

Fort Branch 47648

ZIP code · IN · Indiana > Gibson County > Fort Branch

BUYER'S MARKET

\$171K

MEDIAN SALE PRICE

-17.4%

1-YR CHANGE

36

SALES (12 MO)

\$224K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 24 / 100



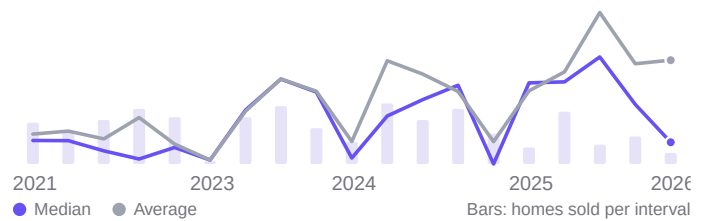
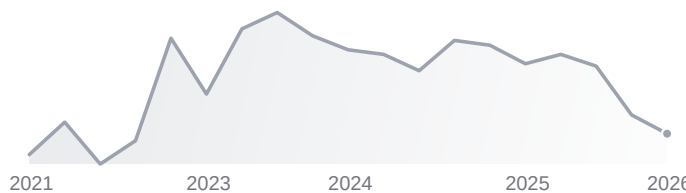
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

24 / 100

Sale prices

Median \$146K · Average \$243K

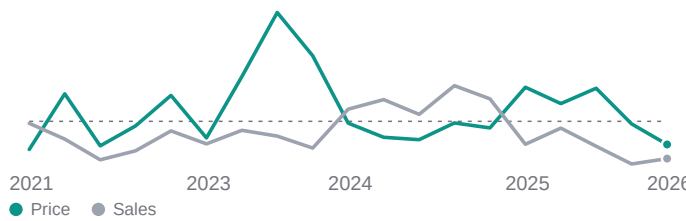


Growth (year over year)

Price -17.4% · Sales -28.0%

Price per square foot

\$158/ft²

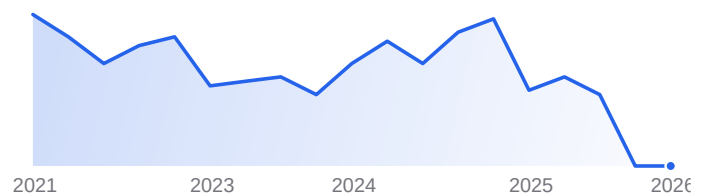
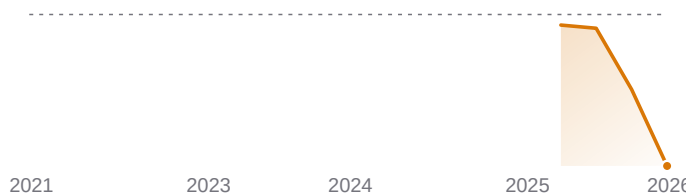


Sale premium vs estimated value

-18.8%

Annual turnover (share of homes sold)

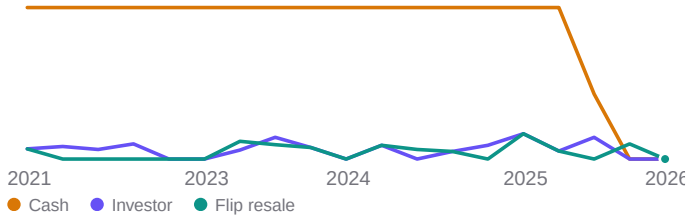
2.1%



BUYERS & OUTCOMES

Buyer mix

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

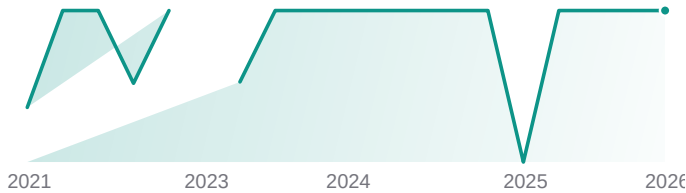


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



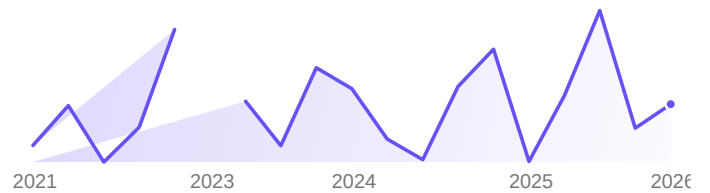
Sellers who sold at a gain

100%



Typical hold before selling

5.5 yrs



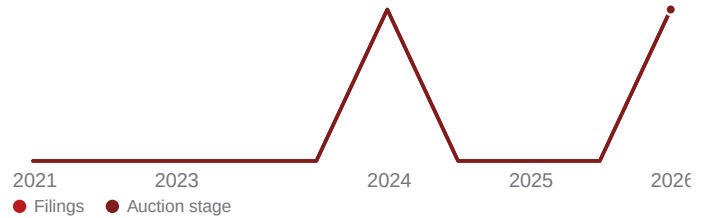
Median annualized return at resale

+2.0%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	1,680
Median value (AVM)	\$224K
Median size	1,545 ft²
Median bedrooms	3
Median year built	1970
Single family	85%
Condos	0.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	97%
Underwater (LTV 125% or more)	0.2%
Owner occupied	86%
Company owned	16%
Median loan-to-value	0%

Typical ownership tenure

17.3 yrs

COMMUNITY

Population	4,659
Density	90 / mi²
Median household income	\$75K
Average household income	\$86K
Crime index (US avg 100)	120
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	160
Homes occupied	93%
Bachelor's or higher	15%
Poverty rate	12.5%
Unemployment	1.4%
Average temp	56°F
Annual precip	46 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.