

Perry County, IN

County · IN · Indiana

BUYER'S MARKET

\$169K

MEDIAN SALE PRICE

+25.2%

1-YR CHANGE

202

SALES (12 MO)

\$171K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



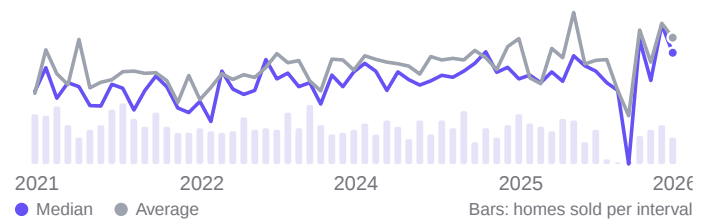
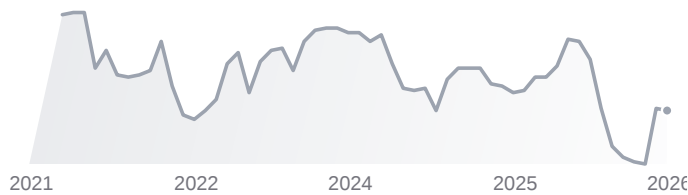
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

38 / 100

Sale prices

Median \$169K · Average \$188K

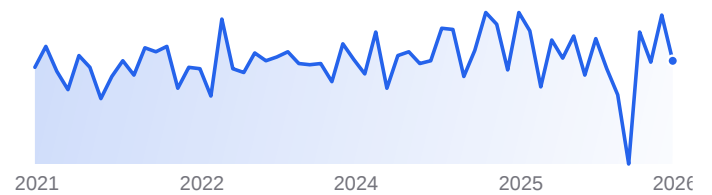
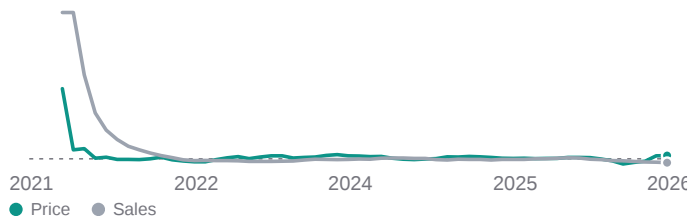


Growth (year over year)

Price +25.2% · Sales -31.1%

Price per square foot

\$97/ft²

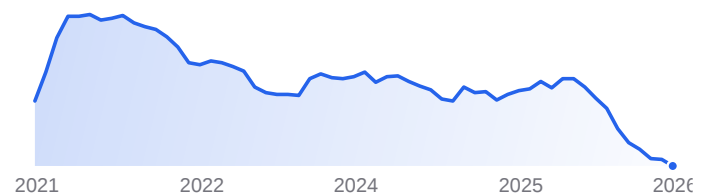


Sale premium vs estimated value

-3.4%

Annual turnover (share of homes sold)

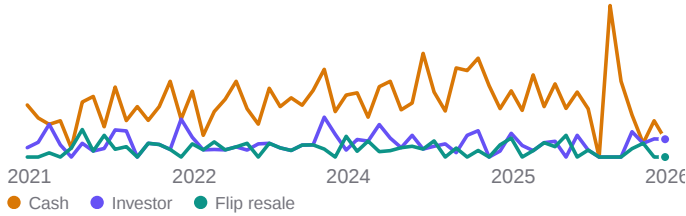
2.5%



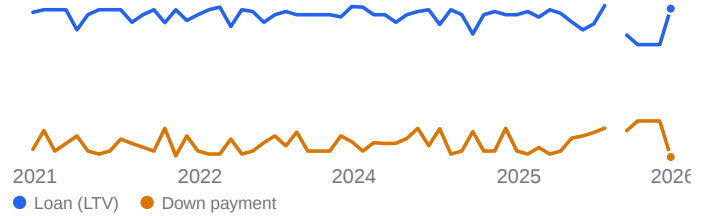
BUYERS & OUTCOMES

Buyer mix

Cash 12% · Investor 12% · Flip resale 0%

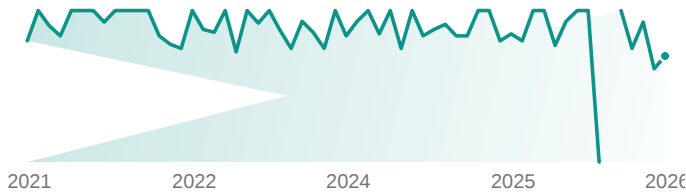


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



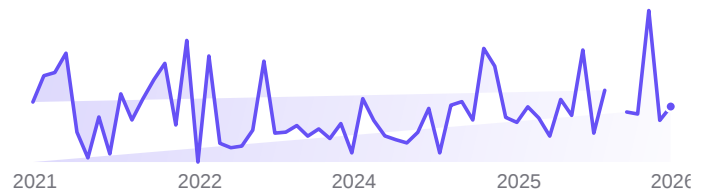
Sellers who sold at a gain

70%



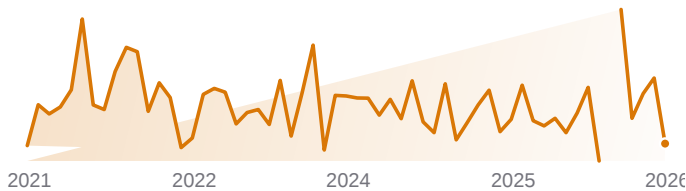
Typical hold before selling

3.5 yrs



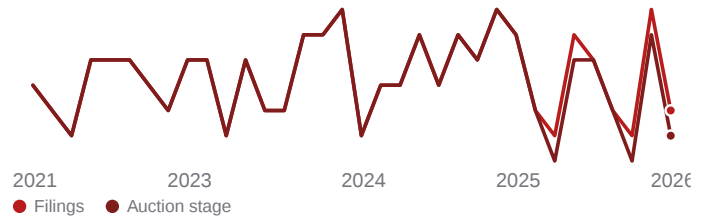
Median annualized return at resale

+2.5%



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	8,042
Median value (AVM)	\$171K
Median size	1,400 ft²
Median bedrooms	3
Median year built	1971
Single family	66%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	3.5%
Owner occupied	74%
Company owned	8.7%
Median loan-to-value	36%
Typical ownership tenure	16.6 yrs

COMMUNITY

Population	19,405
Density	51 / mi²
Median household income	\$61K
Average household income	\$74K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	81
Homes occupied	90%
Bachelor's or higher	13%
Poverty rate	13.4%
Unemployment	1.3%
Average temp	56°F
Annual precip	48 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.