

Santa Claus 47579

ZIP code · IN · Indiana · Spencer County · Santa Claus

BALANCED MARKET

\$235K

MEDIAN SALE PRICE

-5.9%

1-YR CHANGE

47

SALES (12 MO)

\$295K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



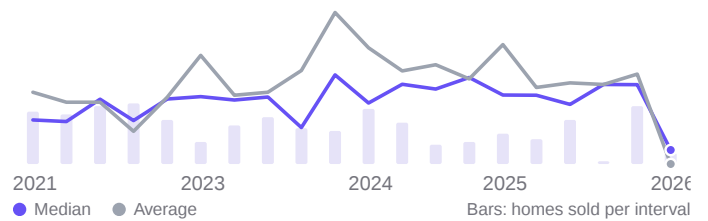
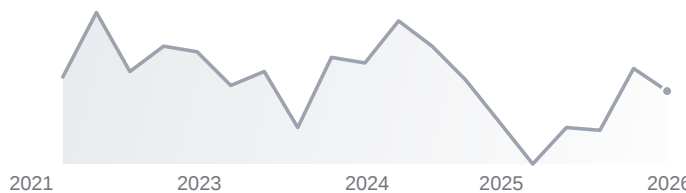
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$185K · Average \$165K

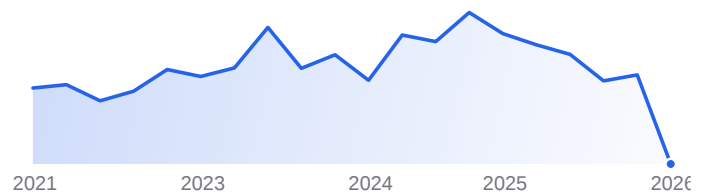
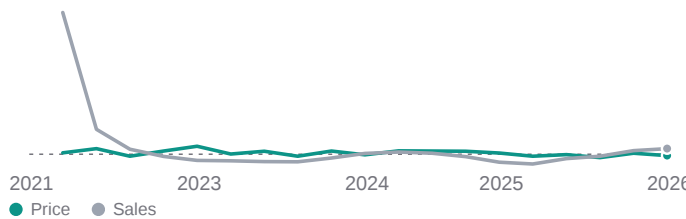


Growth (year over year)

Price -5.9% · Sales +23.7%

Price per square foot

\$84/ft²



Sale premium vs estimated value

-27.4%

Annual turnover (share of homes sold)

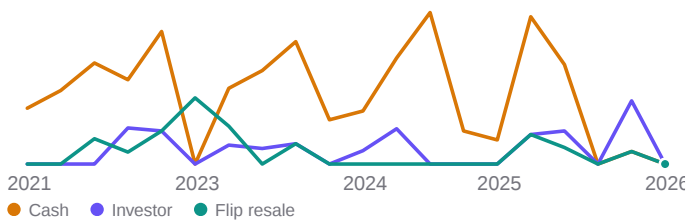
3.7%



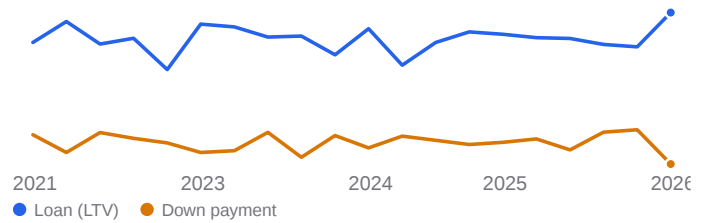
BUYERS & OUTCOMES

Buyer mix

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

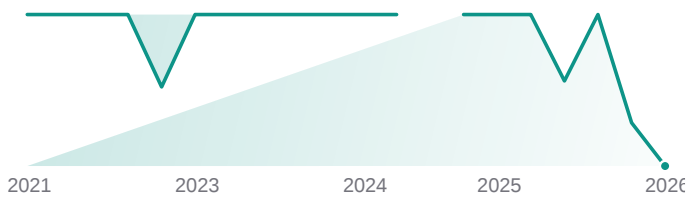


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



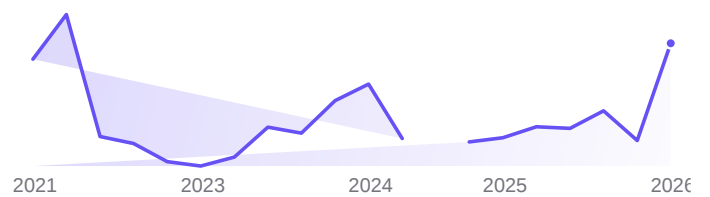
Sellers who sold at a gain

67%



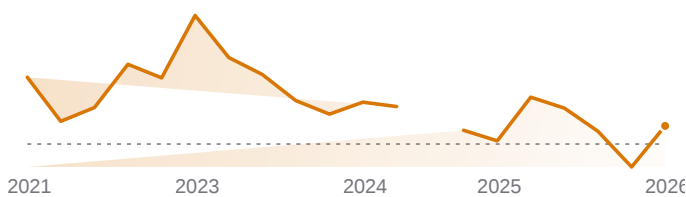
Typical hold before selling

9.5 yrs



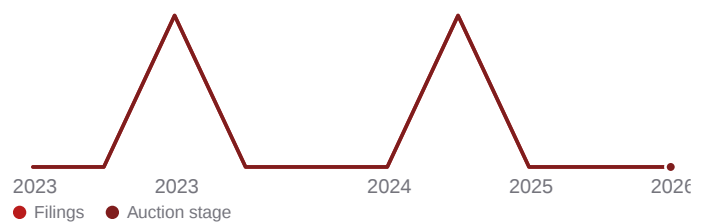
Median annualized return at resale

+3.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,273
Median value (AVM)	\$295K
Median size	1,720 ft²
Median bedrooms	3
Median year built	1997
Single family	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.7%
Owner occupied	88%
Company owned	11%
Median loan-to-value	42%
Typical ownership tenure	9.8 yrs

COMMUNITY

Population	2,260
Density	155 / mi²
Median household income	\$105K
Average household income	\$125K
Crime index (US avg 100)	62
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	96
Homes occupied	90%
Bachelor's or higher	21%
Poverty rate	3.8%
Unemployment	1.4%
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.