

Hartford City 47348

ZIP code · IN · Indiana > Blackford County > Hartford City

SELLER'S MARKET

\$102K

MEDIAN SALE PRICE

+0.7%

1-YR CHANGE

134

SALES (12 MO)

\$117K

MEDIAN VALUE (AVM)

Market temperature

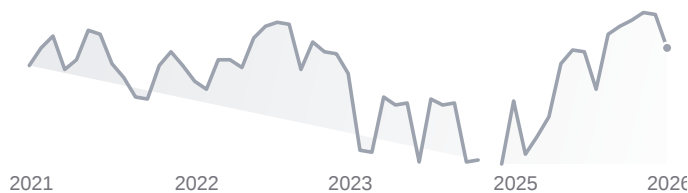
Seller's market · 60 / 100



MARKET TRENDS (5 YEARS)

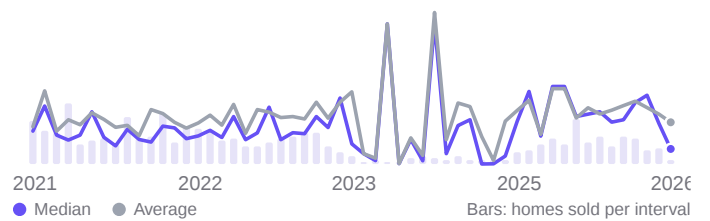
Market temperature (0–100)

60 / 100



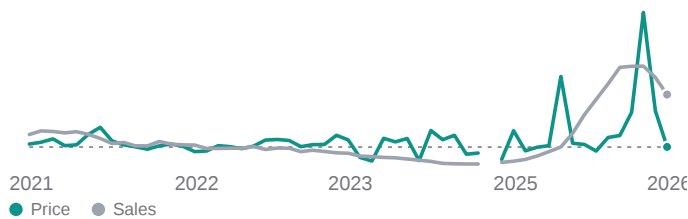
Sale prices

Median \$45K · Average \$103K



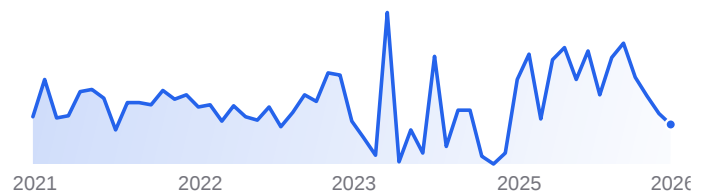
Growth (year over year)

Price +0.7% · Sales +252.6%



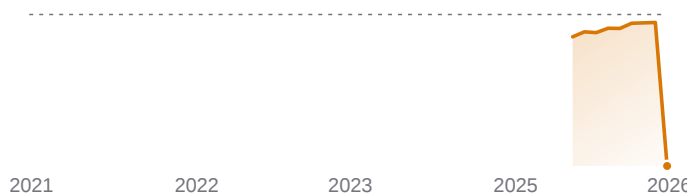
Price per square foot

\$43/ft²



Sale premium vs estimated value

-34.5%



Annual turnover (share of homes sold)

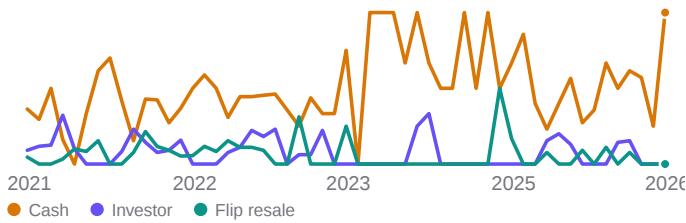
3.2%



BUYERS & OUTCOMES

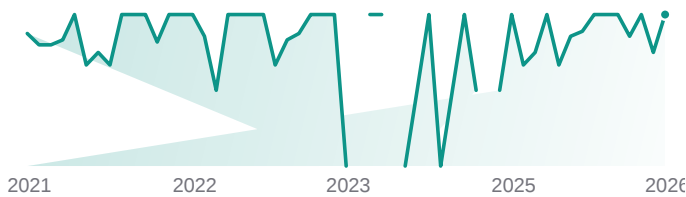
Buyer mix

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



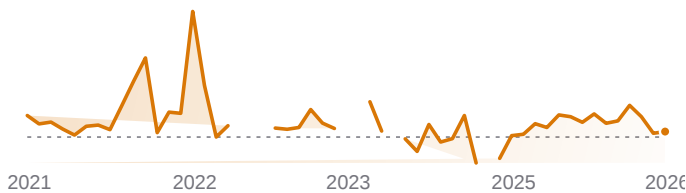
Sellers who sold at a gain

100%

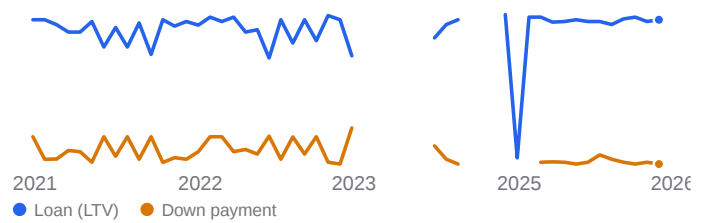


Median annualized return at resale

+2.8%

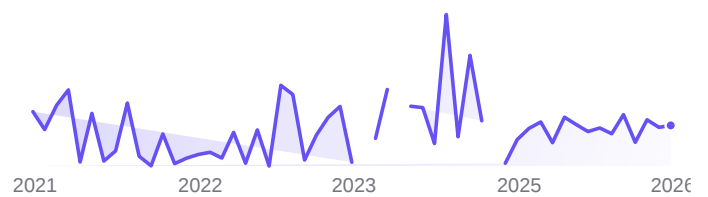


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



Typical hold before selling

4.3 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	4,212
Median value (AVM)	\$117K
Median size	1,529 ft²
Median bedrooms	3
Median year built	1969
Single family	74%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	3.5%
Owner occupied	73%
Company owned	9.6%
Median loan-to-value	27%
Typical ownership tenure	18.1 yrs

COMMUNITY

Population	9,520
Density	80 / mi²
Median household income	\$52K
Average household income	\$69K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	165
Earthquake index (US avg 100)	42
Homes occupied	89%
Bachelor's or higher	10%
Poverty rate	15.6%
Unemployment	1.2%
Average temp	50°F
Annual precip	38 in
Sunshine	55%

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