

Westpoint 47992

ZIP code · IN · Indiana · Tippecanoe County

BUYER'S MARKET

\$206K

MEDIAN SALE PRICE

-11.0%

1-YR CHANGE

15

SALES (12 MO)

\$321K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



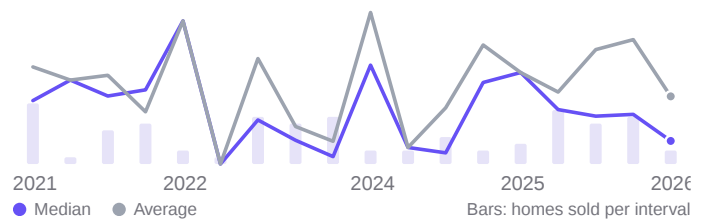
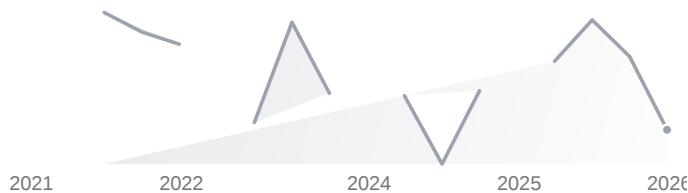
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

33 / 100

Sale prices

Median \$206K · Average \$286K

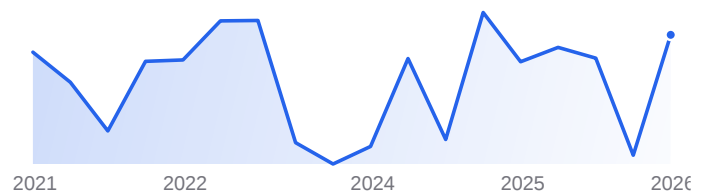
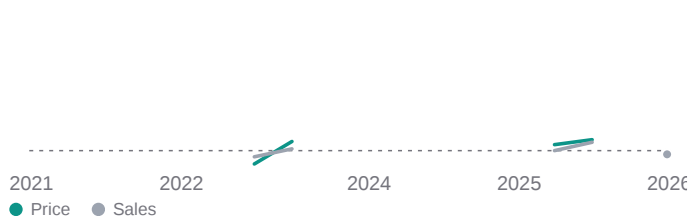


Growth (year over year)

Price -11.0% · Sales -11.8%

Price per square foot

\$155/ft²



Sale premium vs estimated value

+14.5%

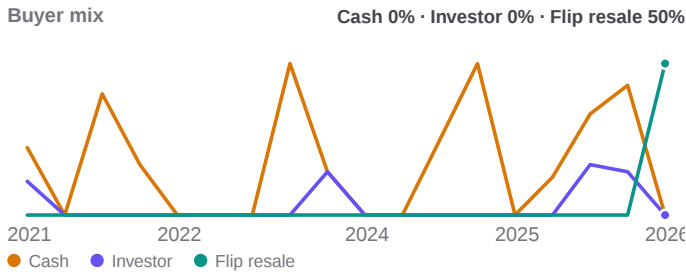
Annual turnover (share of homes sold)

2.4%



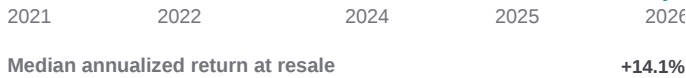
BUYERS & OUTCOMES

Buyer mix



Sellers who sold at a gain

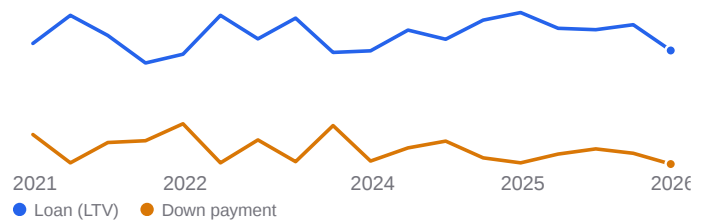
100%



Median annualized return at resale

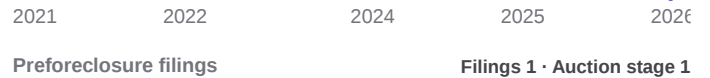
+14.1%

Financing (share of purchase price) Loan (LTV) 75% · Down payment 1.0%



Typical hold before selling

0.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1

HOUSING STOCK

Homes	616
Median value (AVM)	\$321K
Median size	1,844 ft²
Median bedrooms	3
Median year built	1977
Single family	76%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	1.3%
Owner occupied	87%
Company owned	8.8%
Median loan-to-value	37%
Typical ownership tenure	9.0 yrs

COMMUNITY

Population	1,488
Density	40 / mi²
Median household income	\$104K
Average household income	\$126K
Crime index (US avg 100)	52
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	39
Homes occupied	95%
Bachelor's or higher	20%
Poverty rate	8.2%
Unemployment	1.3%
Average temp	51°F
Annual precip	38 in
Sunshine	55%

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.