

Derby 47525

ZIP code · IN · Indiana · Perry County

STRONG SELLER'S MARKET

\$344K

MEDIAN SALE PRICE

5

SALES (12 MO)

\$220K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 91 / 100



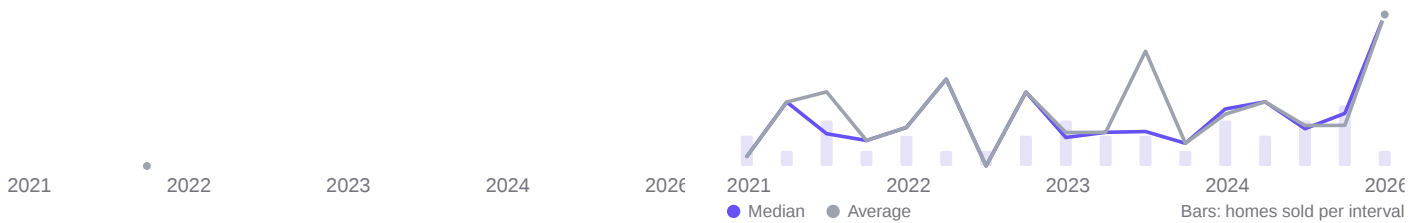
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

91 / 100

Sale prices

Median \$543K · Average \$543K



Growth (year over year)

Price +24.1% · Sales -55.6%

Price per square foot

\$224/ft²

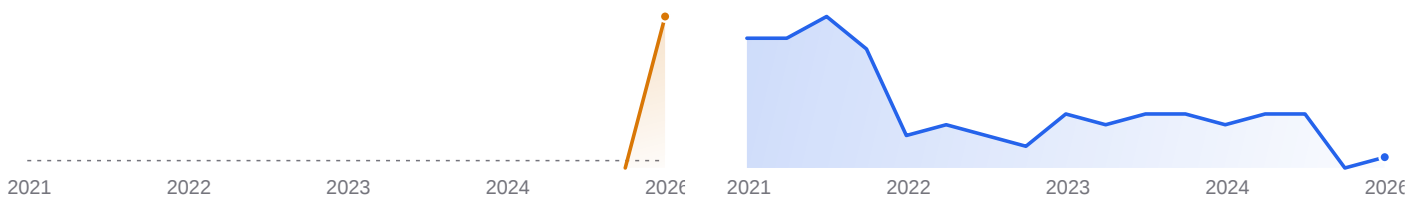


Sale premium vs estimated value

+33.6%

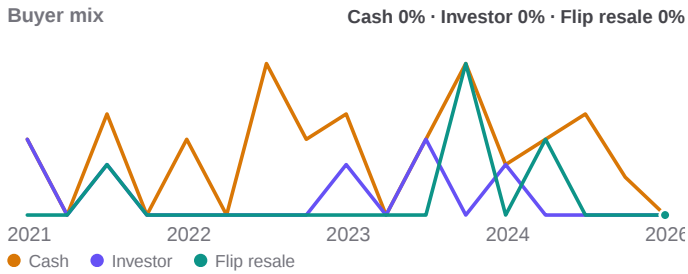
Annual turnover (share of homes sold)

1.9%



BUYERS & OUTCOMES

Buyer mix



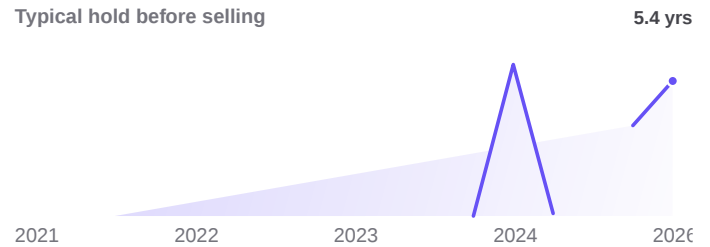
Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



Sellers who sold at a gain



Typical hold before selling



Median annualized return at resale



HOUSING STOCK

Homes	262
Median value (AVM)	\$220K
Median size	1,266 ft²
Median bedrooms	3
Median year built	1993
Single family	55%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	4.0%
Owner occupied	58%
Company owned	13%
Median loan-to-value	26%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	419
Density	14 / mi²
Median household income	\$75K
Average household income	\$81K
Crime index (US avg 100)	95
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	70
Homes occupied	88%
Bachelor's or higher	12%
Poverty rate	4.5%
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.