

French Lick 47432

ZIP code · IN · Indiana > Orange County > French Lick

SELLER'S MARKET

\$203K

MEDIAN SALE PRICE

+34.0%

1-YR CHANGE

53

SALES (12 MO)

\$169K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

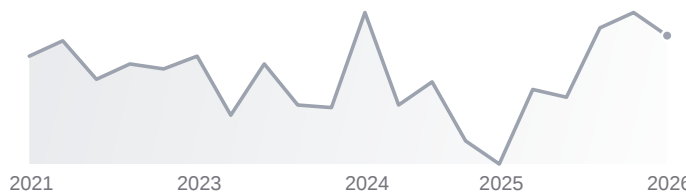
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

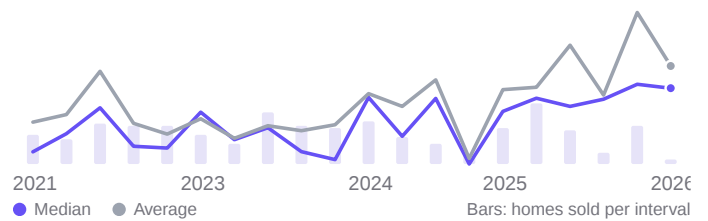
Market temperature (0–100)

65 / 100



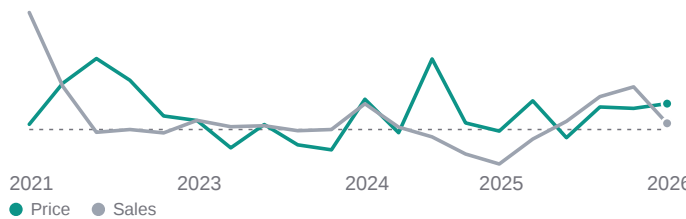
Sale prices

Median \$194K · Average \$223K



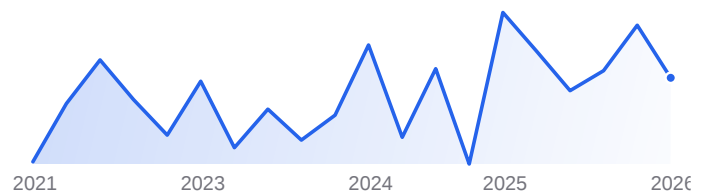
Growth (year over year)

Price +34.0% · Sales +8.2%



Price per square foot

\$120/ft²



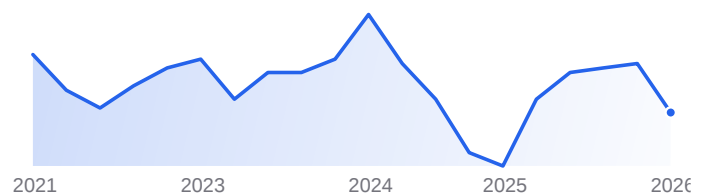
Sale premium vs estimated value

-9.7%



Annual turnover (share of homes sold)

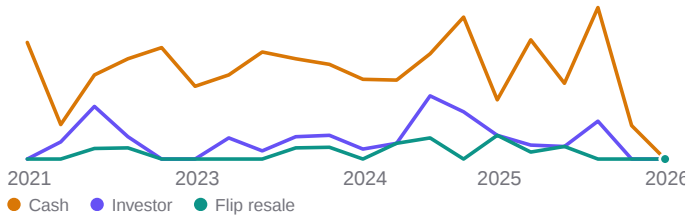
2.5%



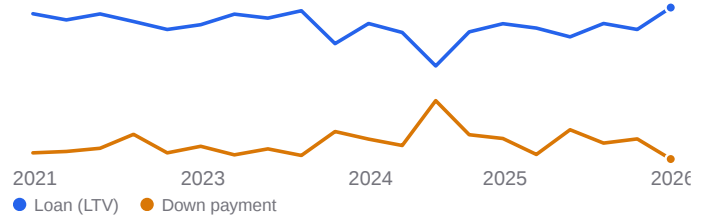
BUYERS & OUTCOMES

Buyer mix

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

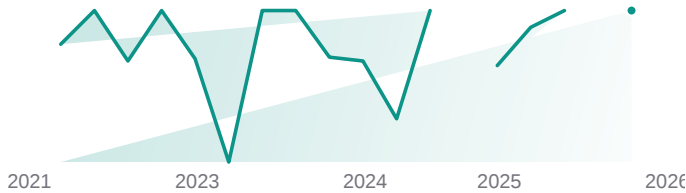


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



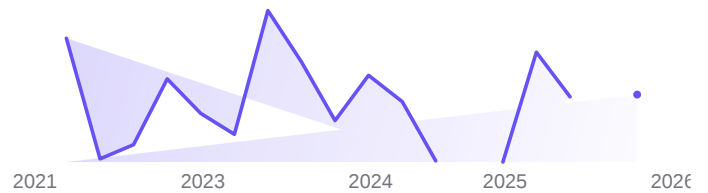
Sellers who sold at a gain

100%



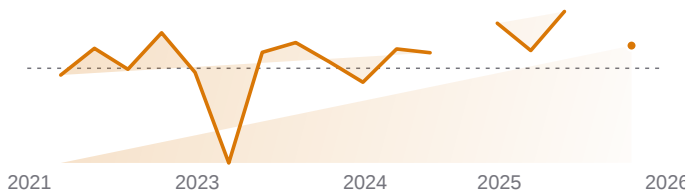
Typical hold before selling

4.1 yrs



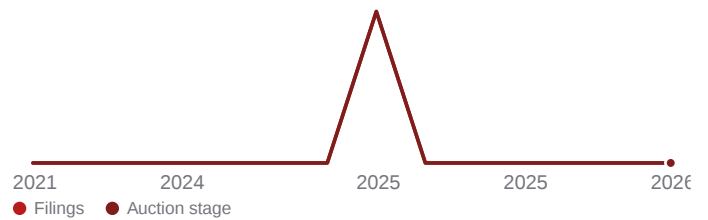
Median annualized return at resale

+9.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,137
Median value (AVM)	\$169K
Median size	1,424 ft²
Median bedrooms	3
Median year built	1985
Single family	58%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	3.7%
Owner occupied	71%
Company owned	14%
Median loan-to-value	24%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	3,885
Density	47 / mi²
Median household income	\$68K
Average household income	\$76K
Crime index (US avg 100)	135
Air pollution index (US avg 100)	130
Earthquake index (US avg 100)	76
Homes occupied	86%
Bachelor's or higher	13%
Poverty rate	12.0%
Unemployment	1.3%
Average temp	54°F
Annual precip	48 in
Sunshine	59%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.