

New Castle 47362

ZIP code · IN · Indiana > Henry County > New Castle

SELLER'S MARKET

\$156K

MEDIAN SALE PRICE

+18.1%

1-YR CHANGE

444

SALES (12 MO)

\$134K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 74 / 100

Buyer's market

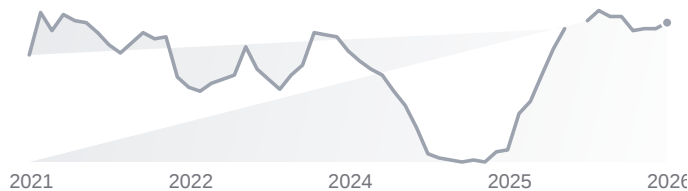
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

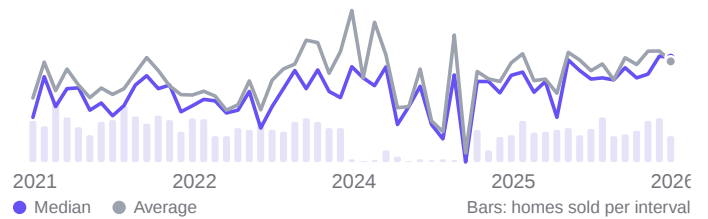
Market temperature (0–100)

74 / 100



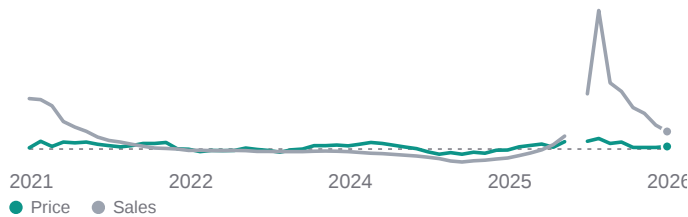
Sale prices

Median \$163K · Average \$158K



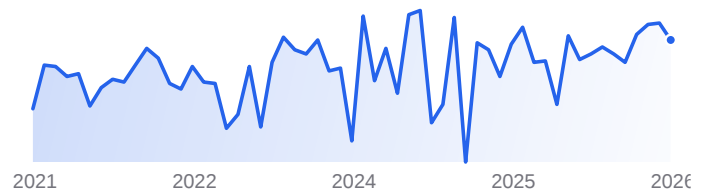
Growth (year over year)

Price +18.1% · Sales +124.2%



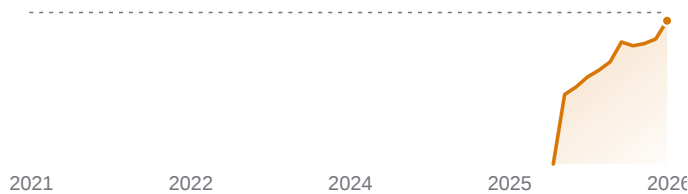
Price per square foot

\$108/ft²



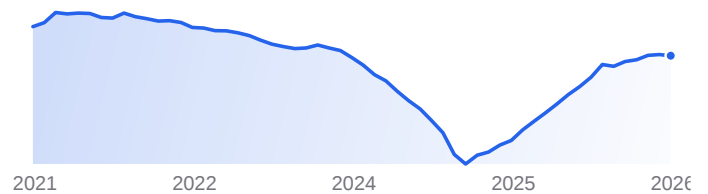
Sale premium vs estimated value

-0.5%



Annual turnover (share of homes sold)

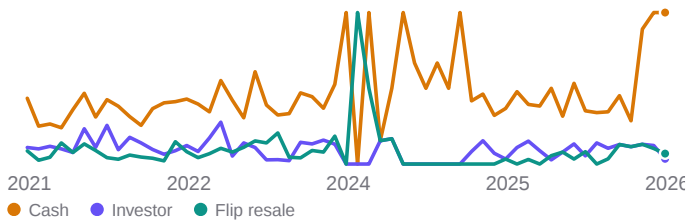
4.1%



BUYERS & OUTCOMES

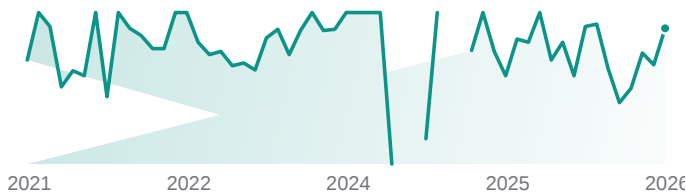
Buyer mix

Cash 100% · Investor 3.4% · Flip resale 6.9%



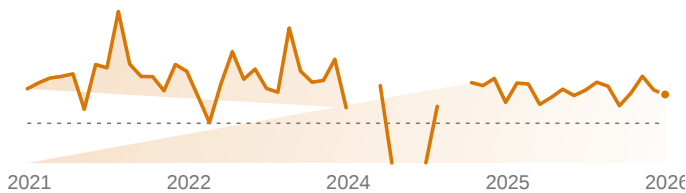
Sellers who sold at a gain

94%

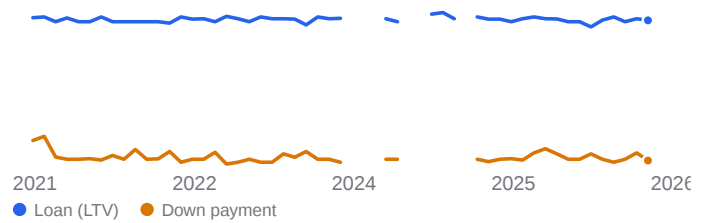


Median annualized return at resale

+6.2%

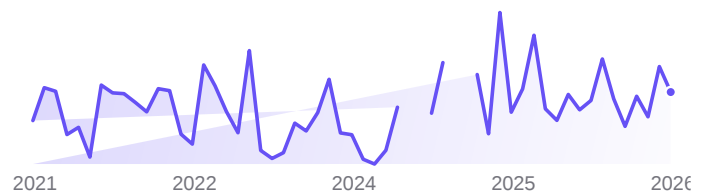


Financing (share of purchase price) Loan (LTV) 96% · Down payment 4.1%



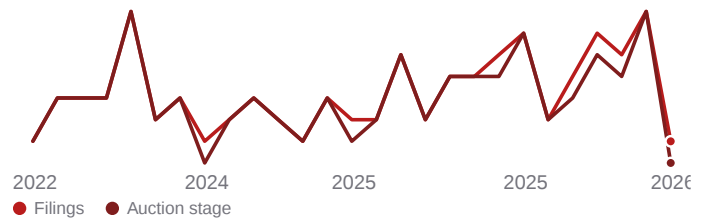
Typical hold before selling

4.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	10,840
Median value (AVM)	\$134K
Median size	1,452 ft²
Median bedrooms	3
Median year built	1956
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	3.3%
Owner occupied	78%
Company owned	14%
Median loan-to-value	33%
Typical ownership tenure	13.7 yrs

COMMUNITY

Population	30,563
Density	208 / mi²
Median household income	\$57K
Average household income	\$71K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	219
Earthquake index (US avg 100)	34
Homes occupied	90%
Bachelor's or higher	10%
Poverty rate	13.4%
Unemployment	1.0%
Average temp	50°F
Annual precip	41 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.