

Bloomington 47404

ZIP code · IN · Indiana > Monroe County > Bloomington

BALANCED MARKET

\$308K

MEDIAN SALE PRICE

-4.4%

1-YR CHANGE

233

SALES (12 MO)

\$288K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100

Buyer's market

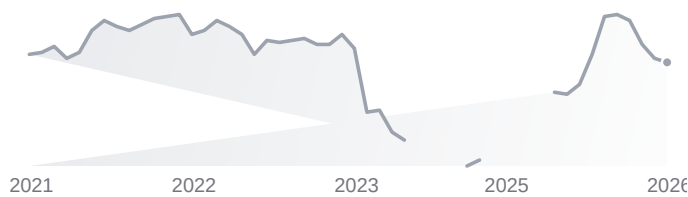
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

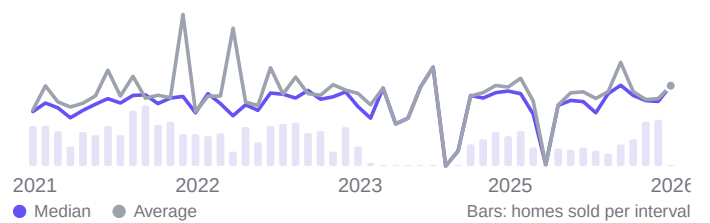
Market temperature (0–100)

55 / 100



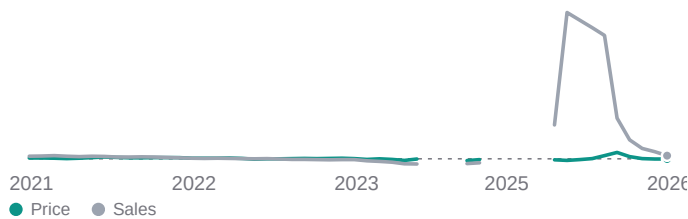
Sale prices

Median \$350K · Average \$350K



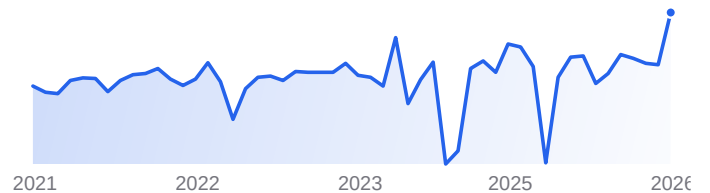
Growth (year over year)

Price -4.4% · Sales +57.4%



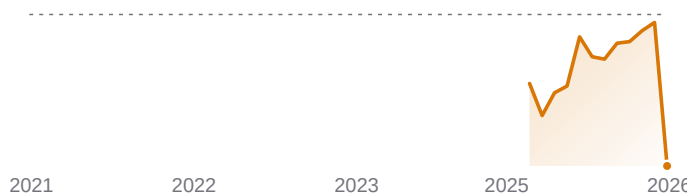
Price per square foot

\$275/ft²



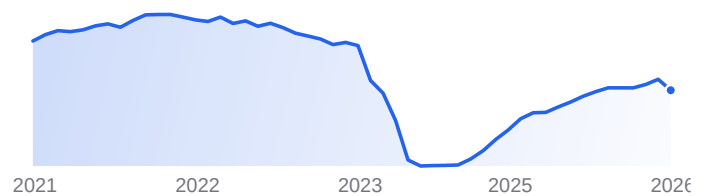
Sale premium vs estimated value

-6.6%



Annual turnover (share of homes sold)

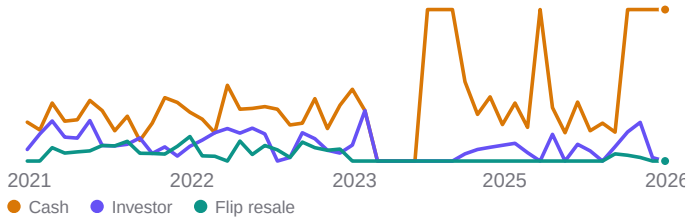
3.3%



BUYERS & OUTCOMES

Buyer mix

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



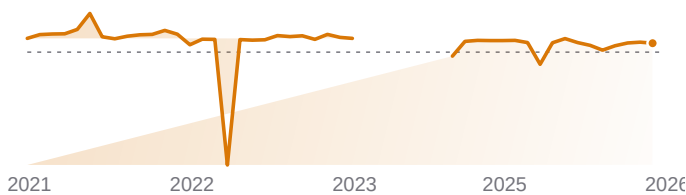
Sellers who sold at a gain

88%

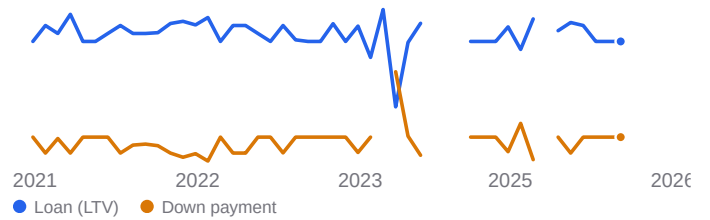


Median annualized return at resale

+5.2%

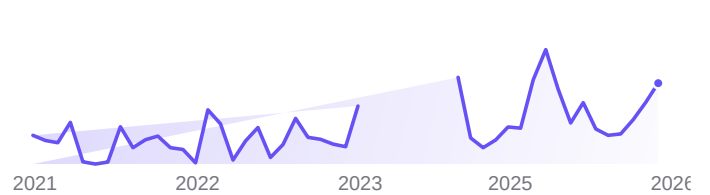


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



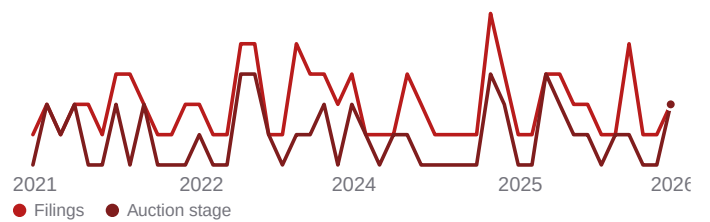
Typical hold before selling

8.8 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	7,073
Median value (AVM)	\$288K
Median size	1,584 ft²
Median bedrooms	3
Median year built	1980
Single family	88%
Condos	5.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.8%
Owner occupied	71%
Company owned	17%
Median loan-to-value	43%

Typical ownership tenure

12.2 yrs

COMMUNITY

Population	24,786
Density	485 / mi²
Median household income	\$61K
Average household income	\$74K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	119
Earthquake index (US avg 100)	58
Homes occupied	90%
Bachelor's or higher	22%
Poverty rate	21.3%
Unemployment	1.4%
Average temp	54°F
Annual precip	45 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.