

Ellettsville 47429

ZIP code · IN · Indiana > Monroe County > Ellettsville

SELLER'S MARKET

\$256K

MEDIAN SALE PRICE

-4.8%

1-YR CHANGE

121

SALES (12 MO)

\$265K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

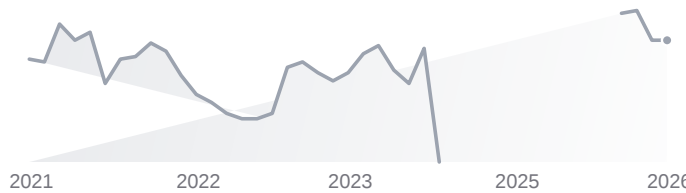
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

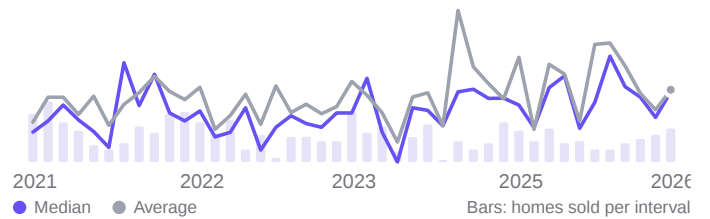
Market temperature (0-100)

65 / 100



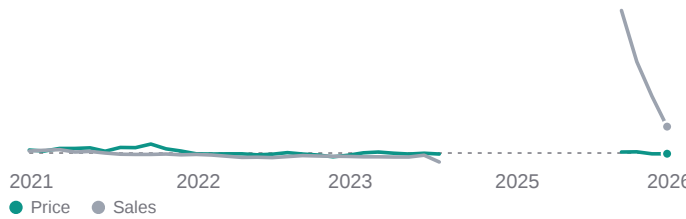
Sale prices

Median \$275K · Average \$279K



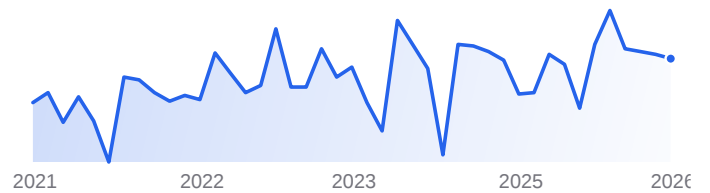
Growth (year over year)

Price -4.8% · Sales +175.0%



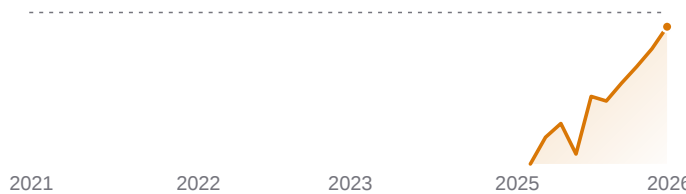
Price per square foot

\$183/ft²



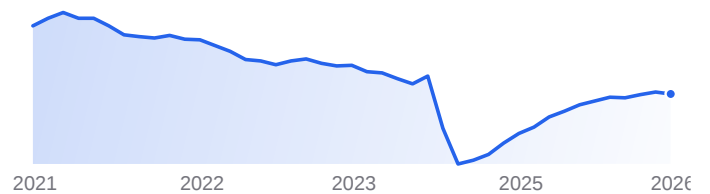
Sale premium vs estimated value

-0.3%



Annual turnover (share of homes sold)

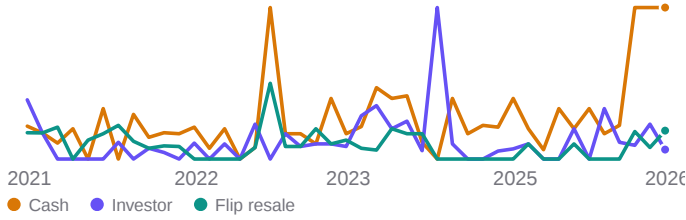
3.8%



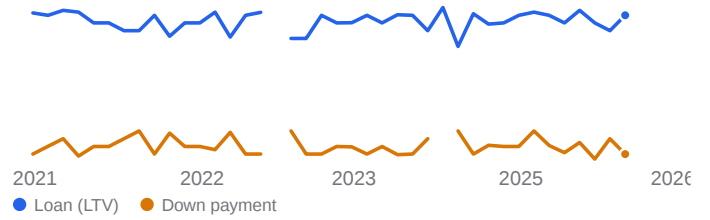
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 6.3% · Flip resale 19%

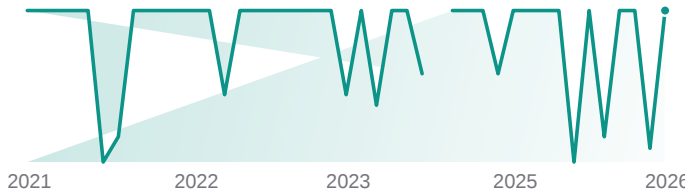


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



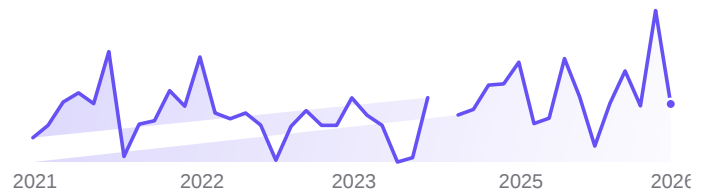
Sellers who sold at a gain

100%



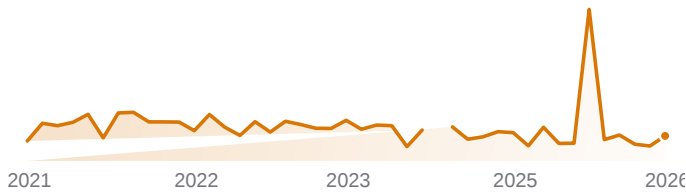
Typical hold before selling

3.9 yrs



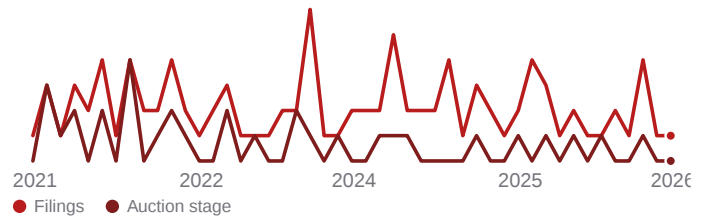
Median annualized return at resale

+6.4%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	3,145
Median value (AVM)	\$265K
Median size	1,568 ft²
Median bedrooms	3
Median year built	1991
Single family	88%
Condos	4.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.7%
Owner occupied	84%
Company owned	8.9%
Median loan-to-value	49%

Typical ownership tenure

11.5 yrs

COMMUNITY

Population	6,454
Density	264 / mi²
Median household income	\$77K
Average household income	\$102K
Crime index (US avg 100)	86
Air pollution index (US avg 100)	123
Earthquake index (US avg 100)	64
Homes occupied	95%
Bachelor's or higher	22%
Poverty rate	4.7%
Unemployment	1.4%
Average temp	53°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.