.3%



BUYERS & OUTCOMES

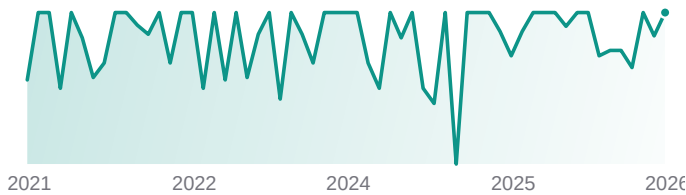
Buyer mix

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



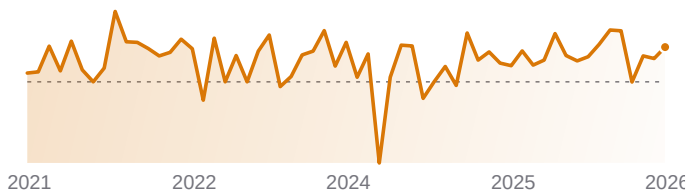
Sellers who sold at a gain

100%

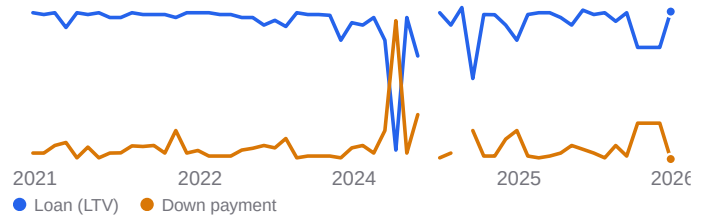


Median annualized return at resale

+9.2%

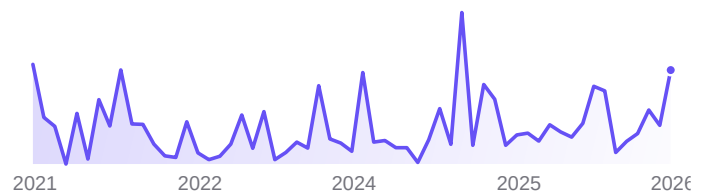


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



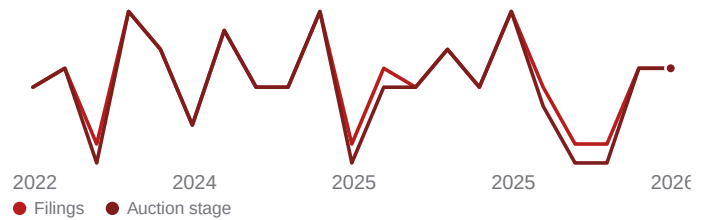
Typical hold before selling

10.3 yrs



Preforeclosure filings

Filings 5 · Auction stage 5



HOUSING STOCK

Homes	10,390
Median value (AVM)	\$133K
Median size	1,560 ft²
Median bedrooms	3
Median year built	1950
Single family	74%
Condos	0.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	4.0%
Owner occupied	77%
Company owned	13%
Median loan-to-value	36%

Typical ownership tenure

13.9 yrs

COMMUNITY

Population	24,401
Density	54 / mi²
Median household income	\$60K
Average household income	\$74K
Crime index (US avg 100)	120
Air pollution index (US avg 100)	223
Earthquake index (US avg 100)	49
Homes occupied	90%
Bachelor's or higher	9%
Poverty rate	14.5%
Unemployment	1.2%
Average temp	50°F
Annual precip	38 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.