

Evansville 47712

ZIP code · IN · Indiana · Vanderburgh County · Evansville

SELLER'S MARKET

\$203K

MEDIAN SALE PRICE

+4.5%

1-YR CHANGE

279

SALES (12 MO)

\$195K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100

Buyer's market

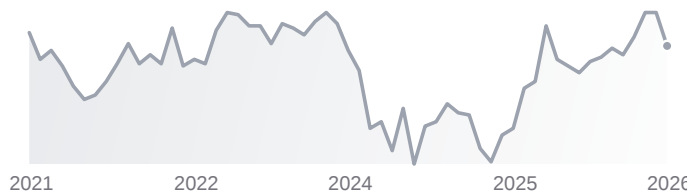
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

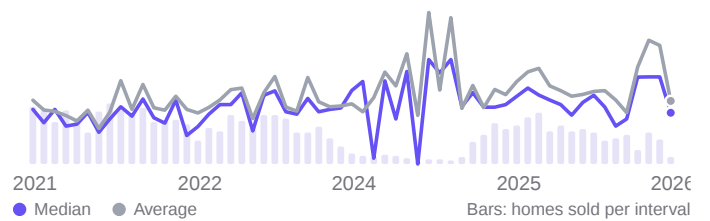
Market temperature (0–100)

62 / 100



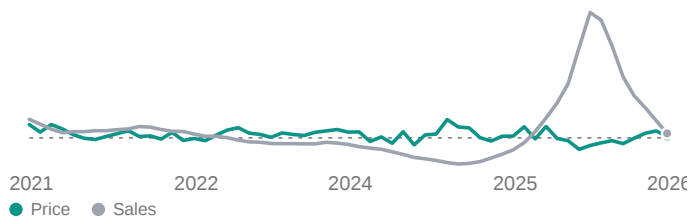
Sale prices

Median \$153K · Average \$178K



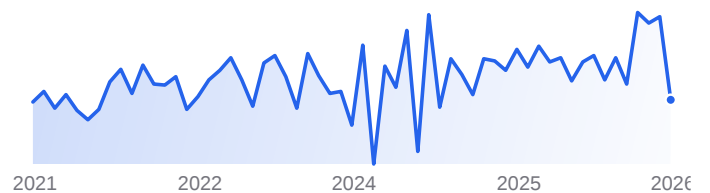
Growth (year over year)

Price +4.5% · Sales +13.9%



Price per square foot

\$103/ft²



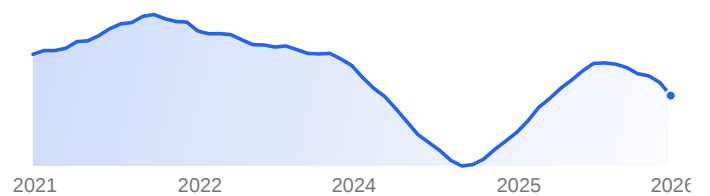
Sale premium vs estimated value

-29.1%



Annual turnover (share of homes sold)

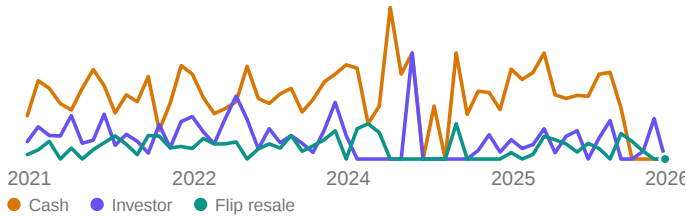
3.2%



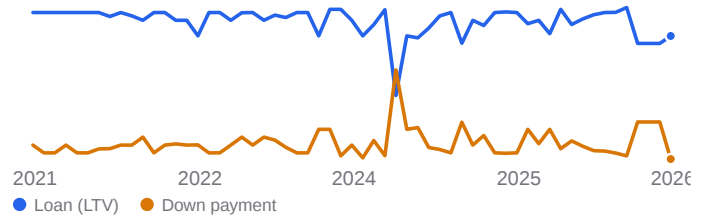
BUYERS & OUTCOMES

Buyer mix

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



Financing (share of purchase price) Loan (LTV) 80% · Down payment 1.0%



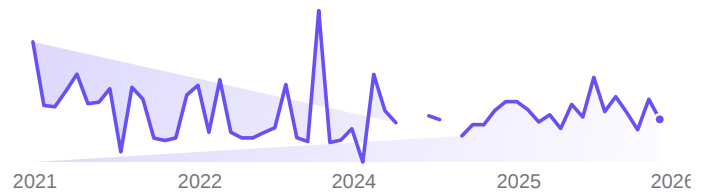
Sellers who sold at a gain

89%



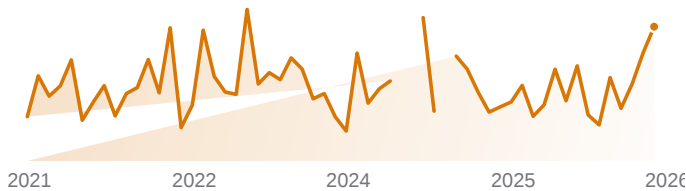
Typical hold before selling

3.5 yrs



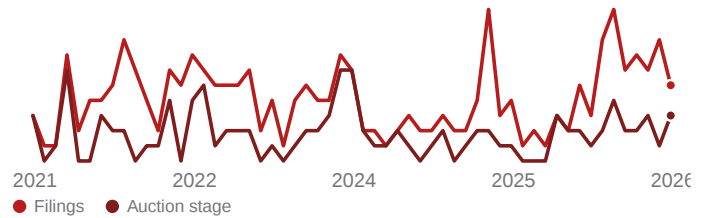
Median annualized return at resale

+13.3%



Preforeclosure filings

Filings 5 · Auction stage 3



HOUSING STOCK

Homes	8,617
Median value (AVM)	\$195K
Median size	1,448 ft²
Median bedrooms	3
Median year built	1954
Single family	91%
Condos	1.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	2.7%
Owner occupied	81%
Company owned	14%
Median loan-to-value	43%

Typical ownership tenure

13.0 yrs

COMMUNITY

Population	24,885
Density	311 / mi²
Median household income	\$69K
Average household income	\$82K
Crime index (US avg 100)	98
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	166
Homes occupied	89%
Bachelor's or higher	18%
Poverty rate	10.4%
Unemployment	1.3%
Average temp	57°F
Annual precip	46 in
Sunshine	58%

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.