

Washington County, IN

County · IN · Indiana

BALANCED MARKET

\$187K

MEDIAN SALE PRICE

+13.7%

1-YR CHANGE

372

SALES (12 MO)

\$189K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

Balanced

Seller's market

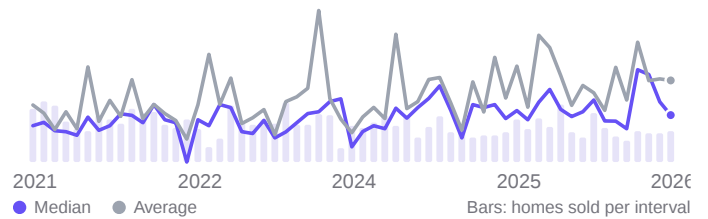
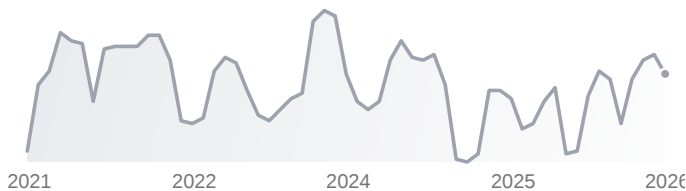
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$158K · Average \$215K

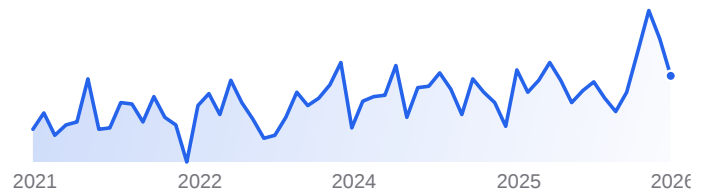
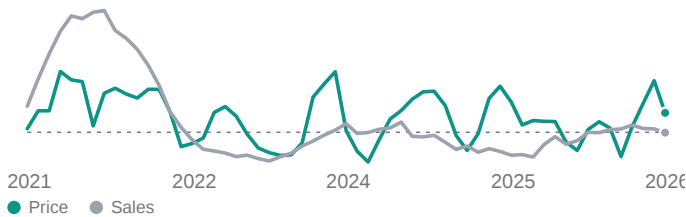


Growth (year over year)

Price +13.7% · Sales -0.3%

Price per square foot

\$129/ft²



Sale premium vs estimated value

-2.0%

Annual turnover (share of homes sold)

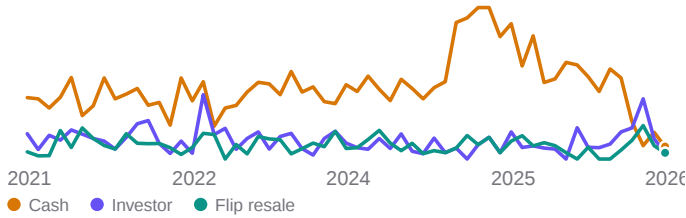
3.2%



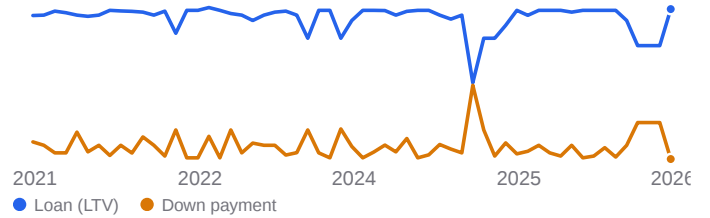
BUYERS & OUTCOMES

Buyer mix

Cash 6.9% · Investor 3.4% · Flip resale 3.4%

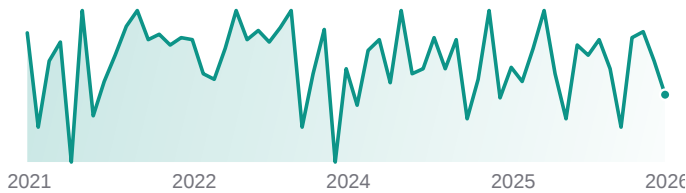


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



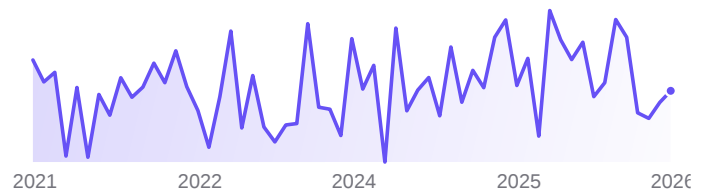
Sellers who sold at a gain

78%



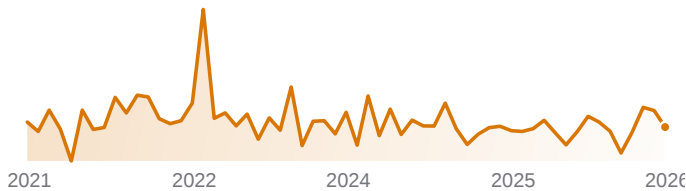
Typical hold before selling

3.5 yrs



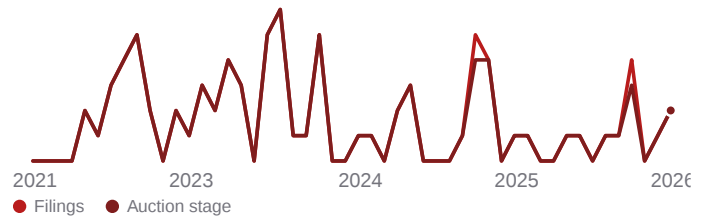
Median annualized return at resale

+7.6%



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	11,712
Median value (AVM)	\$189K
Median size	1,456 ft²
Median bedrooms	3
Median year built	1982
Single family	54%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	4.2%
Owner occupied	79%
Company owned	9.1%
Median loan-to-value	38%
Typical ownership tenure	15.3 yrs

COMMUNITY

Population	28,541
Density	56 / mi²
Median household income	\$62K
Average household income	\$76K
Crime index (US avg 100)	119
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	54
Homes occupied	92%
Bachelor's or higher	11%
Poverty rate	14.4%
Unemployment	1.2%
Average temp	55°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.