

Vigo County, IN

County · IN · Indiana

SELLER'S MARKET

\$153K

MEDIAN SALE PRICE

+21.8%

1-YR CHANGE

1,211

SALES (12 MO)

\$151K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 77 / 100

Buyer's market

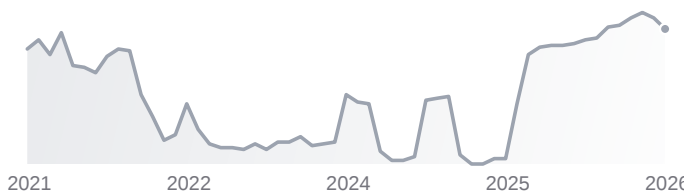
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

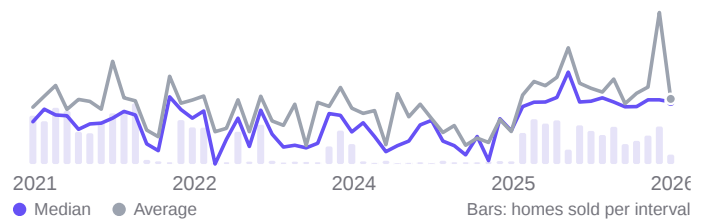
Market temperature (0–100)

77 / 100



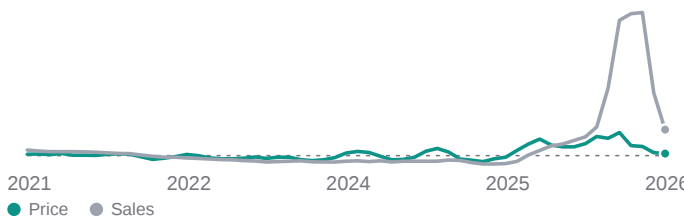
Sale prices

Median \$150K · Average \$157K



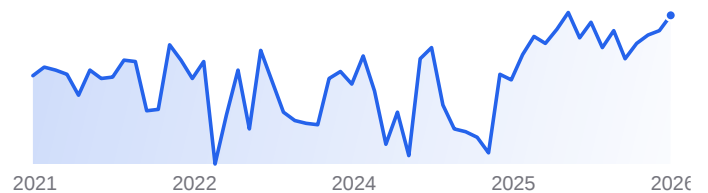
Growth (year over year)

Price +21.8% · Sales +269.2%



Price per square foot

\$119/ft²



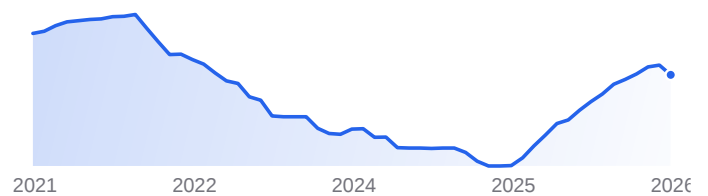
Sale premium vs estimated value

+1.0%



Annual turnover (share of homes sold)

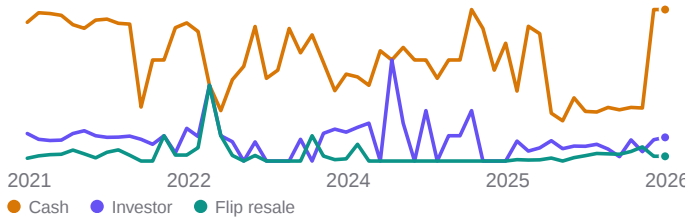
3.2%



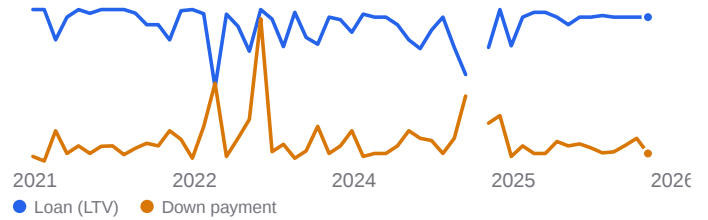
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 16% · Flip resale 3.1%

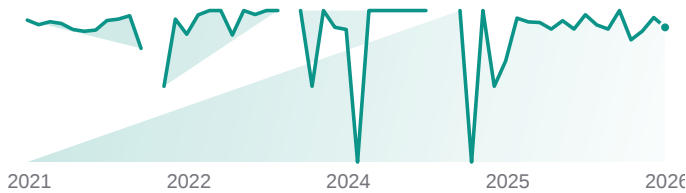


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



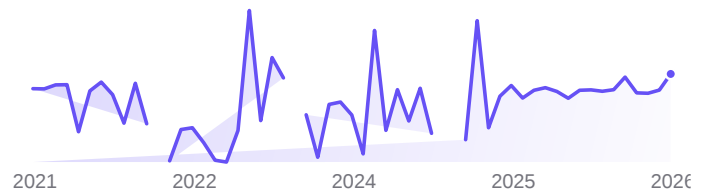
Sellers who sold at a gain

89%



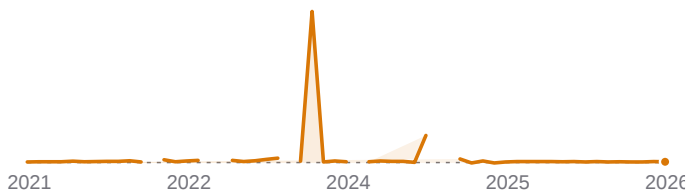
Typical hold before selling

5.3 yrs



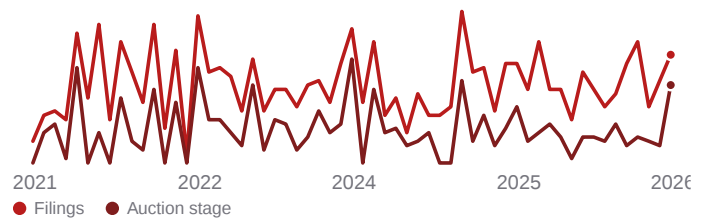
Median annualized return at resale

+5.9%



Preforeclosure filings

Filings 25 · Auction stage 18



HOUSING STOCK

Homes	37,433
Median value (AVM)	\$151K
Median size	1,512 ft²
Median bedrooms	3
Median year built	1955
Single family	84%
Condos	1.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	2.1%
Owner occupied	69%
Company owned	14%
Median loan-to-value	34%

Typical ownership tenure

17.8 yrs

COMMUNITY

Population	106,689
Density	264 / mi²
Median household income	\$56K
Average household income	\$76K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	76
Homes occupied	90%
Bachelor's or higher	16%
Poverty rate	18.7%
Unemployment	1.2%
Average temp	53°F
Annual precip	43 in
Sunshine	55%

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