

Orleans 47452

ZIP code · IN · Indiana > Orange County > Orleans

BUYER'S MARKET

\$114K

MEDIAN SALE PRICE

-43.4%

1-YR CHANGE

47

SALES (12 MO)

\$173K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 26 / 100



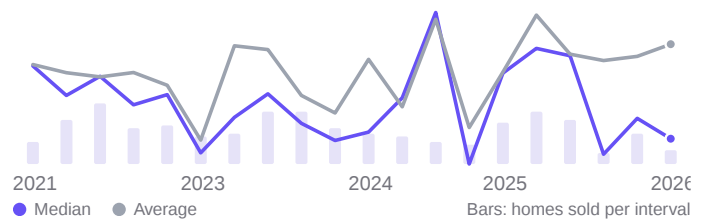
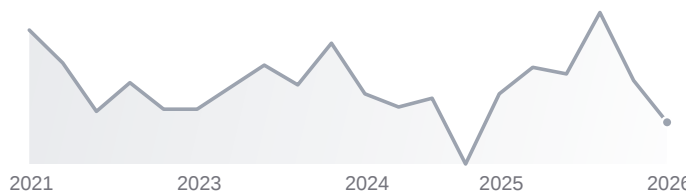
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

26 / 100

Sale prices

Median \$116K · Average \$195K

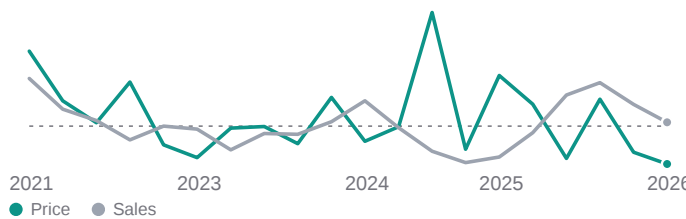


Growth (year over year)

Price -43.4% · Sales +4.4%

Price per square foot

\$120/ft²

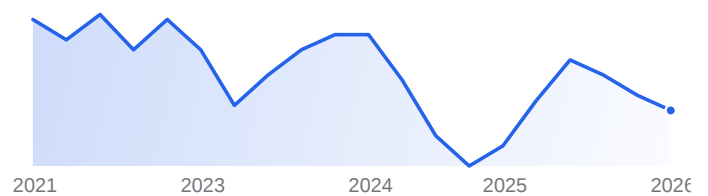


Sale premium vs estimated value

-8.3%

Annual turnover (share of homes sold)

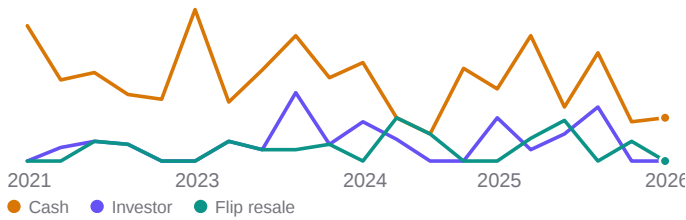
2.2%



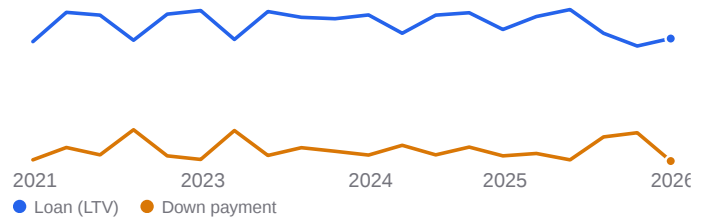
BUYERS & OUTCOMES

Buyer mix

Cash 20% · Investor 0% · Flip resale 0%

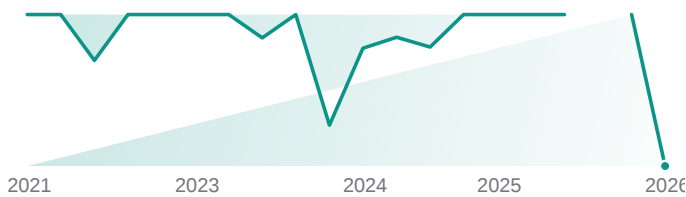


Financing (share of purchase price) Loan (LTV) 80% · Down payment 1.0%



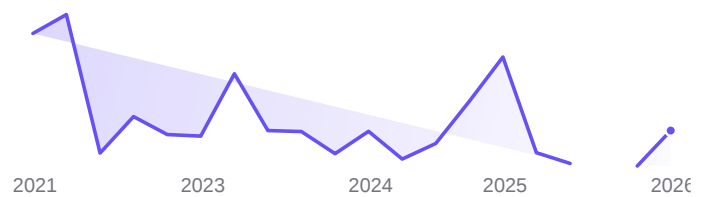
Sellers who sold at a gain

0%



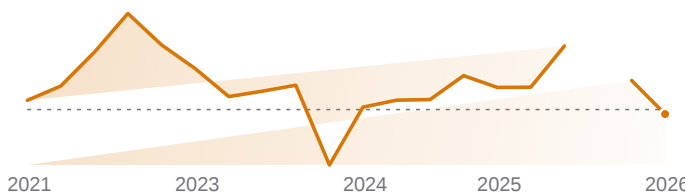
Typical hold before selling

2.9 yrs



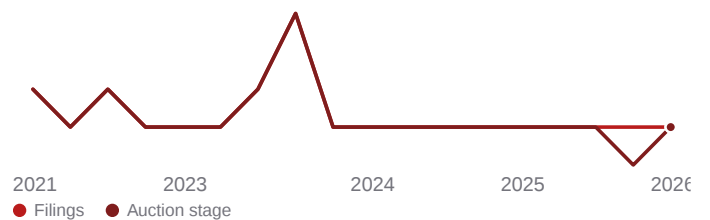
Median annualized return at resale

-1.9%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,115
Median value (AVM)	\$173K
Median size	1,500 ft²
Median bedrooms	3
Median year built	1974
Single family	60%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	4.6%
Owner occupied	78%
Company owned	11%
Median loan-to-value	28%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	5,306
Density	56 / mi²
Median household income	\$65K
Average household income	\$73K
Crime index (US avg 100)	100
Air pollution index (US avg 100)	121
Earthquake index (US avg 100)	60
Homes occupied	92%
Bachelor's or higher	10%
Poverty rate	15.0%
Unemployment	1.4%
Average temp	55°F
Annual precip	47 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.