

North Liberty

City · IN · Indiana > St. Joseph County

BUYER'S MARKET

\$205K

MEDIAN SALE PRICE

-0.4%

1-YR CHANGE

42

SALES (12 MO)

\$242K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 30 / 100



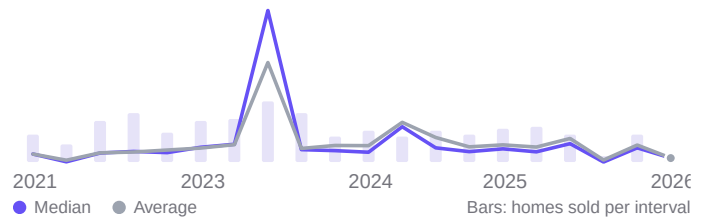
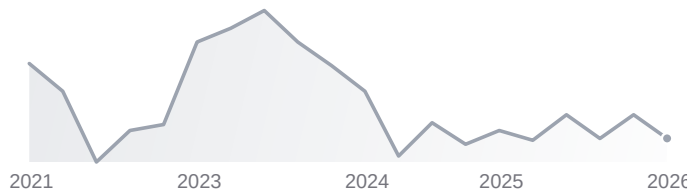
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

30 / 100

Sale prices

Median \$149K · Average \$149K

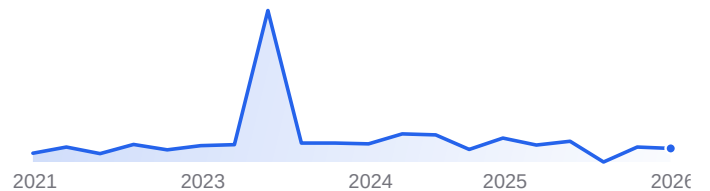
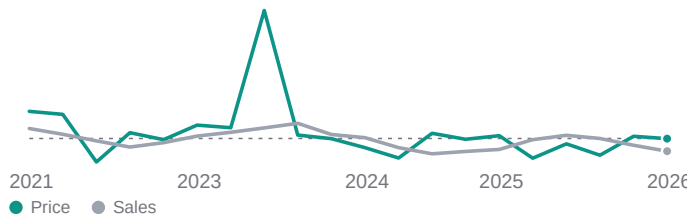


Growth (year over year)

Price -0.4% · Sales -34.4%

Price per square foot

\$133/ft²

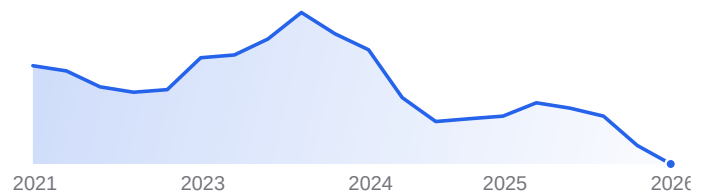


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

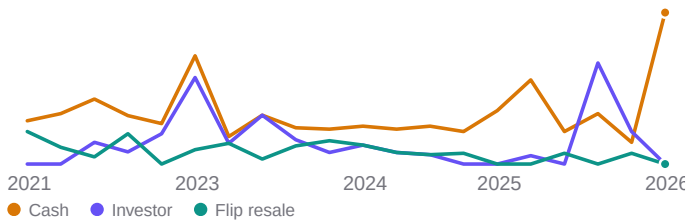
2.4%



BUYERS & OUTCOMES

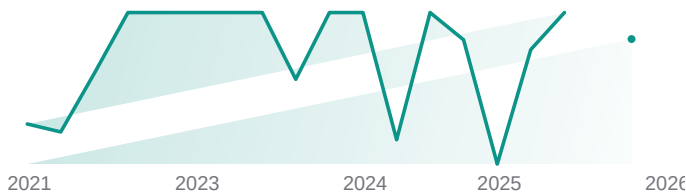
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



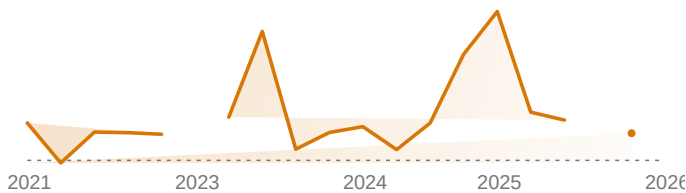
Sellers who sold at a gain

92%

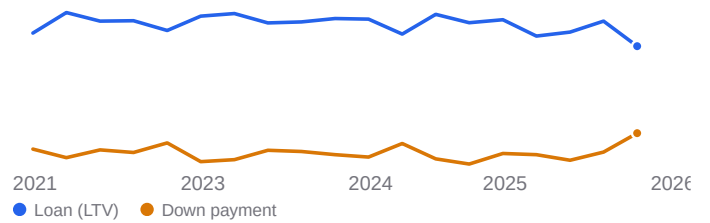


Median annualized return at resale

+8.4%

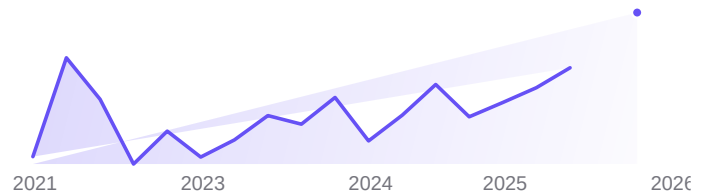


Financing (share of purchase price) Loan (LTV) 75% · Down payment 21%



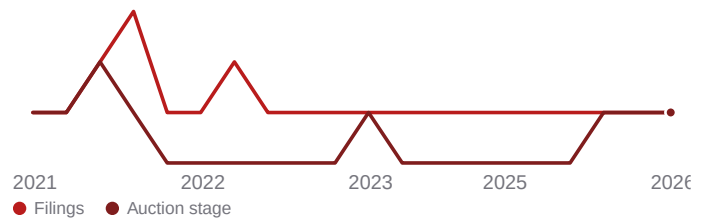
Typical hold before selling

5.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,747
Median value (AVM)	\$242K
Median size	1,548 ft²
Median bedrooms	3
Median year built	1955
Single family	76%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	2.2%
Owner occupied	88%
Company owned	13%
Median loan-to-value	37%
Typical ownership tenure	11.0 yrs

COMMUNITY

Population	1,659
Density	1,596 / mi²
Median household income	\$59K
Average household income	\$81K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	26
Homes occupied	92%
Bachelor's or higher	21%
Poverty rate	6.6%
Unemployment	1.4%
Average temp	50°F
Annual precip	40 in
Sunshine	60%

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