

Tippecanoe County Home Prices Rise to \$290.5 in April

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— Categories: Real Estate



Home prices in Tippecanoe County, Indiana, continued to rise in April, with newly released figures showing a slight but steady increase from the previous month. The latest data from Realtor.com indicates that the county's housing market remains resilient, despite broader market fluctuations seen elsewhere in the state and country.

In April 2025, the median sale price for homes in Tippecanoe County reached \$290,500, inching up from \$290,000 in March. While the month-to-month change is modest, the year-over-year data tells a more significant story; prices are up by more than 20% compared to

April 2024, when the median was \$241,500. This growth reflects ongoing demand in the region, particularly for single-family homes.

Single-family properties saw even more notable gains. The median price for these homes hit \$292,000 in April, up from \$289,500 the previous month and a sharp 21.7% increase from \$240,000 one year ago. This continued price growth signals solid buyer interest, even amid economic uncertainty and persistent inflationary pressures across other sectors.

In contrast, condominiums and townhomes posted a drop in median sale price for April, falling 17.7% to \$275,000 from \$334,200 in March. However, these properties still showed slight year-over-year improvement, with a 3.8% increase from April 2023's median of \$265,000. Interestingly, three condominium or townhome units sold for over \$1 million during the month, a rare occurrence in the area compared to zero recorded such sales a year earlier.

The total number of recorded home sales in Tippecanoe County rose by 7.3% from April 2023, climbing from 232 to 249. Altogether, residential sales totaled \$112.5 million, a strong indicator that buyer activity remains healthy despite higher interest rates and economic headwinds. These figures reflect closed sales, not current listings, and are based on real estate deed filings, which typically lag by a few months.

Statewide, Indiana also experienced a slight increase in home prices. The median sale price in April reached \$244,987, up 3.1% from March. While sales volume across the state dipped by 9.3%, the total value of sales climbed to \$2.2 billion, up from \$2 billion in March.

As always, the median price gives a clearer picture of market trends than the average, as it avoids distortion from unusually high or low transactions. For those watching the housing market closely, Tippecanoe County continues to stand out as a region of stable growth, even as broader national trends remain unpredictable.