

Forest 46039

ZIP code · IN · Indiana > Clinton County > Forest

STRONG BUYER'S MARKET

\$115K

MEDIAN SALE PRICE

-39.4%

1-YR CHANGE

8

SALES (12 MO)

\$200K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 18 / 100



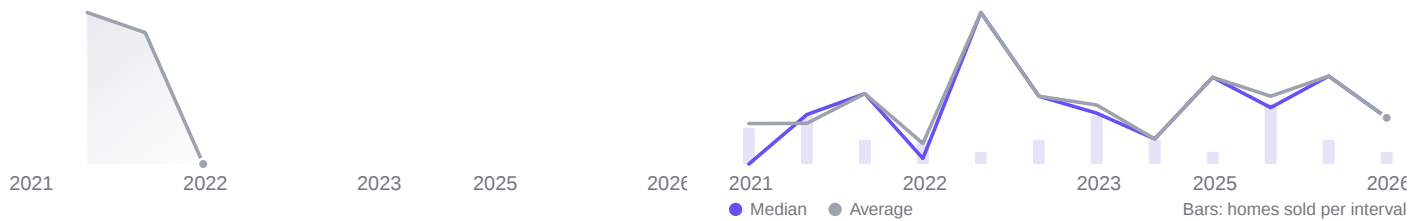
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

18 / 100

Sale prices

Median \$115K · Average \$115K



Growth (year over year)

Price -39.4% · Sales +166.7%

Price per square foot

\$84/ft²

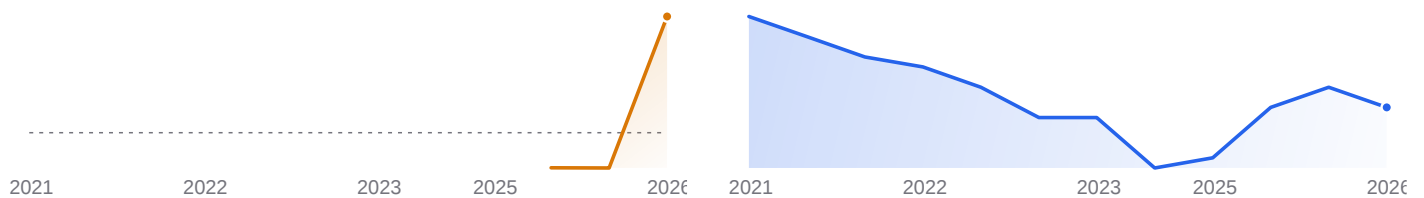


Sale premium vs estimated value

+16.5%

Annual turnover (share of homes sold)

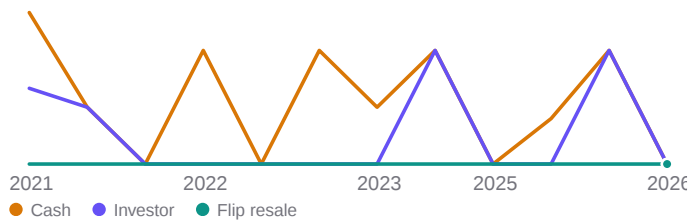
2.4%



BUYERS & OUTCOMES

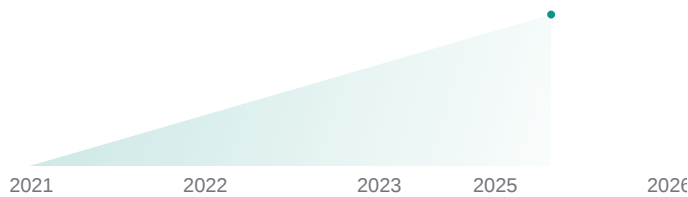
Buyer mix

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



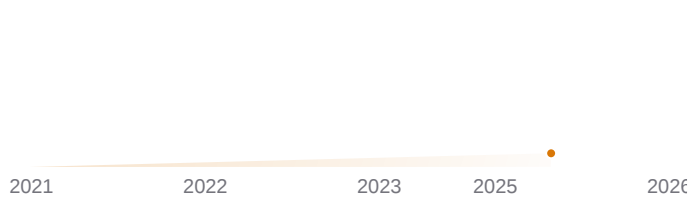
Sellers who sold at a gain

100%

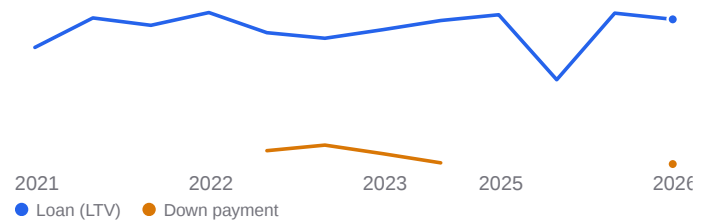


Median annualized return at resale

+9.7%



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



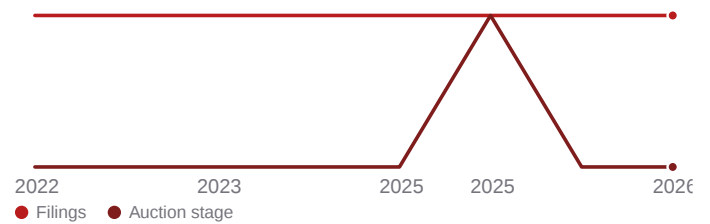
Typical hold before selling

3.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	340
Median value (AVM)	\$200K
Median size	1,689 ft²
Median bedrooms	3
Median year built	1968
Single family	69%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	1.3%
Owner occupied	77%
Company owned	14%
Median loan-to-value	28%
Typical ownership tenure	16.4 yrs

COMMUNITY

Population	654
Density	27 / mi²
Median household income	\$64K
Average household income	\$64K
Crime index (US avg 100)	150
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	29
Homes occupied	89%
Bachelor's or higher	12%
Poverty rate	7.7%
Unemployment	1.0%
Average temp	51°F
Annual precip	40 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.