

Evanston 47531

ZIP code · IN · Indiana · Spencer County

\$625K

MEDIAN SALE PRICE

5

SALES (12 MO)

\$222K

MEDIAN VALUE (AVM)

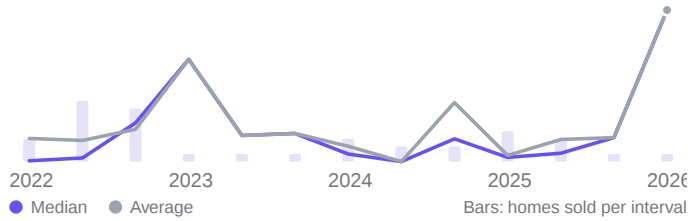
MARKET TRENDS (5 YEARS)

Sale prices

Median \$625K · Average \$625K

Growth (year over year)

Price -4.5% · Sales +33.3%

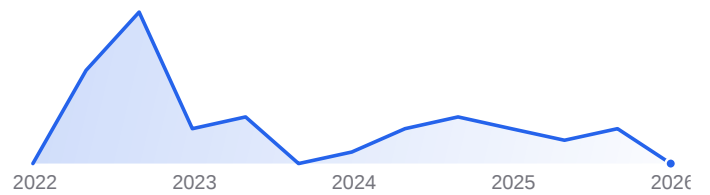


Price per square foot

\$465/ft²

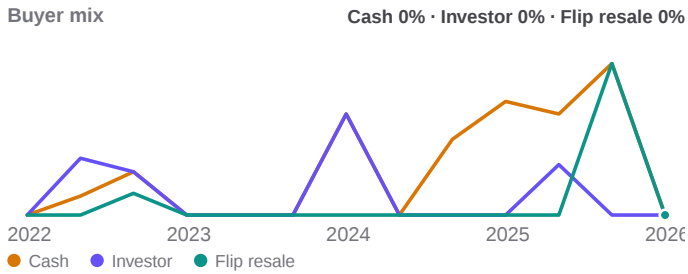
Annual turnover (share of homes sold)

1.1%



BUYERS & OUTCOMES

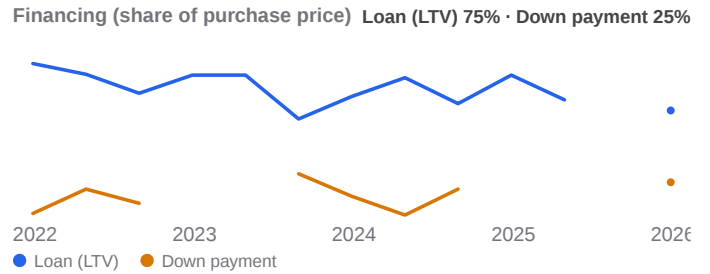
Buyer mix



Sellers who sold at a gain



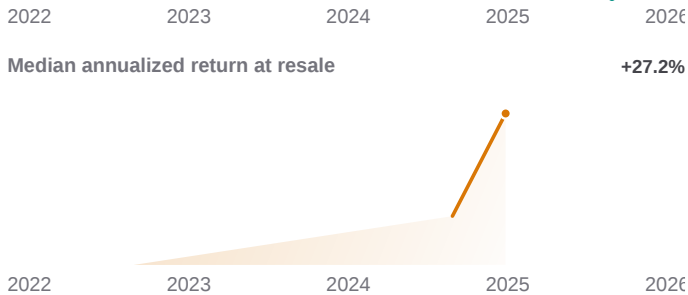
Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



Typical hold before selling



Median annualized return at resale



HOUSING STOCK

Homes	470
Median value (AVM)	\$222K
Median size	1,568 ft²
Median bedrooms	3
Median year built	1982
Single family	43%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	6.5%
Owner occupied	83%
Company owned	9.4%
Median loan-to-value	39%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	833
Density	26 / mi ²
Median household income	\$94K
Average household income	\$105K
Crime index (US avg 100)	105
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	89
Homes occupied	91%
Bachelor's or higher	13%
Poverty rate	2.5%
Unemployment	1.4%
Average temp	56°F
Annual precip	47 in
Sunshine	59%

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.