

Morgantown 46160

ZIP code · IN · Indiana > Morgan County > Morgantown

BALANCED MARKET

\$336K

MEDIAN SALE PRICE

+5.8%

1-YR CHANGE

64

SALES (12 MO)

\$324K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



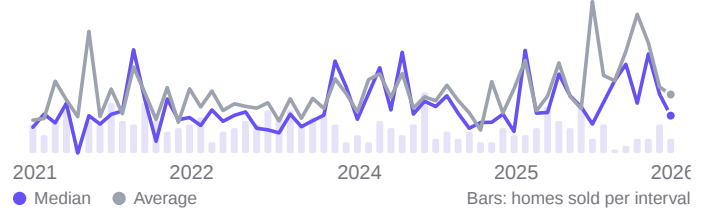
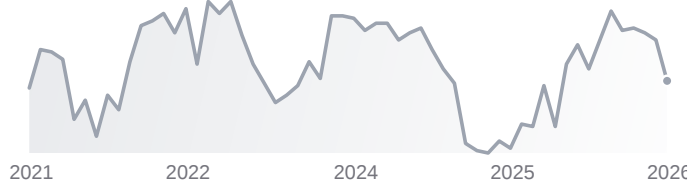
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$208K · Average \$306K

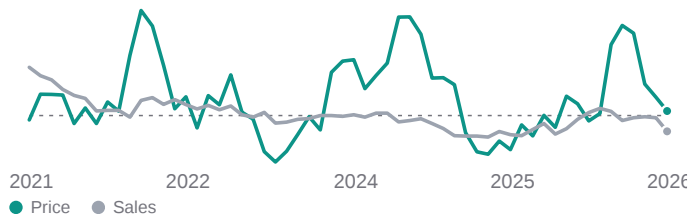


Growth (year over year)

Price +5.8% · Sales -20.0%

Price per square foot

\$200/ft²

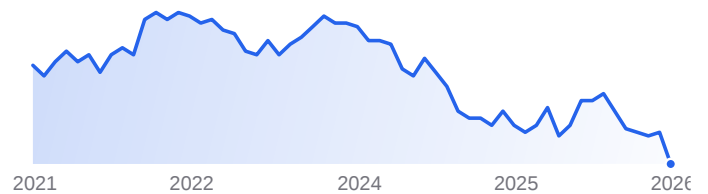


Sale premium vs estimated value

-16.1%

Annual turnover (share of homes sold)

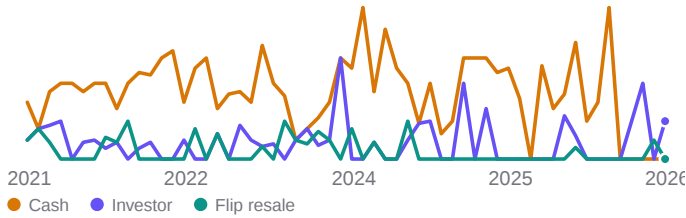
2.3%



BUYERS & OUTCOMES

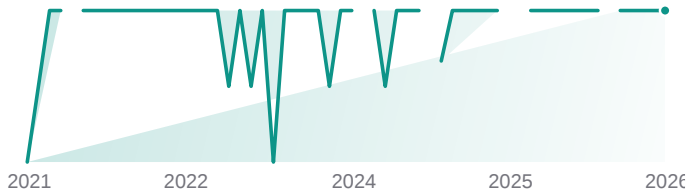
Buyer mix

Cash 0% · Investor 25% · Flip resale 0%



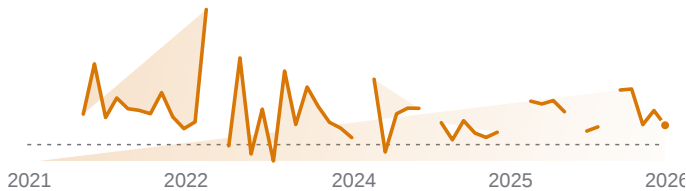
Sellers who sold at a gain

100%

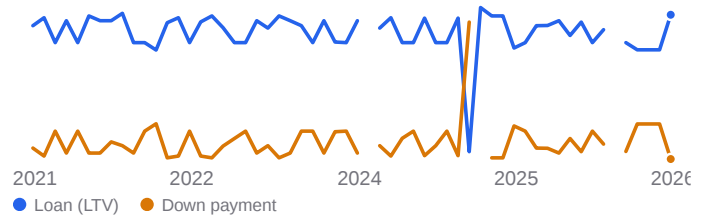


Median annualized return at resale

+5.2%

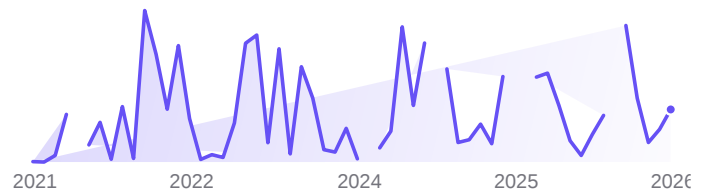


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



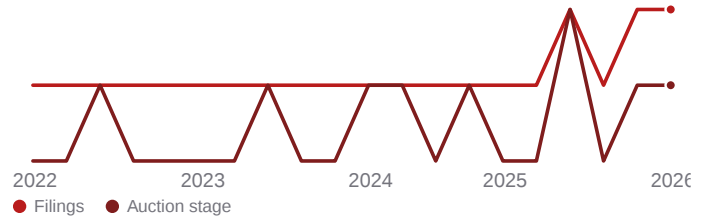
Typical hold before selling

4.9 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	2,828
Median value (AVM)	\$324K
Median size	1,560 ft²
Median bedrooms	3
Median year built	1978
Single family	71%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	2.3%
Owner occupied	76%
Company owned	9.9%
Median loan-to-value	34%
Typical ownership tenure	20.2 yrs

COMMUNITY

Population	7,558
Density	84 / mi²
Median household income	\$76K
Average household income	\$97K
Crime index (US avg 100)	104
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	46
Homes occupied	88%
Bachelor's or higher	15%
Poverty rate	6.7%
Unemployment	1.1%
Average temp	53°F
Annual precip	44 in
Sunshine	55%

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