

Frankton 46044

ZIP code · IN · Indiana · Madison County · Frankton

SELLER'S MARKET

\$192K

MEDIAN SALE PRICE

+227.5%

1-YR CHANGE

32

SALES (12 MO)

\$183K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 77 / 100

Buyer's market

Balanced

Seller's market

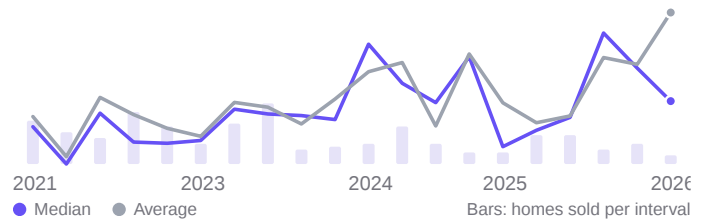
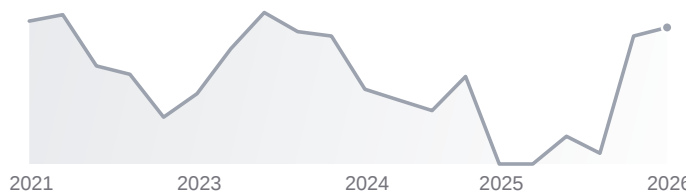
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

77 / 100

Sale prices

Median \$187K · Average \$313K

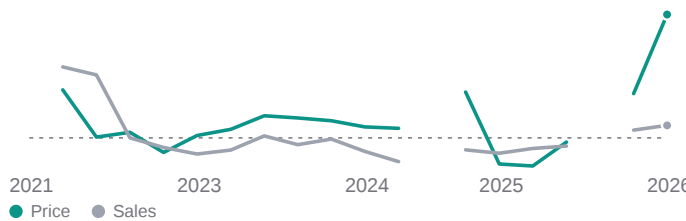


Growth (year over year)

Price +227.5% · Sales +23.1%

Price per square foot

\$161/ft²

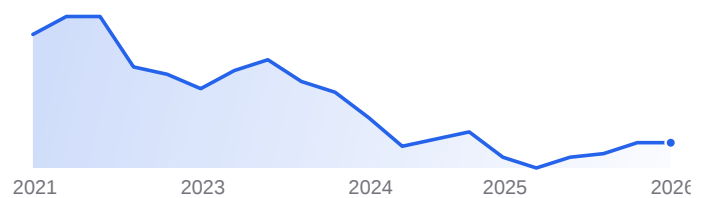


Sale premium vs estimated value

+2.8%

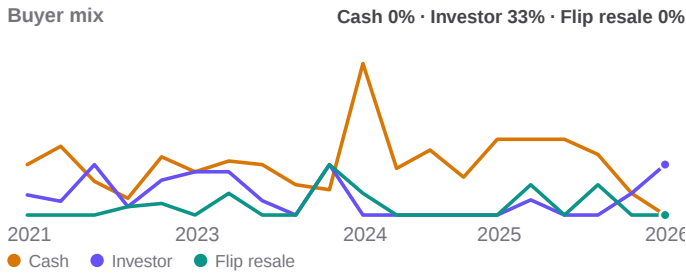
Annual turnover (share of homes sold)

2.4%

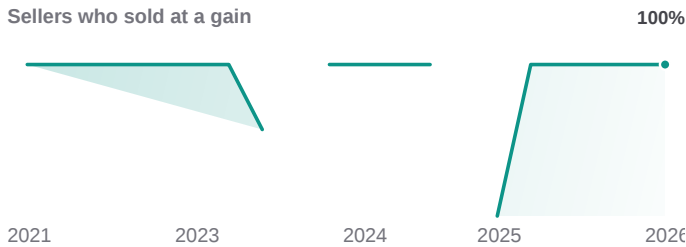


BUYERS & OUTCOMES

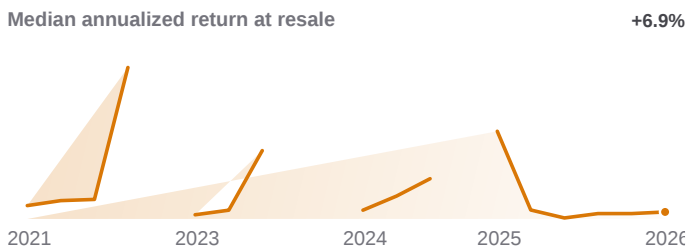
Buyer mix



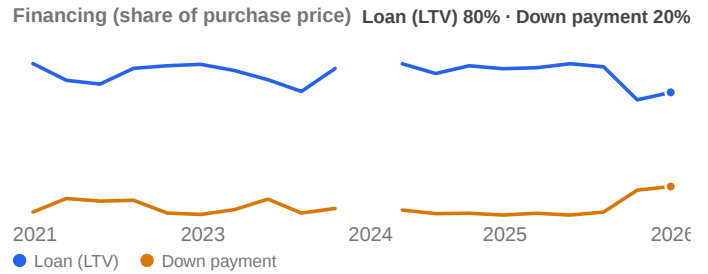
Sellers who sold at a gain



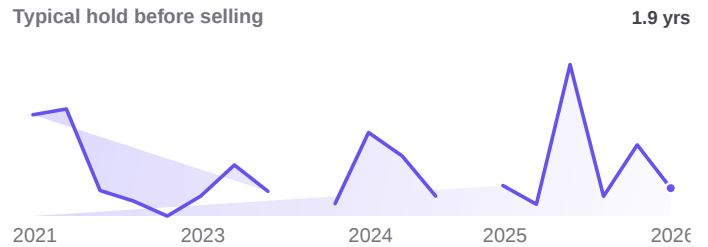
Median annualized return at resale



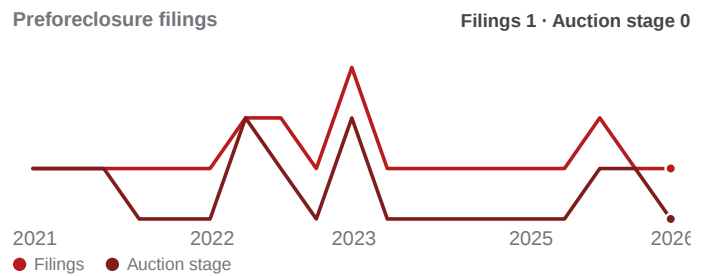
Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling



Preforeclosure filings



HOUSING STOCK

Homes	1,315
Median value (AVM)	\$183K
Median size	1,515 ft²
Median bedrooms	3
Median year built	1963
Single family	68%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	1.9%
Owner occupied	79%
Company owned	8.6%
Median loan-to-value	30%
Typical ownership tenure	19.1 yrs

COMMUNITY

Population	3,321
Density	143 / mi²
Median household income	\$78K
Average household income	\$98K
Crime index (US avg 100)	85
Air pollution index (US avg 100)	125
Earthquake index (US avg 100)	32
Homes occupied	93%
Bachelor's or higher	13%
Poverty rate	6.2%
Unemployment	1.3%
Average temp	51°F
Annual precip	40 in
Sunshine	55%

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.