

Scipio 47273

ZIP code · IN · Indiana > Jennings County > Scipio

STRONG BUYER'S MARKET

\$235K

MEDIAN SALE PRICE

17

SALES (12 MO)

\$223K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 12 / 100



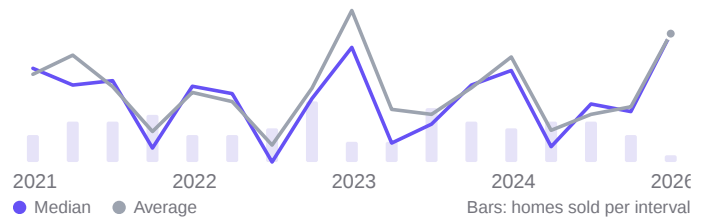
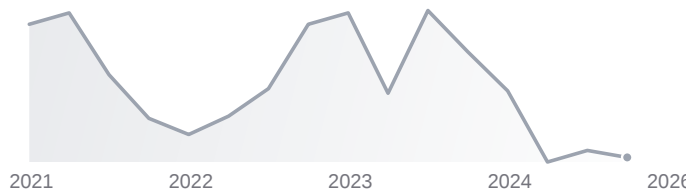
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

12 / 100

Sale prices

Median \$355K · Average \$355K

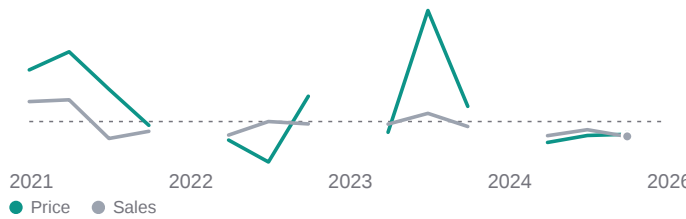


Growth (year over year)

Price -23.2% · Sales -27.3%

Price per square foot

\$197/ft²

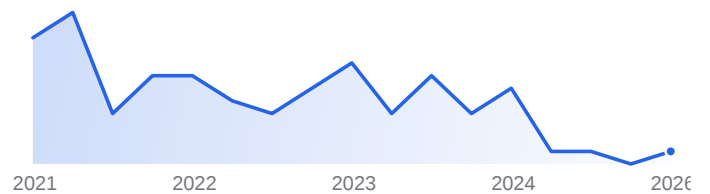
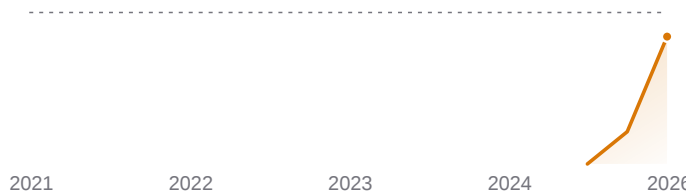


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

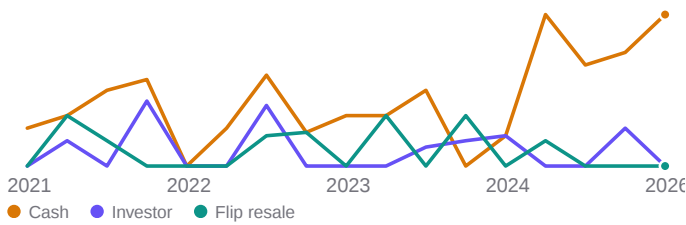
2.1%



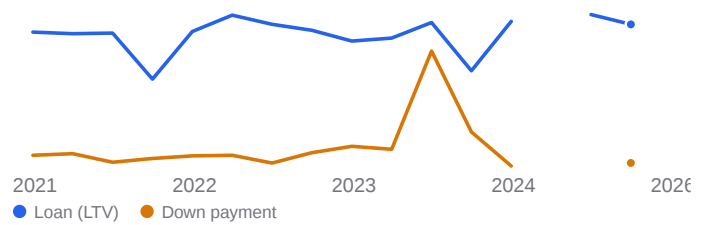
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%

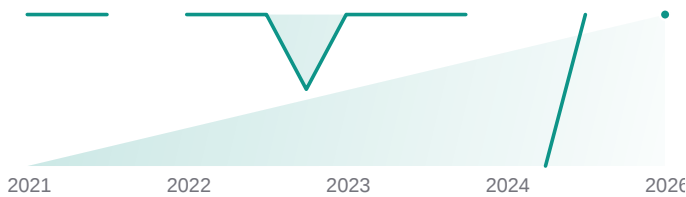


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



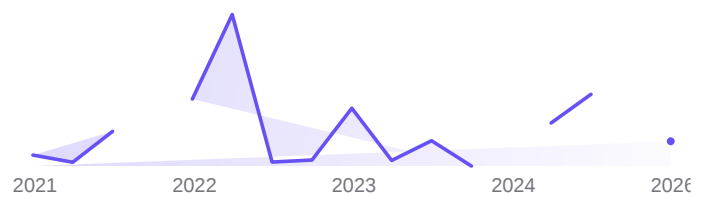
Sellers who sold at a gain

100%



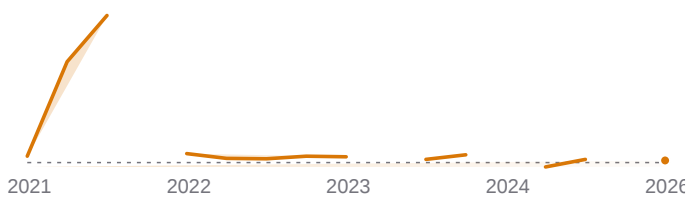
Typical hold before selling

2.3 yrs



Median annualized return at resale

+6.1%



HOUSING STOCK

Homes	792
Median value (AVM)	\$223K
Median size	1,459 ft²
Median bedrooms	3
Median year built	1984
Single family	68%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	2.0%
Owner occupied	88%
Company owned	4.9%
Median loan-to-value	44%
Typical ownership tenure	23.7 yrs

COMMUNITY

Population	2,355
Density	77 / mi²
Median household income	\$82K
Average household income	\$97K
Crime index (US avg 100)	59
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	36
Homes occupied	96%
Bachelor's or higher	16%
Poverty rate	12.4%
Unemployment	1.2%
Average temp	54°F
Annual precip	45 in
Sunshine	59%

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