

Birdseye 47513

ZIP code · IN · Indiana > Dubois County > Birdseye

SELLER'S MARKET

\$183K

MEDIAN SALE PRICE

16

SALES (12 MO)

\$142K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 70 / 100

Buyer's market

Balanced

Seller's market

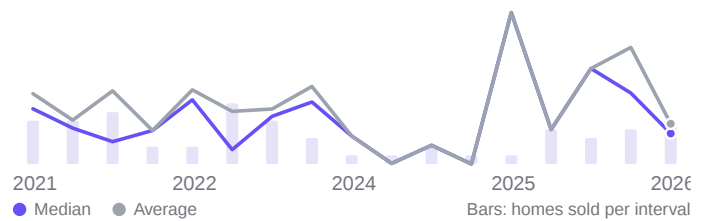
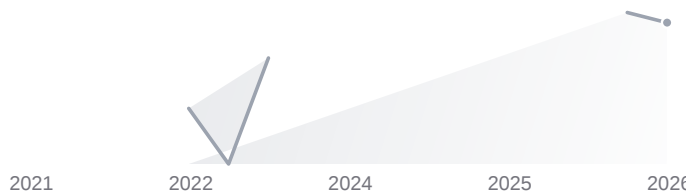
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

70 / 100

Sale prices

Median \$80K · Average \$102K

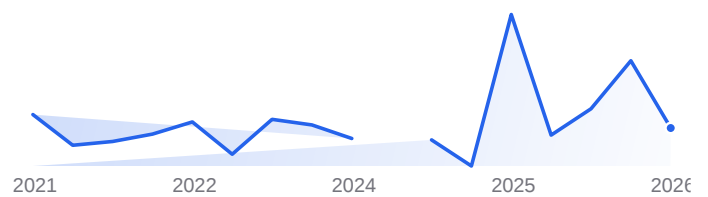
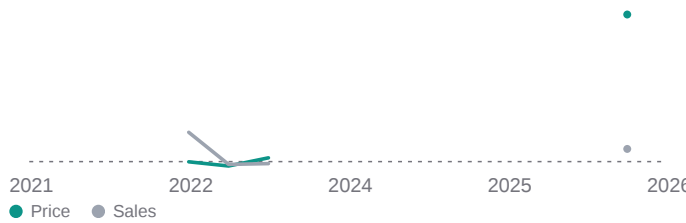


Growth (year over year)

Price +1631.1% · Sales +140.0%

Price per square foot

\$80/ft²

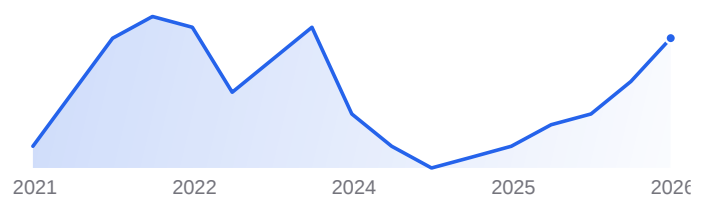


Sale premium vs estimated value

-41.5%

Annual turnover (share of homes sold)

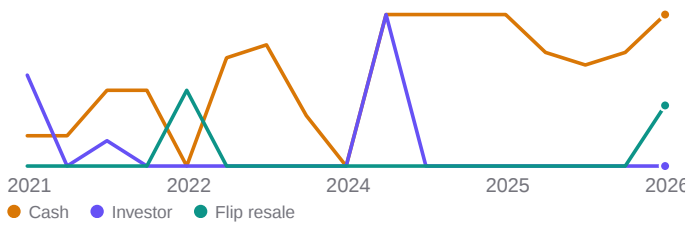
0.9%



BUYERS & OUTCOMES

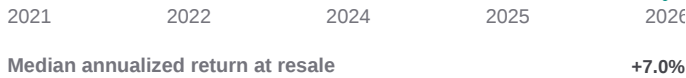
Buyer mix

Cash 100% · Investor 0% · Flip resale 40%



Sellers who sold at a gain

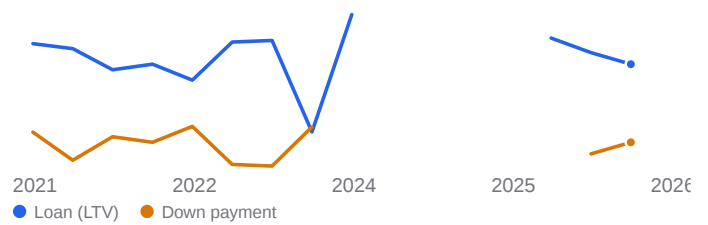
100%



Median annualized return at resale

+7.0%

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



Typical hold before selling

1.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1

HOUSING STOCK

Homes	1,691
Median value (AVM)	\$142K
Median size	972 ft²
Median bedrooms	3
Median year built	1996
Single family	81%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	6.5%
Owner occupied	42%
Company owned	8.4%
Median loan-to-value	31%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	2,397
Density	35 / mi²
Median household income	\$67K
Average household income	\$72K
Crime index (US avg 100)	160
Air pollution index (US avg 100)	120
Earthquake index (US avg 100)	82
Homes occupied	67%
Bachelor's or higher	10%
Poverty rate	12.8%
Unemployment	1.4%
Average temp	55°F
Annual precip	48 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.