

Tell City 47586

ZIP code · IN · Indiana > Perry County > Tell City

BUYER'S MARKET

\$175K

MEDIAN SALE PRICE

+19.9%

1-YR CHANGE

139

SALES (12 MO)

\$170K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



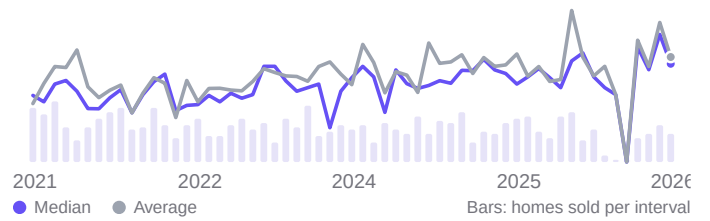
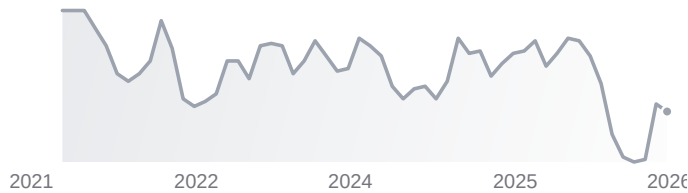
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

38 / 100

Sale prices

Median \$164K · Average \$173K

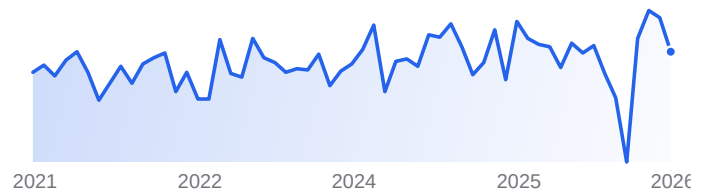
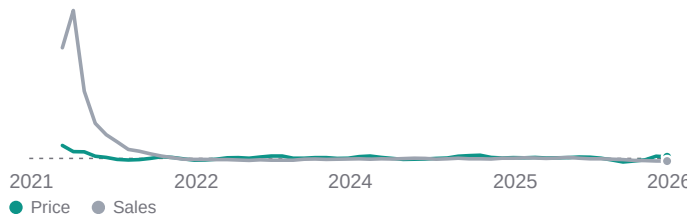


Growth (year over year)

Price +19.9% · Sales -31.5%

Price per square foot

\$109/ft²



Sale premium vs estimated value

+1.8%

Annual turnover (share of homes sold)

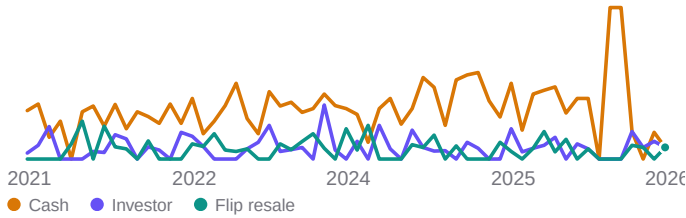
3.0%



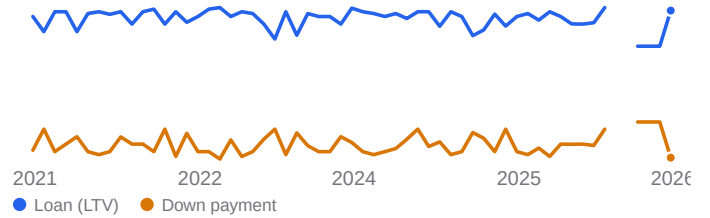
BUYERS & OUTCOMES

Buyer mix

Cash 7.7% · Investor 7.7% · Flip resale 7.7%

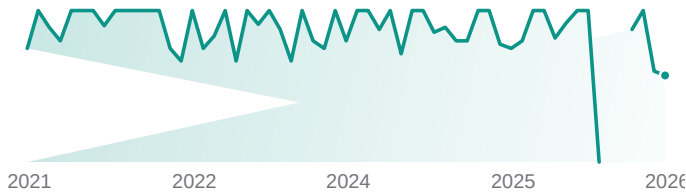


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



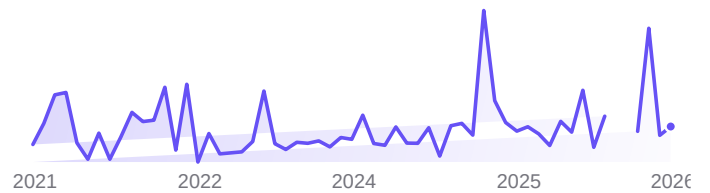
Sellers who sold at a gain

57%



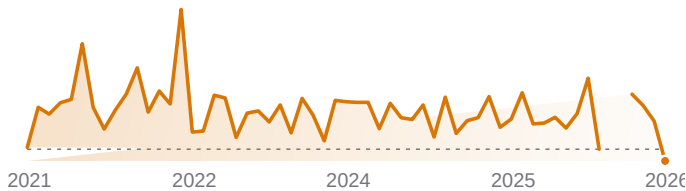
Typical hold before selling

3.5 yrs



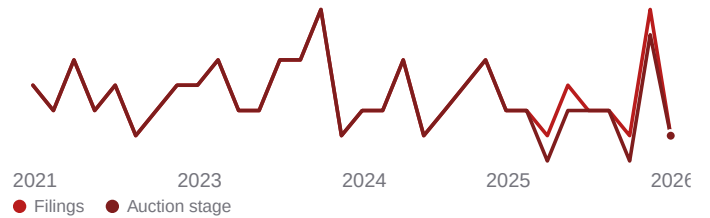
Median annualized return at resale

-2.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,568
Median value (AVM)	\$170K
Median size	1,434 ft²
Median bedrooms	3
Median year built	1966
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	3.0%
Owner occupied	79%
Company owned	8.3%
Median loan-to-value	43%
Typical ownership tenure	13.4 yrs

COMMUNITY

Population	11,413
Density	121 / mi²
Median household income	\$60K
Average household income	\$73K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	81
Homes occupied	92%
Bachelor's or higher	13%
Poverty rate	15.1%
Unemployment	1.4%
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.