

Warrick County, IN

County · IN · Indiana

BUYER'S MARKET

\$286K

MEDIAN SALE PRICE

-2.7%

1-YR CHANGE

739

SALES (12 MO)

\$280K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 30 / 100



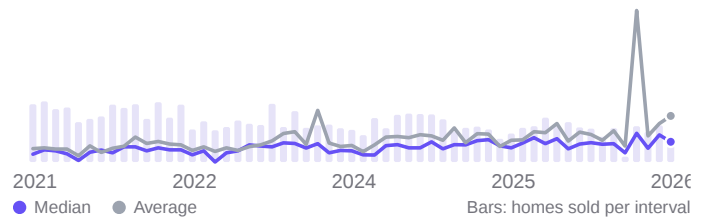
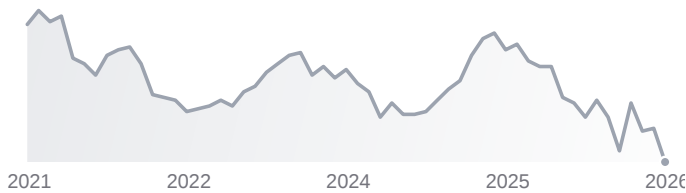
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

30 / 100

Sale prices

Median \$285K · Average \$413K

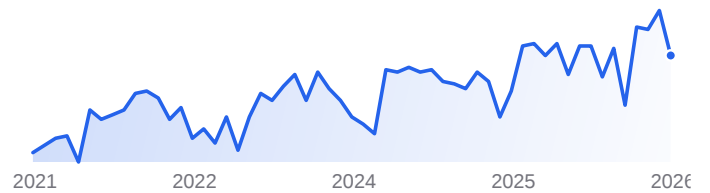
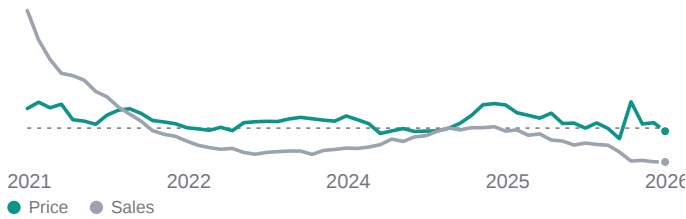


Growth (year over year)

Price -2.7% · Sales -29.2%

Price per square foot

\$166/ft²



Sale premium vs estimated value

-2.2%

Annual turnover (share of homes sold)

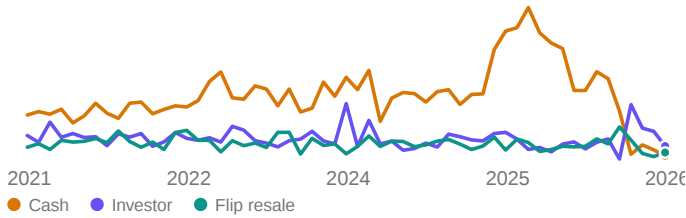
3.0%



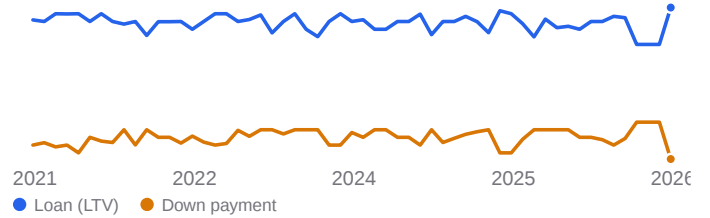
BUYERS & OUTCOMES

Buyer mix

Cash 1.6% · Investor 6.3% · Flip resale 3.1%



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



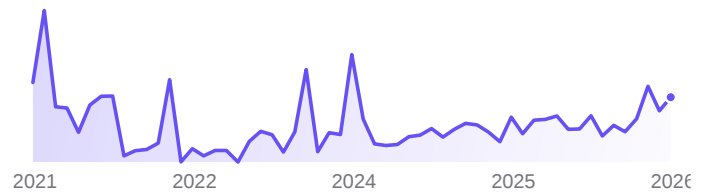
Sellers who sold at a gain

86%



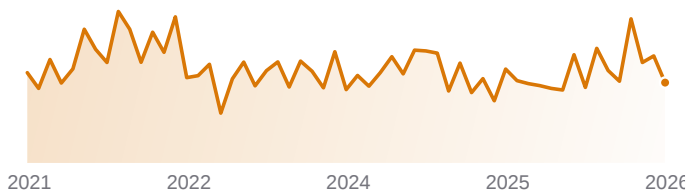
Typical hold before selling

4.5 yrs



Median annualized return at resale

+5.8%



Preforeclosure filings

Filings 6 · Auction stage 5



HOUSING STOCK

Homes	24,779
Median value (AVM)	\$280K
Median size	1,764 ft²
Median bedrooms	3
Median year built	1987
Single family	85%
Condos	1.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	2.2%
Owner occupied	87%
Company owned	9.1%
Median loan-to-value	48%

Typical ownership tenure

11.9 yrs

COMMUNITY

Population	66,761
Density	174 / mi²
Median household income	\$92K
Average household income	\$118K
Crime index (US avg 100)	101
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	132
Homes occupied	93%
Bachelor's or higher	21%
Poverty rate	6.2%
Unemployment	1.0%
Average temp	56°F
Annual precip	46 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.