

Spiceland 47385

ZIP code · IN · Indiana · Henry County · Spiceland

SELLER'S MARKET

\$191K

MEDIAN SALE PRICE

+59.2%

1-YR CHANGE

20

SALES (12 MO)

\$199K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 75 / 100

Buyer's market

Balanced

Seller's market

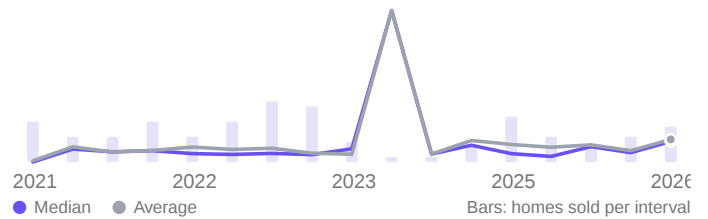
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

75 / 100

Sale prices

Median \$198K · Average \$207K

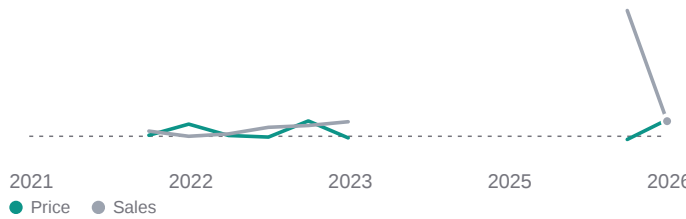


Growth (year over year)

Price +59.2% · Sales +53.8%

Price per square foot

\$129/ft²

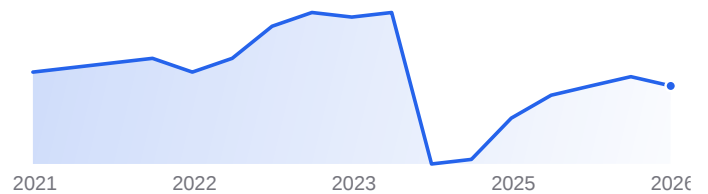
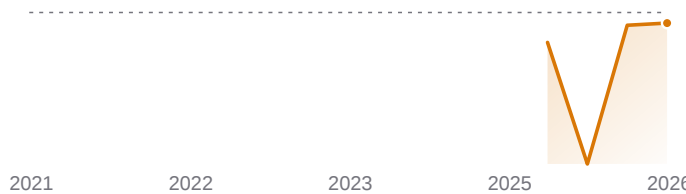


Sale premium vs estimated value

-2.4%

Annual turnover (share of homes sold)

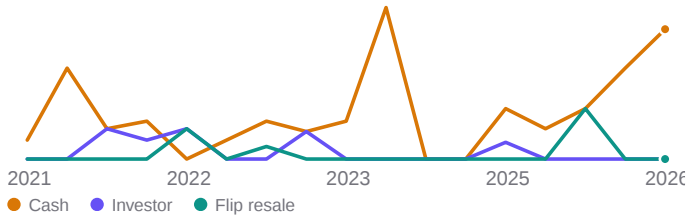
2.9%



BUYERS & OUTCOMES

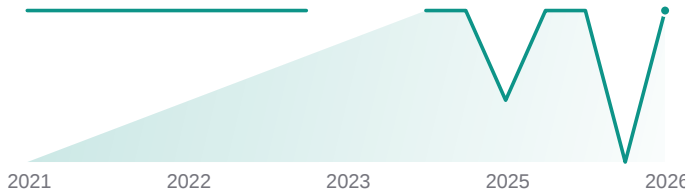
Buyer mix

Cash 86% · Investor 0% · Flip resale 0%



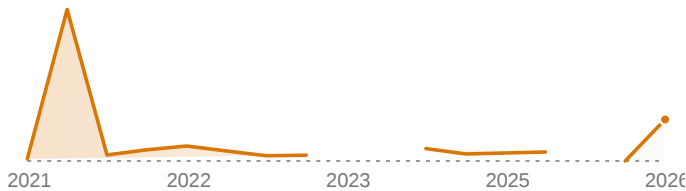
Sellers who sold at a gain

100%

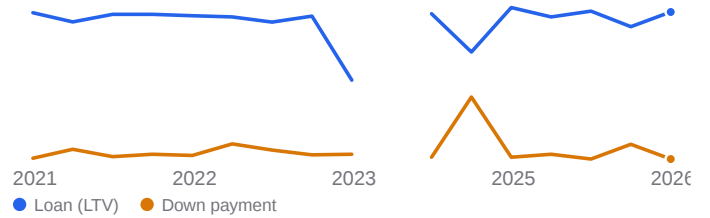


Median annualized return at resale

+56.7%

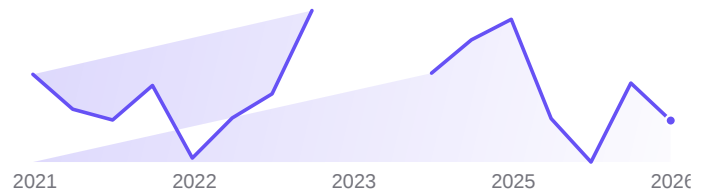


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



Typical hold before selling

3.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	687
Median value (AVM)	\$199K
Median size	1,636 ft²
Median bedrooms	3
Median year built	1960
Single family	71%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	2.6%
Owner occupied	83%
Company owned	7.1%
Median loan-to-value	36%
Typical ownership tenure	16.0 yrs

COMMUNITY

Population	1,633
Density	112 / mi²
Median household income	\$76K
Average household income	\$85K
Crime index (US avg 100)	148
Air pollution index (US avg 100)	208
Earthquake index (US avg 100)	37
Homes occupied	93%
Bachelor's or higher	12%
Poverty rate	12.8%
Unemployment	1.5%
Average temp	51°F
Annual precip	42 in
Sunshine	55%

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