

Carthage

City · IN · Indiana > Rush County

BALANCED MARKET

\$193K

MEDIAN SALE PRICE

+18.1%

1-YR CHANGE

15

SALES (12 MO)

\$219K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100

Buyer's market

Balanced

Seller's market

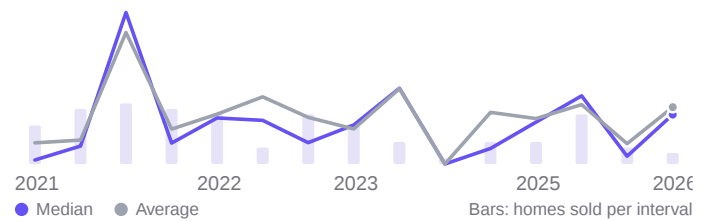
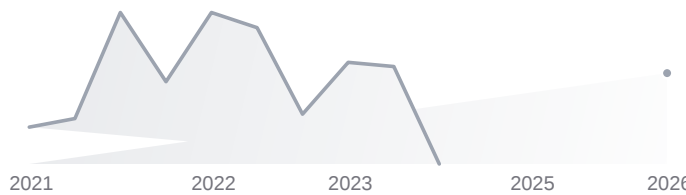
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$193K · Average \$216K

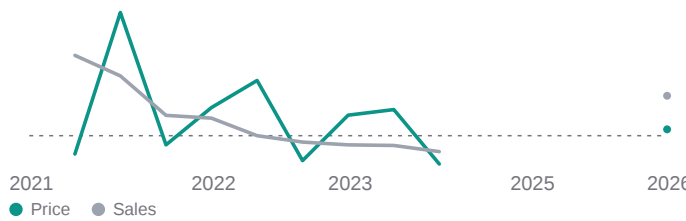


Growth (year over year)

Price +18.1% · Sales +114.3%

Price per square foot

\$66/ft²

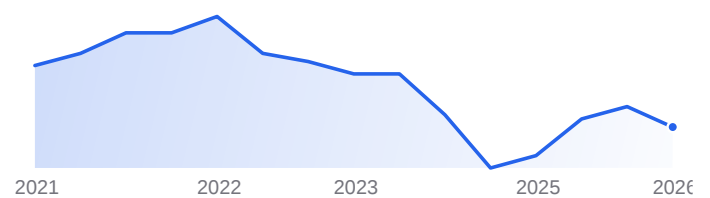
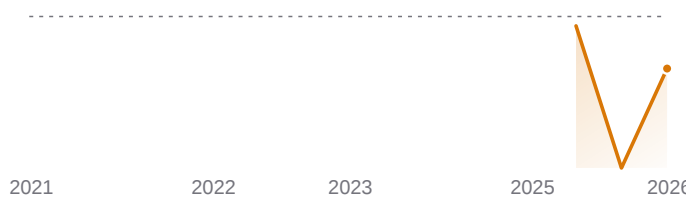


Sale premium vs estimated value

-19.7%

Annual turnover (share of homes sold)

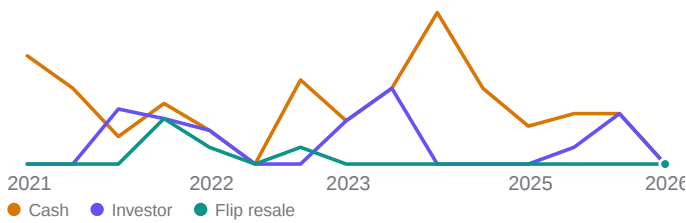
1.9%



BUYERS & OUTCOMES

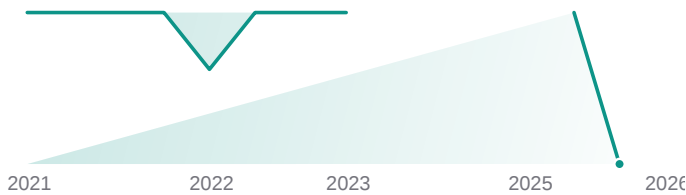
Buyer mix

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



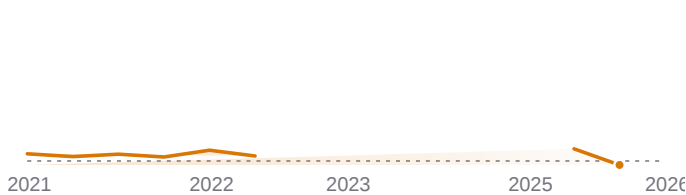
Sellers who sold at a gain

33%

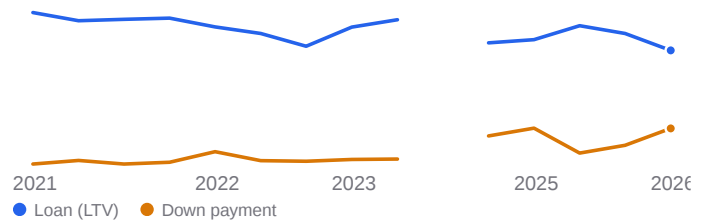


Median annualized return at resale

-6.8%

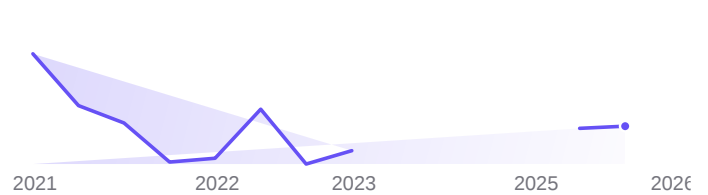


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



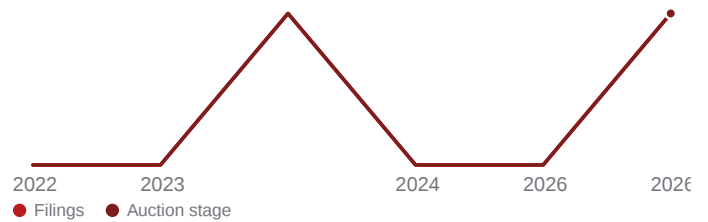
Typical hold before selling

3.9 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	805
Median value (AVM)	\$219K
Median size	1,728 ft²
Median bedrooms	3
Median year built	1974
Single family	70%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	1.9%
Owner occupied	79%
Company owned	11%
Median loan-to-value	32%
Typical ownership tenure	14.0 yrs

COMMUNITY

Population	904
Density	1,599 / mi²
Median household income	\$54K
Average household income	\$74K
Crime index (US avg 100)	179
Air pollution index (US avg 100)	178
Earthquake index (US avg 100)	30
Homes occupied	93%
Bachelor's or higher	10%
Poverty rate	13.9%
Unemployment	1.3%
Average temp	51°F
Annual precip	42 in
Sunshine	55%

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