

Bloomington 47401

ZIP code · IN · Indiana > Monroe County > Bloomington

SELLER'S MARKET

\$353K

MEDIAN SALE PRICE

-3.3%

1-YR CHANGE

569

SALES (12 MO)

\$365K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100

Buyer's market

Balanced

Seller's market

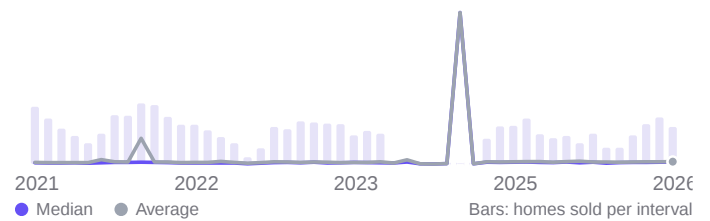
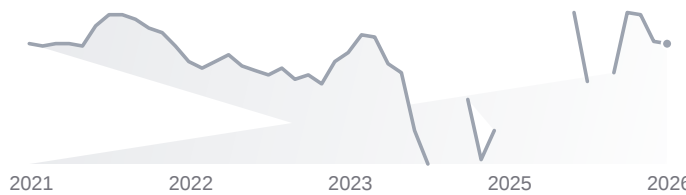
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

64 / 100

Sale prices

Median \$375K · Average \$426K

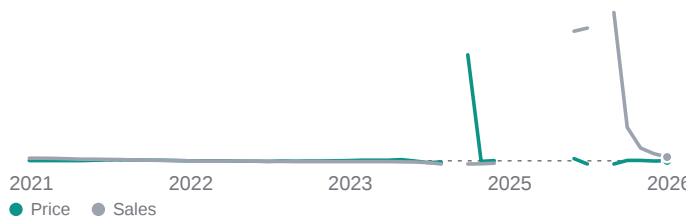


Growth (year over year)

Price -3.3% · Sales +115.5%

Price per square foot

\$217/ft²

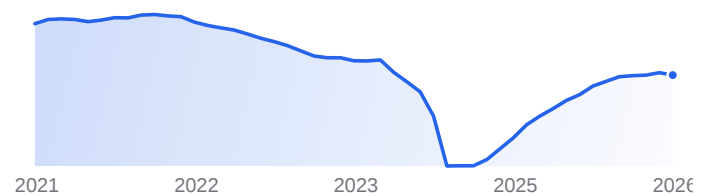
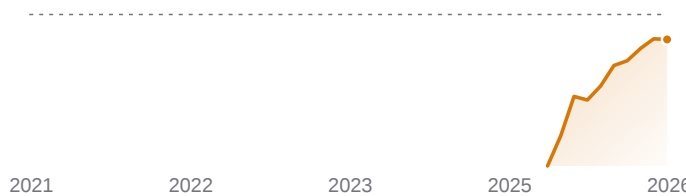


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

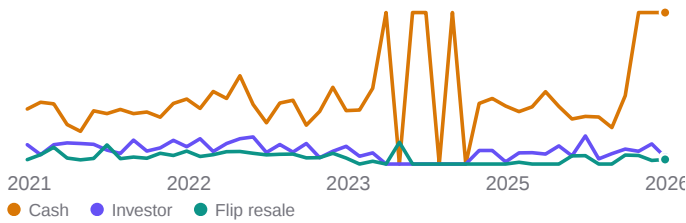
3.9%



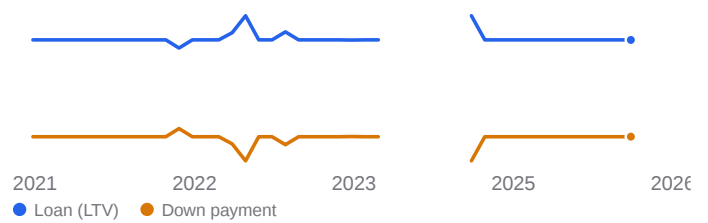
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 4.5% · Flip resale 3.0%

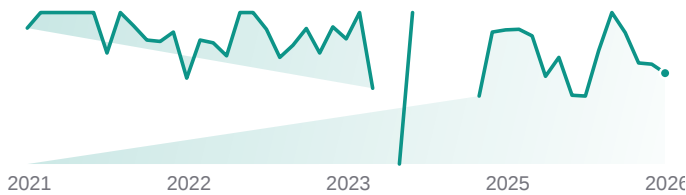


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



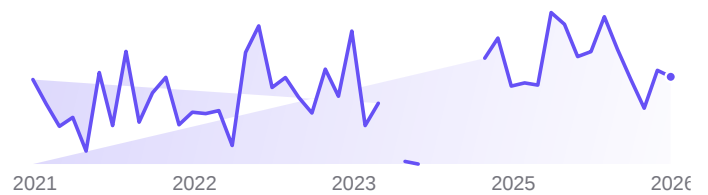
Sellers who sold at a gain

90%



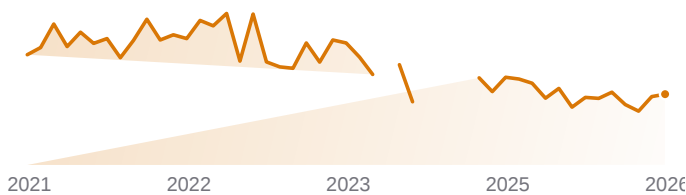
Typical hold before selling

5.0 yrs



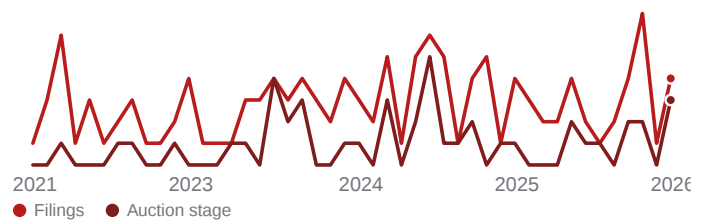
Median annualized return at resale

+5.1%



Preforeclosure filings

Filings 4 · Auction stage 3



HOUSING STOCK

Homes	14,433
Median value (AVM)	\$365K
Median size	1,842 ft²
Median bedrooms	3
Median year built	1984
Single family	71%
Condos	23%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.6%
Owner occupied	68%
Company owned	21%
Median loan-to-value	38%

Typical ownership tenure

12.7 yrs

COMMUNITY

Population	40,709
Density	428 / mi²
Median household income	\$71K
Average household income	\$100K
Crime index (US avg 100)	99
Air pollution index (US avg 100)	120
Earthquake index (US avg 100)	58
Homes occupied	89%
Bachelor's or higher	25%
Poverty rate	18.0%
Unemployment	1.3%
Average temp	54°F
Annual precip	45 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.