

West Baden Springs 47469

ZIP code · IN · Indiana > Orange County > West Baden Springs

BUYER'S MARKET

\$151K

MEDIAN SALE PRICE

+37.1%

1-YR CHANGE

18

SALES (12 MO)

\$175K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



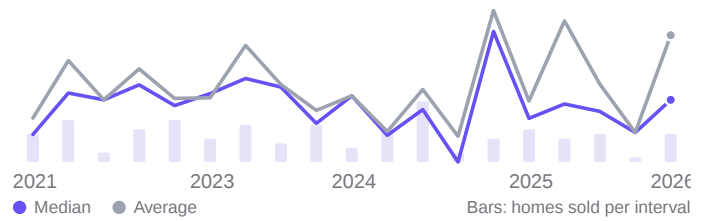
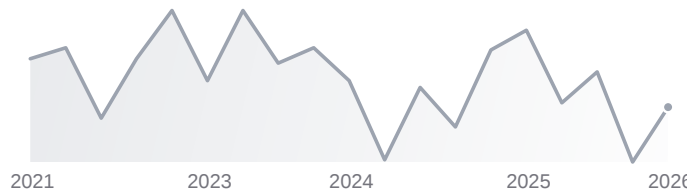
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

34 / 100

Sale prices

Median \$155K · Average \$295K

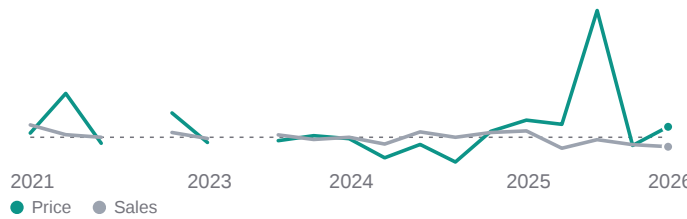


Growth (year over year)

Price +37.1% · Sales -33.3%

Price per square foot

\$121/ft²



Sale premium vs estimated value

+11.1%

Annual turnover (share of homes sold)

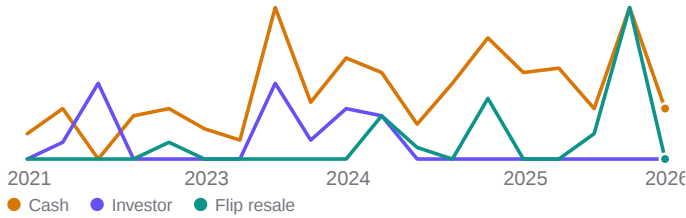
2.1%



BUYERS & OUTCOMES

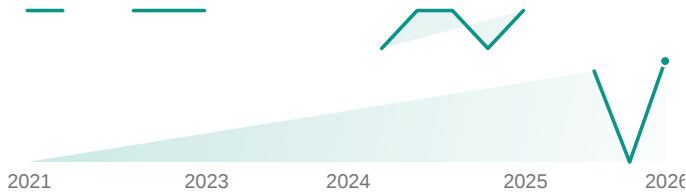
Buyer mix

Cash 33% · Investor 0% · Flip resale 0%



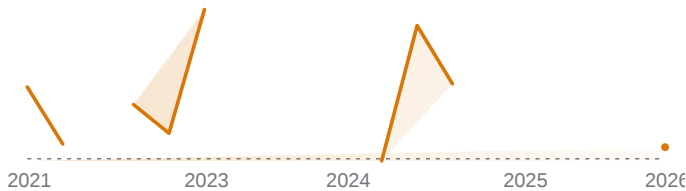
Sellers who sold at a gain

67%

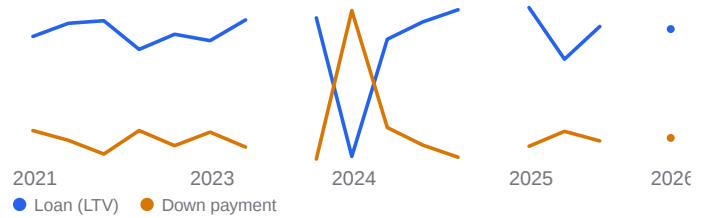


Median annualized return at resale

+5.3%

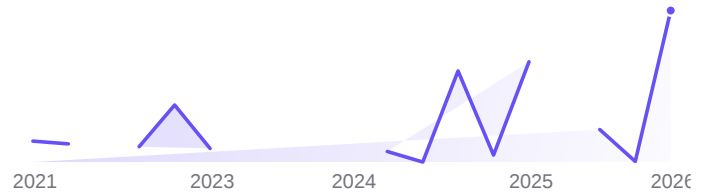


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



Typical hold before selling

11.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	843
Median value (AVM)	\$175K
Median size	1,398 ft²
Median bedrooms	3
Median year built	1987
Single family	52%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	2.6%
Owner occupied	71%
Company owned	13%
Median loan-to-value	12%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	2,184
Density	36 / mi²
Median household income	\$63K
Average household income	\$71K
Crime index (US avg 100)	121
Air pollution index (US avg 100)	128
Earthquake index (US avg 100)	73
Homes occupied	89%
Bachelor's or higher	15%
Poverty rate	13.1%
Unemployment	1.3%
Average temp	54°F
Annual precip	47 in
Sunshine	59%

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