

Oakland City 47660

ZIP code · IN · Indiana > Gibson County > Oakland City

BUYER'S MARKET

\$138K

MEDIAN SALE PRICE

+28.3%

1-YR CHANGE

51

SALES (12 MO)

\$143K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



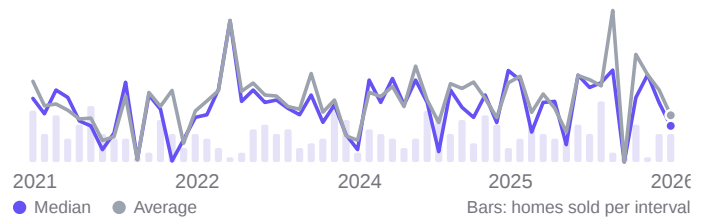
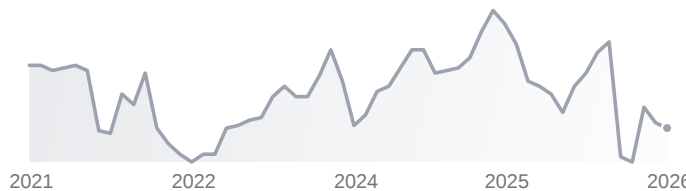
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

38 / 100

Sale prices

Median \$88K · Average \$109K

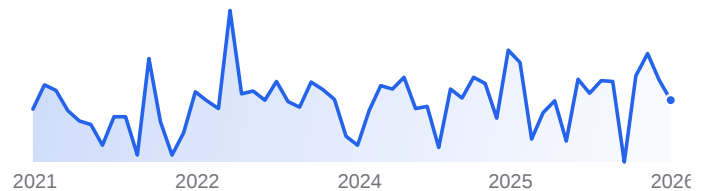
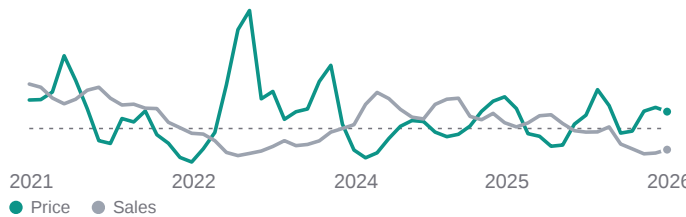


Growth (year over year)

Price +28.3% · Sales -35.4%

Price per square foot

\$98/ft²

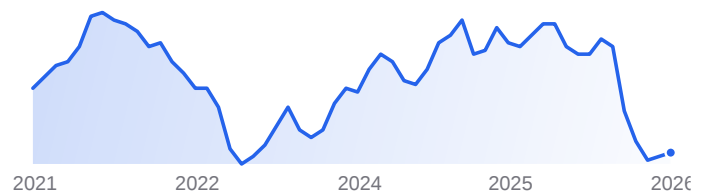
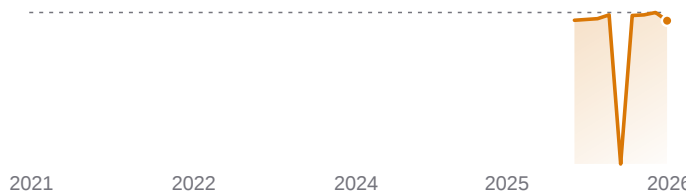


Sale premium vs estimated value

-5.1%

Annual turnover (share of homes sold)

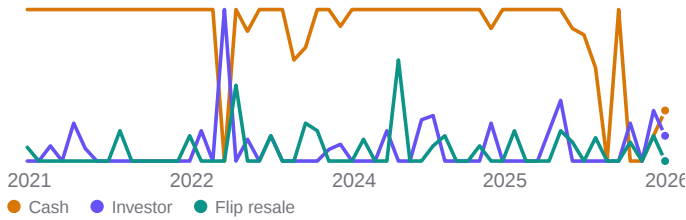
2.4%



BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 17% · Flip resale 0%

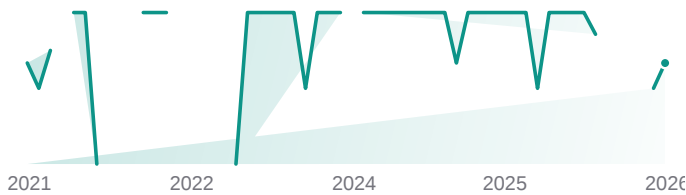


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



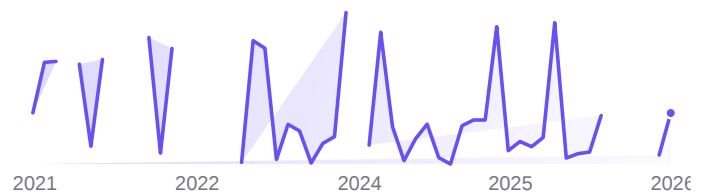
Sellers who sold at a gain

67%



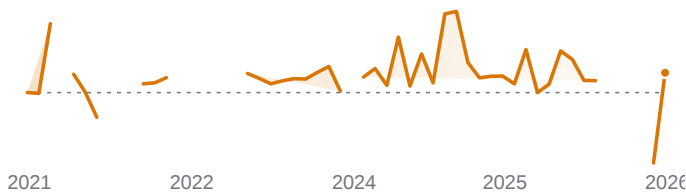
Typical hold before selling

4.4 yrs



Median annualized return at resale

+8.9%



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	2,087
Median value (AVM)	\$143K
Median size	1,348 ft²
Median bedrooms	3
Median year built	1963
Single family	82%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	95%
Underwater (LTV 125% or more)	0.4%
Owner occupied	77%
Company owned	14%
Median loan-to-value	0%
Typical ownership tenure	17.8 yrs

COMMUNITY

Population	4,802
Density	60 / mi²
Median household income	\$63K
Average household income	\$75K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	134
Homes occupied	89%
Bachelor's or higher	10%
Poverty rate	8.9%
Unemployment	1.0%
Average temp	55°F
Annual precip	46 in
Sunshine	59%

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