

# Spencer 47460

ZIP code · IN · Indiana > Owen County > Spencer

BALANCED MARKET

**\$294K**

MEDIAN SALE PRICE

**+43.1%**

1-YR CHANGE

**136**

SALES (12 MO)

**\$242K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



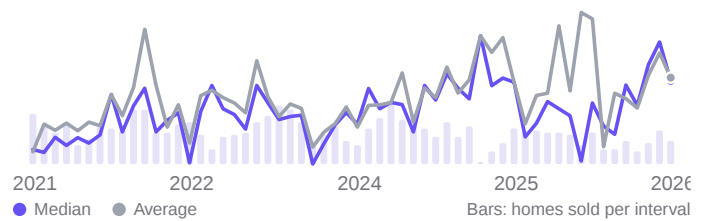
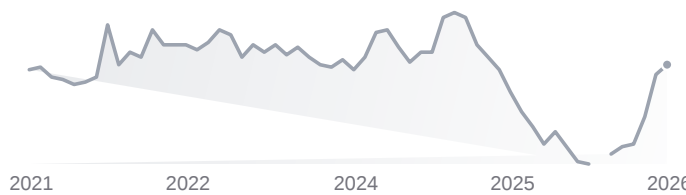
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$263K · Average \$268K

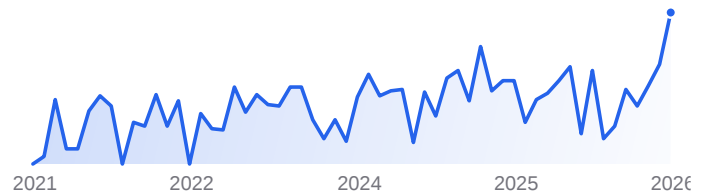
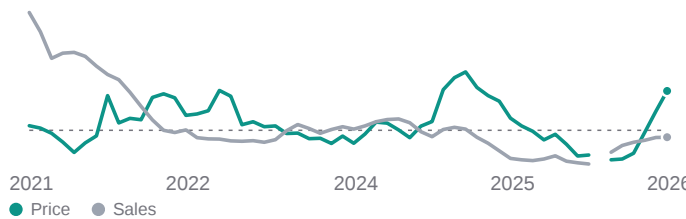


Growth (year over year)

Price +43.1% · Sales -7.5%

Price per square foot

\$218/ft²

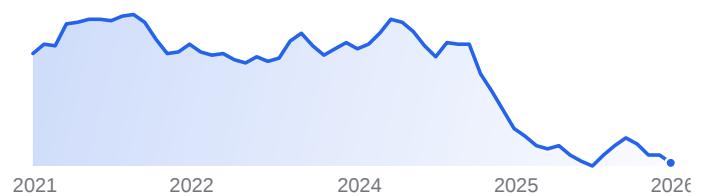


Sale premium vs estimated value

-1.2%

Annual turnover (share of homes sold)

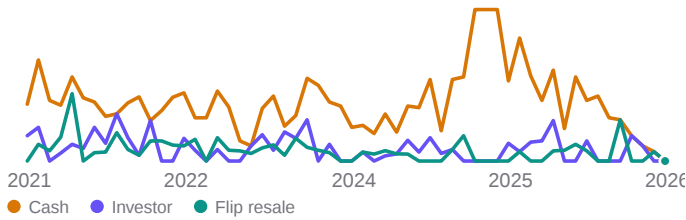
2.8%



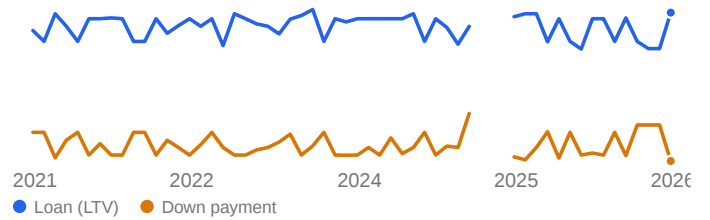
## BUYERS & OUTCOMES

### Buyer mix

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

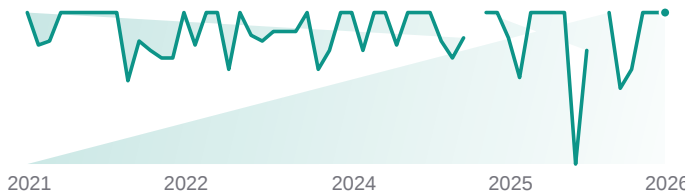


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



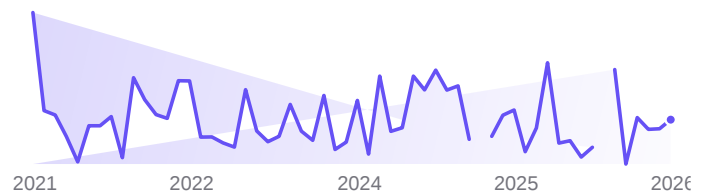
### Sellers who sold at a gain

100%



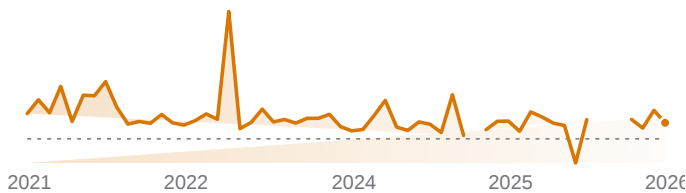
### Typical hold before selling

3.7 yrs



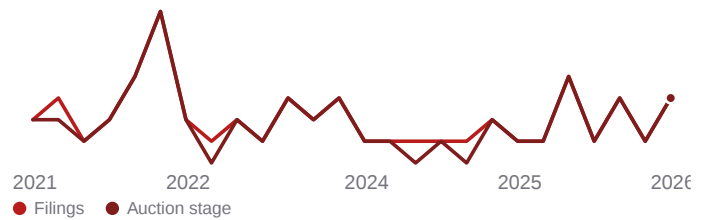
### Median annualized return at resale

+7.9%



### Preforeclosure filings

Filings 3 · Auction stage 3



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 4,885     |
| Median value (AVM) | \$242K    |
| Median size        | 1,440 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1986      |
| Single family      | 59%       |
| Condos             | 1.0%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 64%  |
| Underwater (LTV 125% or more) | 2.7% |
| Owner occupied                | 80%  |
| Company owned                 | 7.5% |
| Median loan-to-value          | 34%  |

Typical ownership tenure

**14.2 yrs**

## COMMUNITY

|                                  |                            |
|----------------------------------|----------------------------|
| Population                       | <b>11,799</b>              |
| Density                          | <b>79 / mi<sup>2</sup></b> |
| Median household income          | <b>\$63K</b>               |
| Average household income         | <b>\$77K</b>               |
| Crime index (US avg 100)         | <b>119</b>                 |
| Air pollution index (US avg 100) | <b>119</b>                 |
| Earthquake index (US avg 100)    | <b>69</b>                  |
| Homes occupied                   | <b>91%</b>                 |
| Bachelor's or higher             | <b>13%</b>                 |
| Poverty rate                     | <b>8.5%</b>                |
| Unemployment                     | <b>1.2%</b>                |
| Average temp                     | <b>53°F</b>                |
| Annual precip                    | <b>45 in</b>               |
| Sunshine                         | <b>55%</b>                 |

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.