

Cannelton 47520

ZIP code · IN · Indiana > Perry County > Cannelton

BALANCED MARKET

\$178K

MEDIAN SALE PRICE

+199.0%

1-YR CHANGE

40

SALES (12 MO)

\$135K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



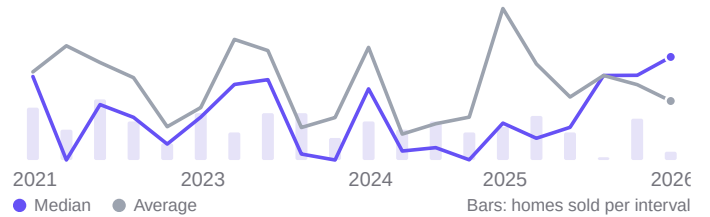
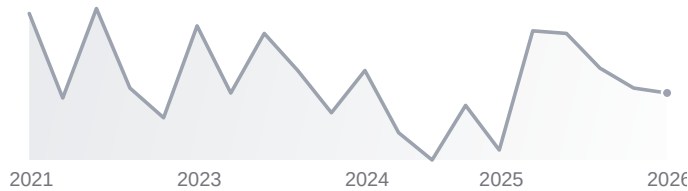
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$169K · Average \$124K

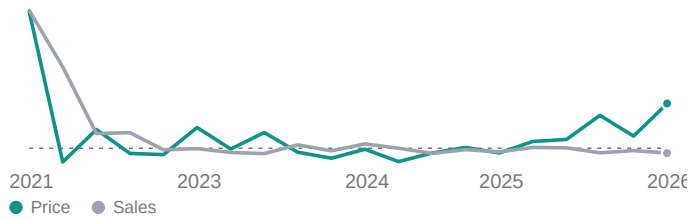


Growth (year over year)

Price +199.0% · Sales -21.6%

Price per square foot

\$61/ft²

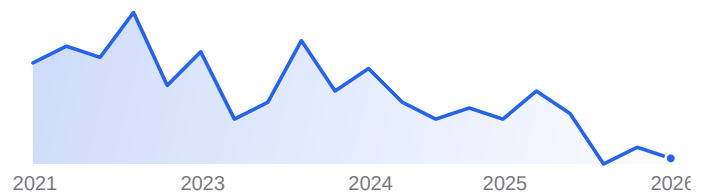


Sale premium vs estimated value

-55.1%

Annual turnover (share of homes sold)

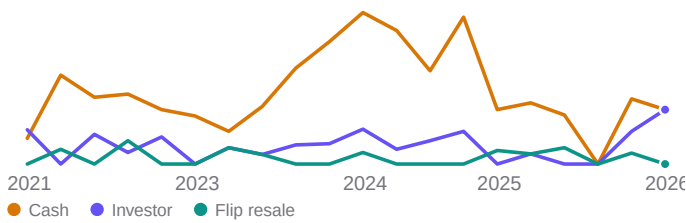
2.5%



BUYERS & OUTCOMES

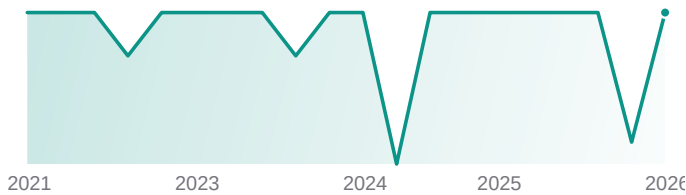
Buyer mix

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



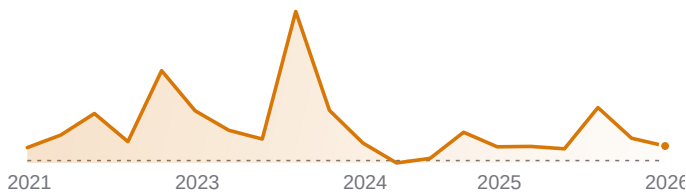
Sellers who sold at a gain

100%

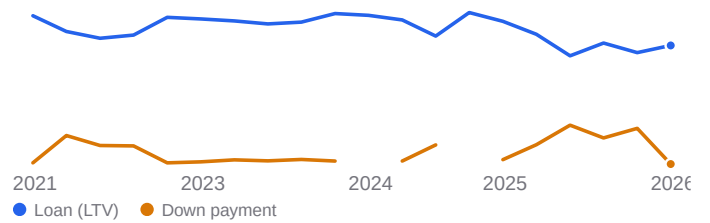


Median annualized return at resale

+6.0%

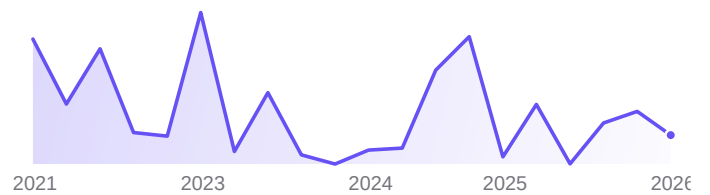


Financing (share of purchase price) Loan (LTV) 80% · Down payment 1.0%



Typical hold before selling

2.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,600
Median value (AVM)	\$135K
Median size	1,264 ft²
Median bedrooms	3
Median year built	1973
Single family	61%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	4.8%
Owner occupied	65%
Company owned	9.7%
Median loan-to-value	21%
Typical ownership tenure	16.7 yrs

COMMUNITY

Population	3,942
Density	57 / mi²
Median household income	\$58K
Average household income	\$67K
Crime index (US avg 100)	146
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	81
Homes occupied	89%
Bachelor's or higher	10%
Poverty rate	18.5%
Unemployment	1.2%
Average temp	56°F
Annual precip	48 in
Sunshine	59%

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