

Montpelier 47359

ZIP code · IN · Indiana · Blackford County · Montpelier

BUYER'S MARKET

\$54K

MEDIAN SALE PRICE

-48.1%

1-YR CHANGE

35

SALES (12 MO)

\$111K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



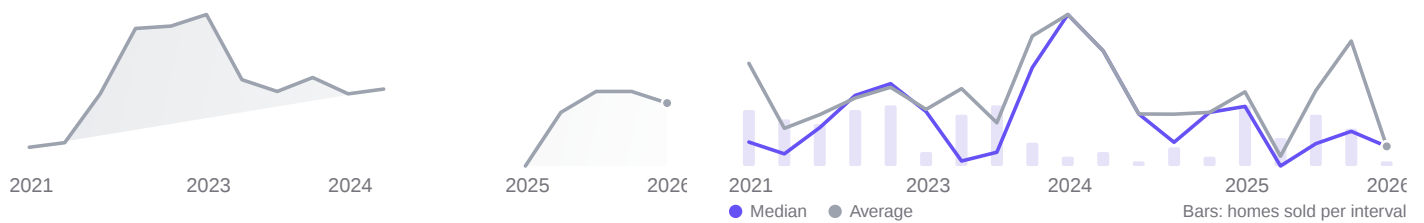
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

36 / 100

Sale prices

Median \$60K · Average \$60K

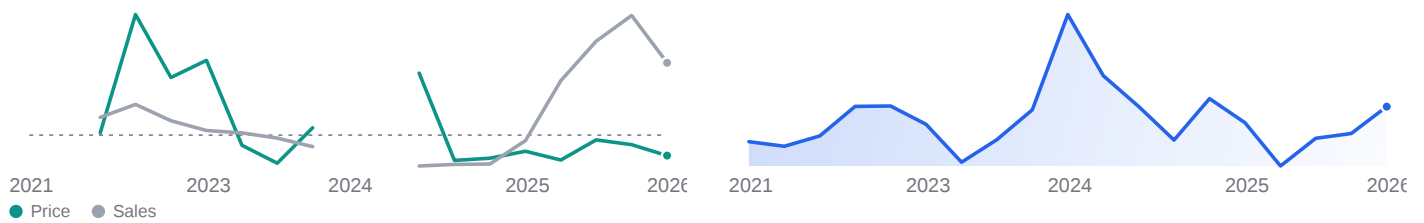


Growth (year over year)

Price -48.1% · Sales +169.2%

Price per square foot

\$72/ft²

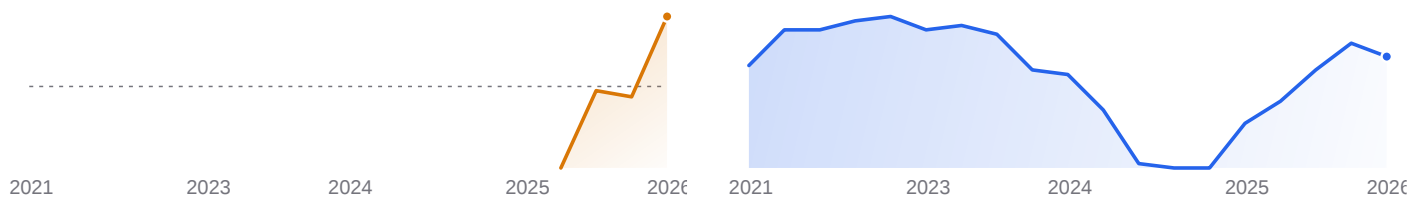


Sale premium vs estimated value

+40.2%

Annual turnover (share of homes sold)

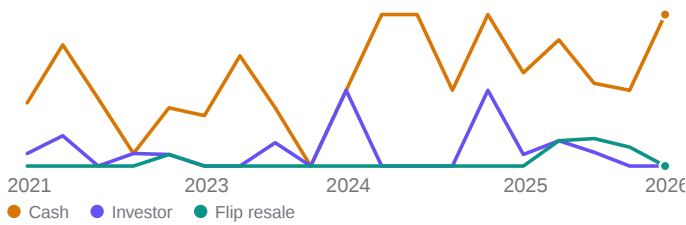
2.8%



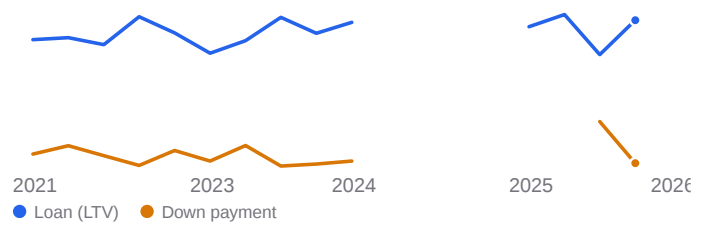
BUYERS & OUTCOMES

Buyer mix

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

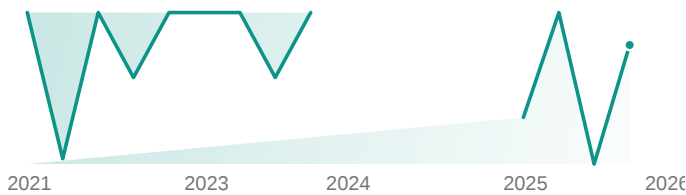


Financing (share of purchase price) Loan (LTV) 96% · Down payment 3.7%



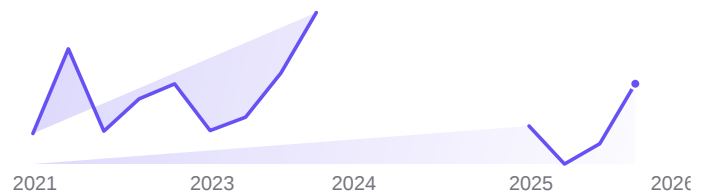
Sellers who sold at a gain

83%



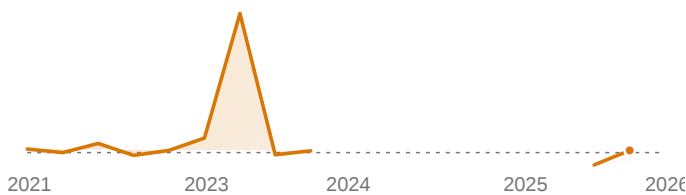
Typical hold before selling

5.4 yrs



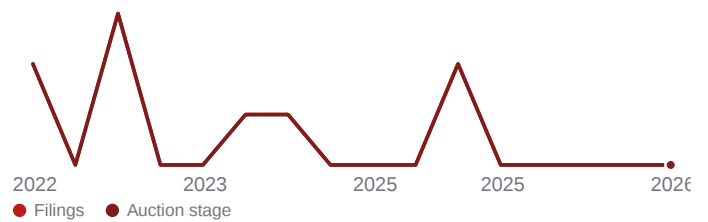
Median annualized return at resale

+7.6%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,254
Median value (AVM)	\$111K
Median size	1,632 ft²
Median bedrooms	3
Median year built	1977
Single family	67%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	4.7%
Owner occupied	72%
Company owned	8.5%
Median loan-to-value	27%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	2,365
Density	46 / mi²
Median household income	\$66K
Average household income	\$88K
Crime index (US avg 100)	111
Air pollution index (US avg 100)	153
Earthquake index (US avg 100)	40
Homes occupied	89%
Bachelor's or higher	8%
Poverty rate	8.0%
Unemployment	1.4%
Average temp	50°F
Annual precip	38 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.