

Francisco 47649

ZIP code · IN · Indiana > Gibson County > Francisco

BALANCED MARKET

\$166K

MEDIAN SALE PRICE

+42.0%

1-YR CHANGE

13

SALES (12 MO)

\$141K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



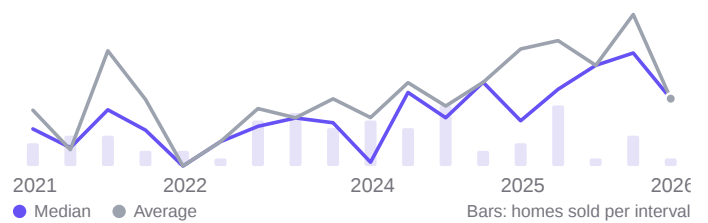
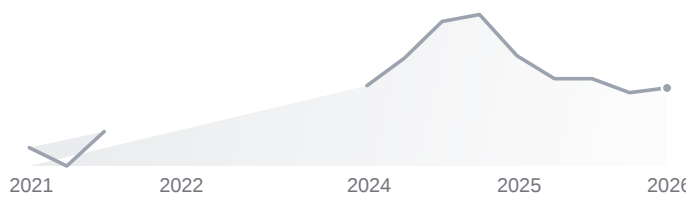
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$122K · Average \$122K

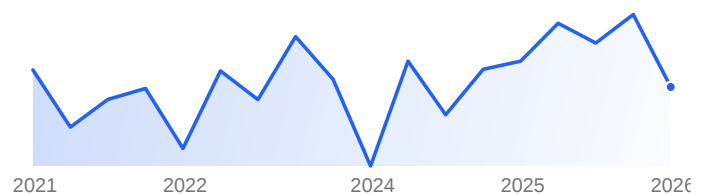
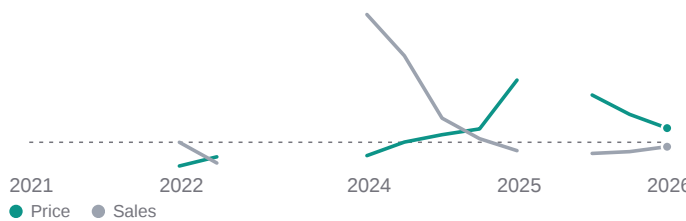


Growth (year over year)

Price +42.0% · Sales -13.3%

Price per square foot

\$74/ft²

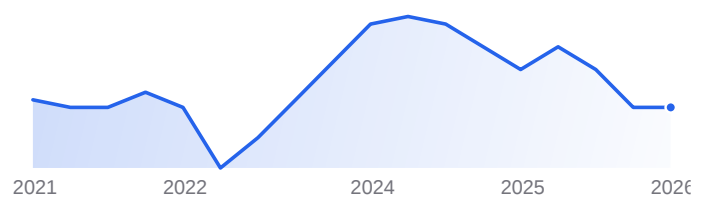


Sale premium vs estimated value

-44.9%

Annual turnover (share of homes sold)

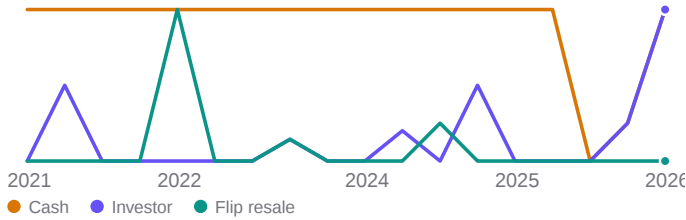
2.0%



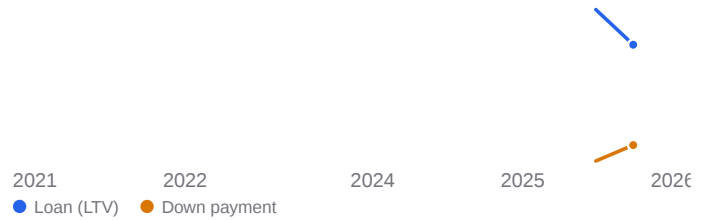
BUYERS & OUTCOMES

Buyer mix

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

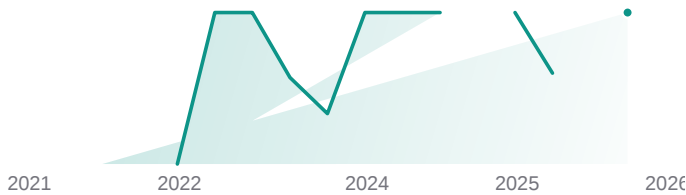


Financing (share of purchase price) Loan (LTV) 75% · Down payment 13%



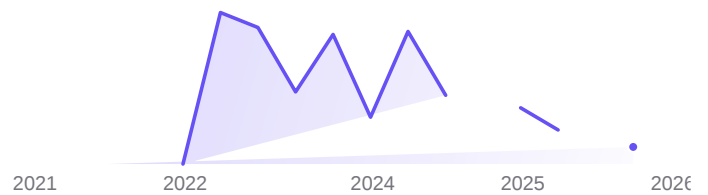
Sellers who sold at a gain

100%



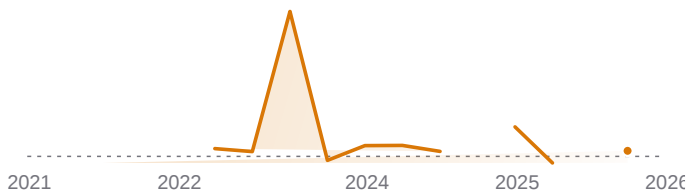
Typical hold before selling

2.0 yrs



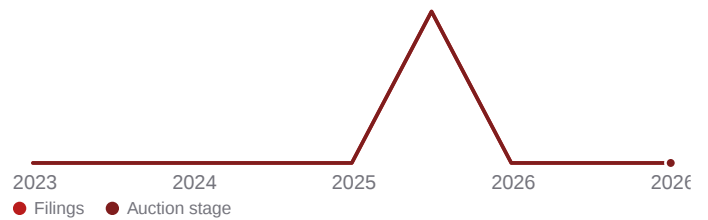
Median annualized return at resale

+6.8%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	635
Median value (AVM)	\$141K
Median size	1,344 ft²
Median bedrooms	3
Median year built	1974
Single family	73%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	96%
Underwater (LTV 125% or more)	0.6%
Owner occupied	83%
Company owned	11%
Median loan-to-value	0%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	1,715
Density	41 / mi²
Median household income	\$78K
Average household income	\$86K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	148
Homes occupied	90%
Bachelor's or higher	15%
Poverty rate	10.4%
Unemployment	1.1%
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.