

Frankfort 46041

ZIP code · IN · Indiana > Clinton County > Frankfort

SELLER'S MARKET

\$198K

MEDIAN SALE PRICE

+22.3%

1-YR CHANGE

266

SALES (12 MO)

\$195K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 70 / 100

Buyer's market

Balanced

Seller's market

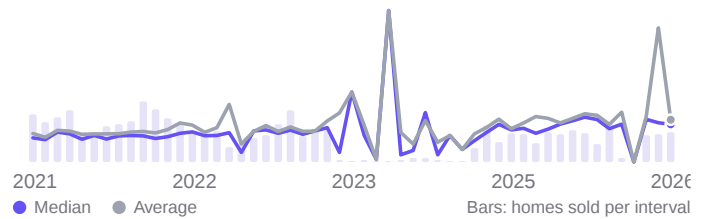
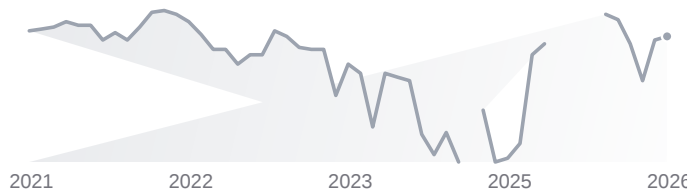
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

70 / 100

Sale prices

Median \$189K · Average \$209K

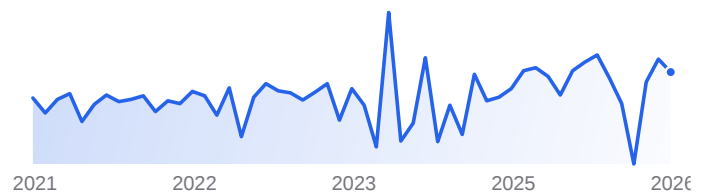
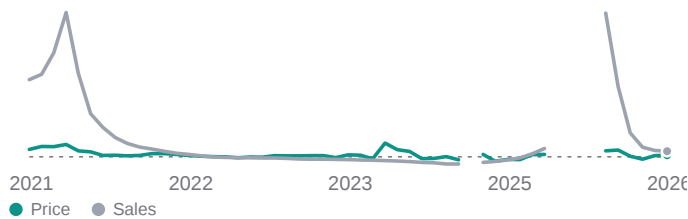


Growth (year over year)

Price +22.3% · Sales +76.2%

Price per square foot

\$139/ft²

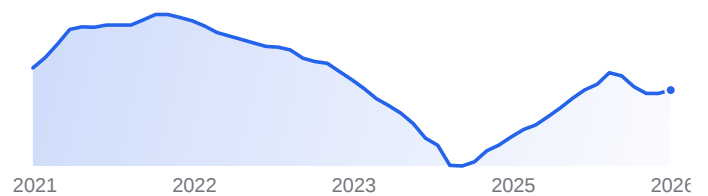
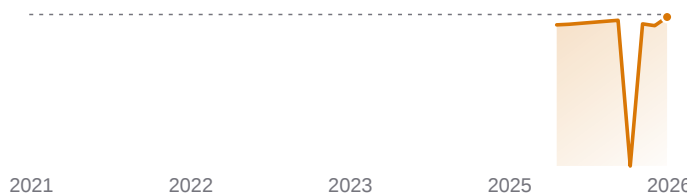


Sale premium vs estimated value

-1.6%

Annual turnover (share of homes sold)

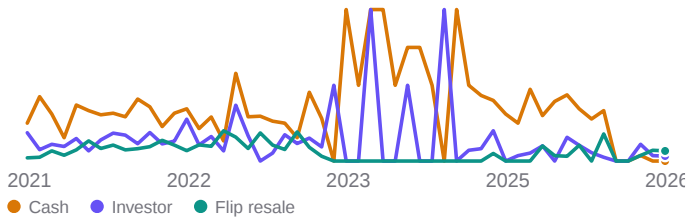
3.1%



BUYERS & OUTCOMES

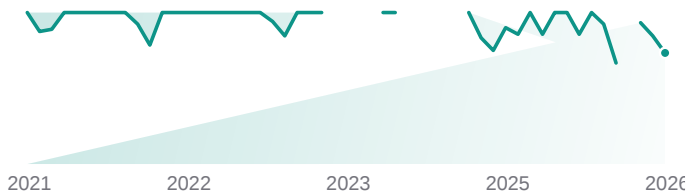
Buyer mix

Cash 0% · Investor 3.3% · Flip resale 6.7%



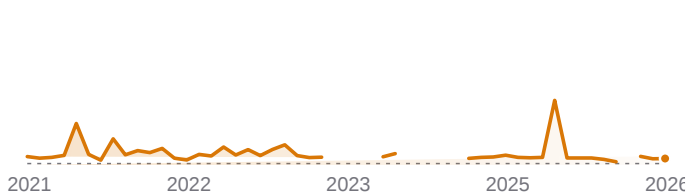
Sellers who sold at a gain

73%

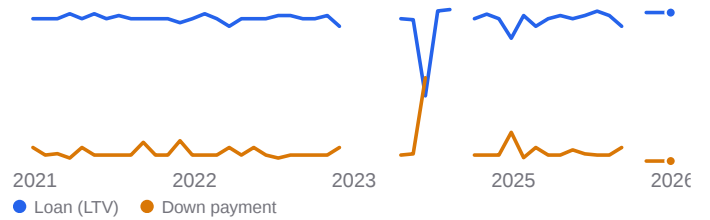


Median annualized return at resale

+6.6%

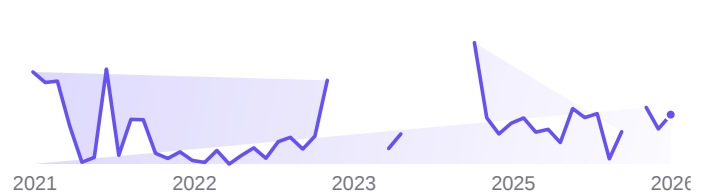


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



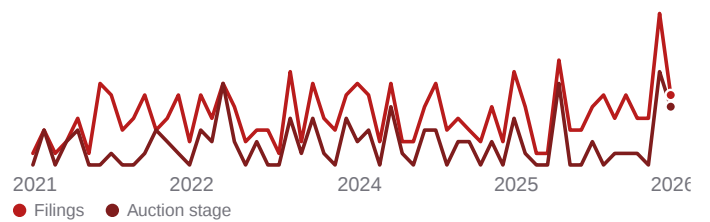
Typical hold before selling

4.1 yrs



Preforeclosure filings

Filings 6 · Auction stage 5



HOUSING STOCK

Homes	8,617
Median value (AVM)	\$195K
Median size	1,568 ft²
Median bedrooms	3
Median year built	1957
Single family	83%
Condos	0.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	1.9%
Owner occupied	81%
Company owned	13%
Median loan-to-value	36%

Typical ownership tenure

13.3 yrs

COMMUNITY

Population	24,429
Density	96 / mi²
Median household income	\$61K
Average household income	\$76K
Crime index (US avg 100)	119
Air pollution index (US avg 100)	117
Earthquake index (US avg 100)	32
Homes occupied	93%
Bachelor's or higher	12%
Poverty rate	7.7%
Unemployment	1.2%
Average temp	51°F
Annual precip	39 in
Sunshine	55%

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