

Wells County, IN

County · IN · Indiana

BALANCED MARKET

\$247K

MEDIAN SALE PRICE

+16.9%

1-YR CHANGE

281

SALES (12 MO)

\$235K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



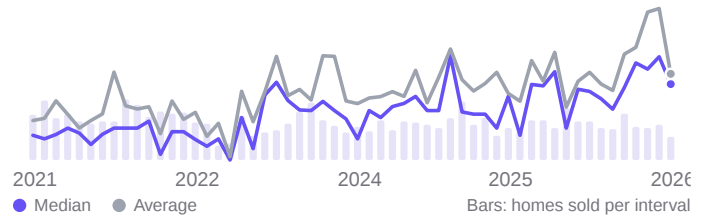
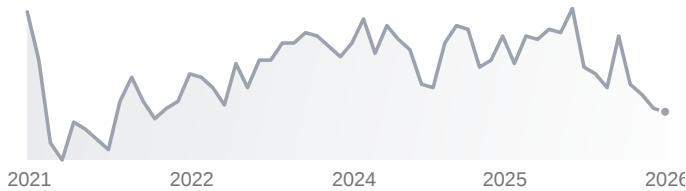
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$227K · Average \$242K

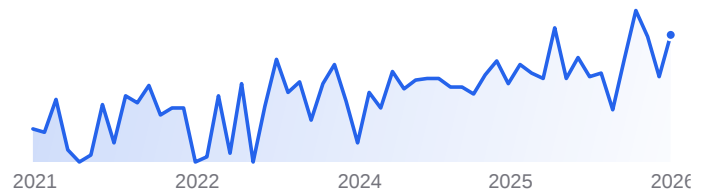
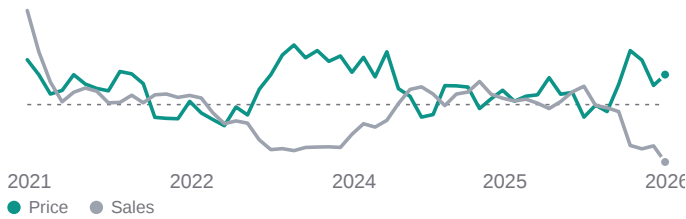


Growth (year over year)

Price +16.9% · Sales -32.3%

Price per square foot

\$158/ft²

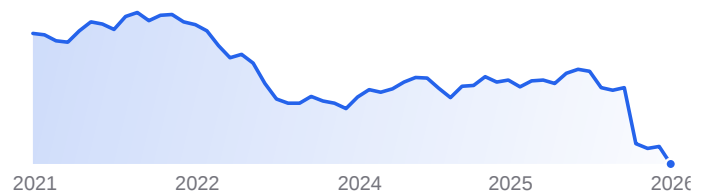


Sale premium vs estimated value

-3.1%

Annual turnover (share of homes sold)

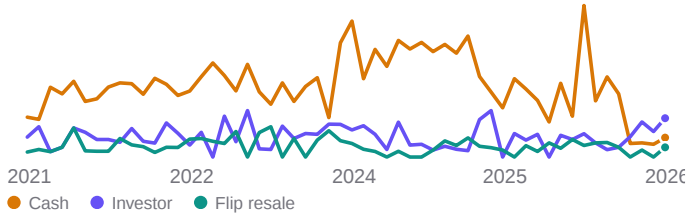
2.7%



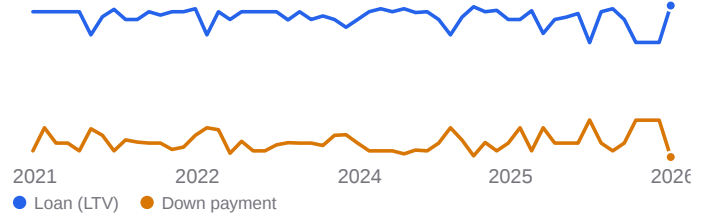
BUYERS & OUTCOMES

Buyer mix

Cash 9.5% · Investor 19% · Flip resale 4.8%

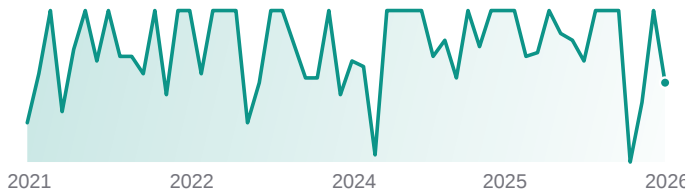


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



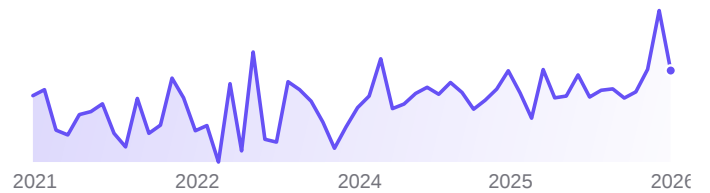
Sellers who sold at a gain

86%



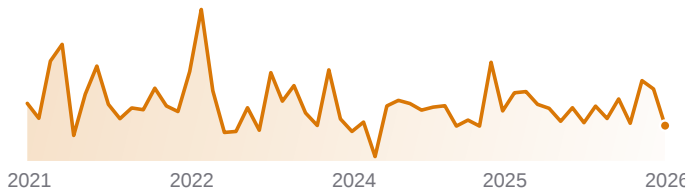
Typical hold before selling

4.5 yrs



Median annualized return at resale

+5.9%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	10,553
Median value (AVM)	\$235K
Median size	1,734 ft²
Median bedrooms	3
Median year built	1980
Single family	80%
Condos	0.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	2.5%
Owner occupied	84%
Company owned	13%
Median loan-to-value	42%

Typical ownership tenure

19.0 yrs

COMMUNITY

Population	28,981
Density	79 / mi²
Median household income	\$71K
Average household income	\$84K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	133
Earthquake index (US avg 100)	42
Homes occupied	93%
Bachelor's or higher	15%
Poverty rate	5.6%
Unemployment	1.3%
Average temp	50°F
Annual precip	37 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.