

Bloomington 47408

ZIP code · IN · Indiana > Monroe County > Bloomington

SELLER'S MARKET

\$360K

MEDIAN SALE PRICE

+9.8%

1-YR CHANGE

163

SALES (12 MO)

\$343K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 69 / 100

Buyer's market

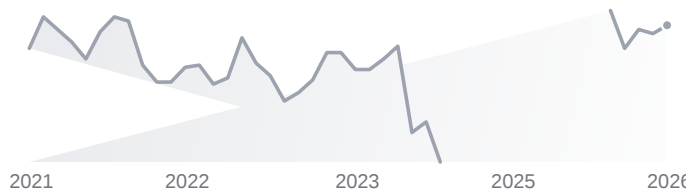
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

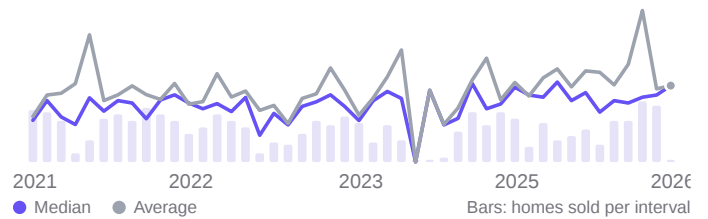
Market temperature (0–100)

69 / 100



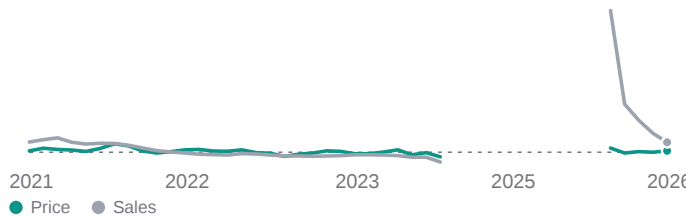
Sale prices

Median \$390K · Average \$390K



Growth (year over year)

Price +9.8% · Sales +68.0%



Price per square foot

\$297/ft²



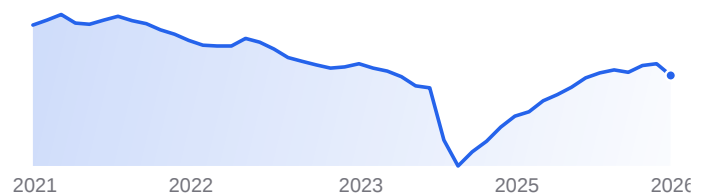
Sale premium vs estimated value

+13.5%



Annual turnover (share of homes sold)

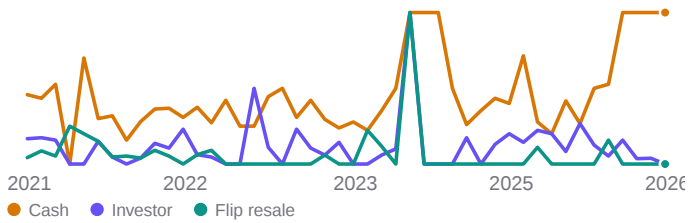
2.9%



BUYERS & OUTCOMES

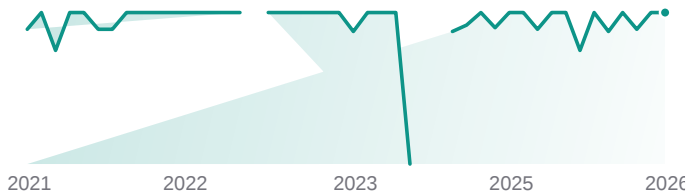
Buyer mix

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



Sellers who sold at a gain

100%

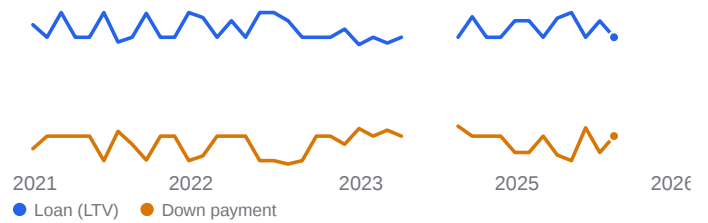


Median annualized return at resale

+6.4%

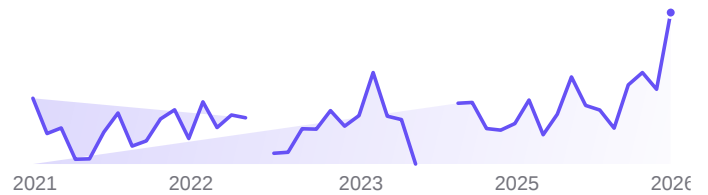


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



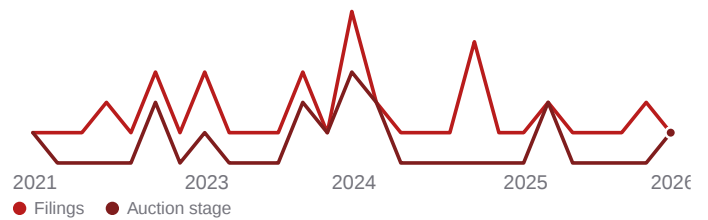
Typical hold before selling

16.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,584
Median value (AVM)	\$343K
Median size	1,728 ft²
Median bedrooms	3
Median year built	1970
Single family	82%
Condos	7.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	2.1%
Owner occupied	59%
Company owned	29%
Median loan-to-value	32%

Typical ownership tenure

16.4 yrs

COMMUNITY

Population	24,516
Density	366 / mi²
Median household income	\$51K
Average household income	\$68K
Crime index (US avg 100)	101
Air pollution index (US avg 100)	118
Earthquake index (US avg 100)	52
Homes occupied	89%
Bachelor's or higher	28%
Poverty rate	24.1%
Unemployment	1.1%
Average temp	53°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.