

Dale 47523

ZIP code · IN · Indiana · Spencer County · Dale

BALANCED MARKET

\$152K

MEDIAN SALE PRICE

+28.4%

1-YR CHANGE

41

SALES (12 MO)

\$177K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100

Buyer's market

Balanced

Seller's market

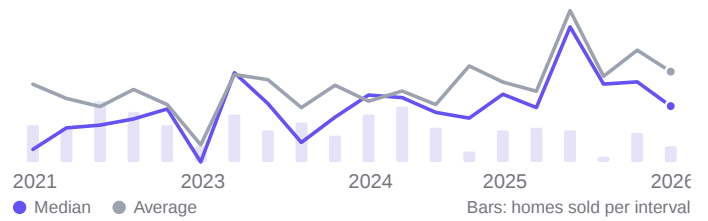
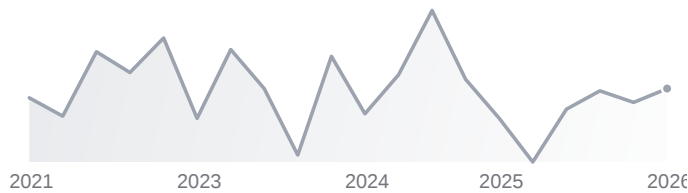
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$130K · Average \$185K

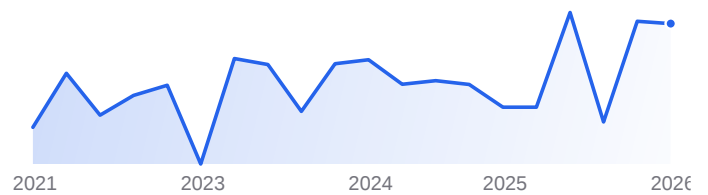
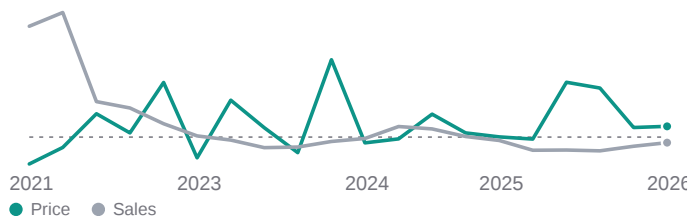


Growth (year over year)

Price +28.4% · Sales -14.6%

Price per square foot

\$158/ft²



Sale premium vs estimated value

-7.1%

Annual turnover (share of homes sold)

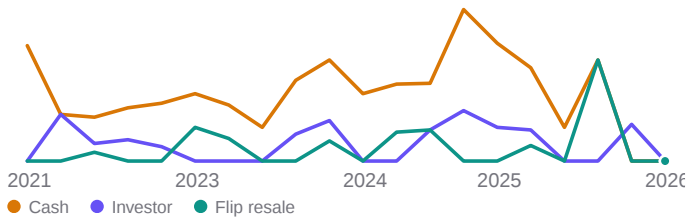
2.7%



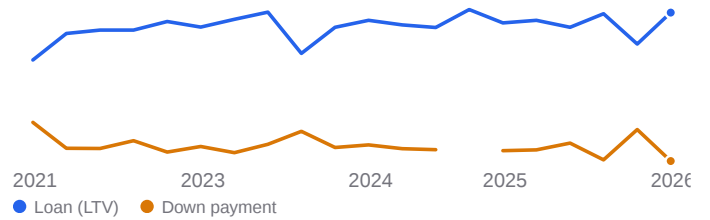
BUYERS & OUTCOMES

Buyer mix

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

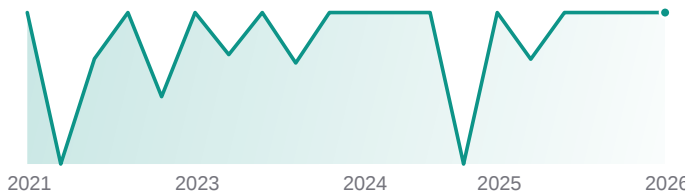


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



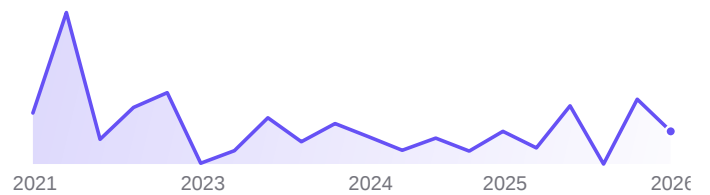
Sellers who sold at a gain

100%



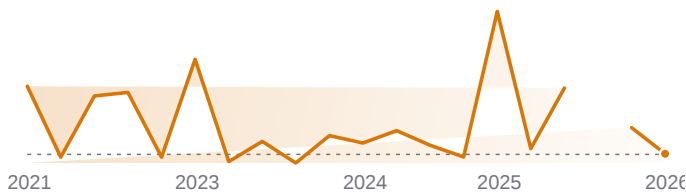
Typical hold before selling

3.1 yrs



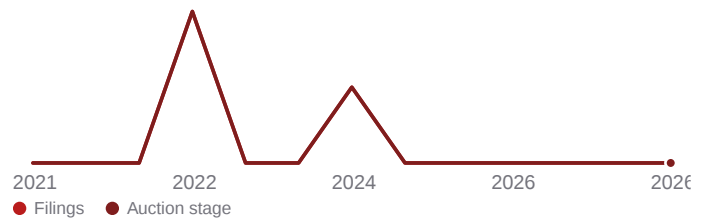
Median annualized return at resale

+0.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,520
Median value (AVM)	\$177K
Median size	1,474 ft²
Median bedrooms	3
Median year built	1979
Single family	61%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	3.4%
Owner occupied	76%
Company owned	8.8%
Median loan-to-value	35%
Typical ownership tenure	18.4 yrs

COMMUNITY

Population	3,485
Density	53 / mi²
Median household income	\$79K
Average household income	\$78K
Crime index (US avg 100)	126
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	102
Homes occupied	90%
Bachelor's or higher	16%
Poverty rate	4.8%
Unemployment	1.3%
Average temp	56°F
Annual precip	47 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.