

Grandview 47615

ZIP code · IN · Indiana > Spencer County > Grandview

BUYER'S MARKET

\$121K

MEDIAN SALE PRICE

+62.3%

1-YR CHANGE

17

SALES (12 MO)

\$164K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



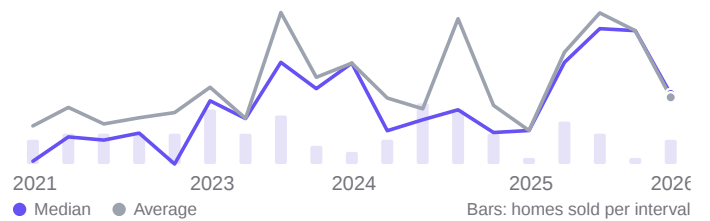
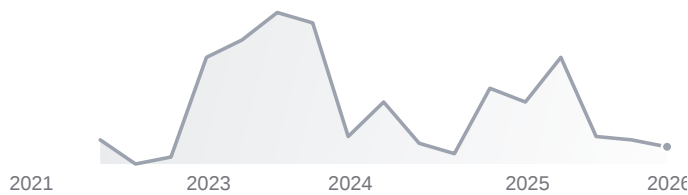
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

37 / 100

Sale prices

Median \$111K · Average \$108K

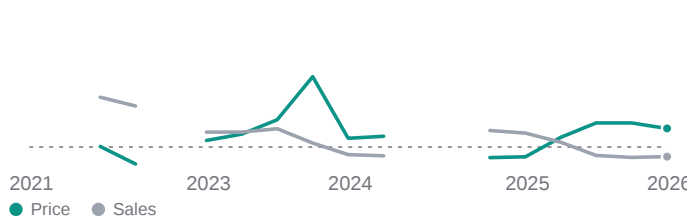


Growth (year over year)

Price +62.3% · Sales -32.0%

Price per square foot

\$70/ft²

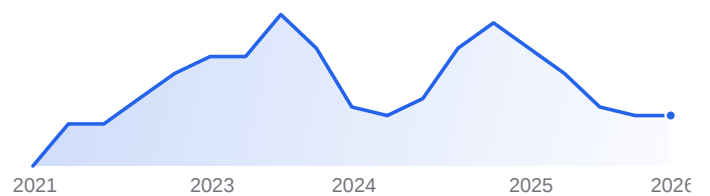
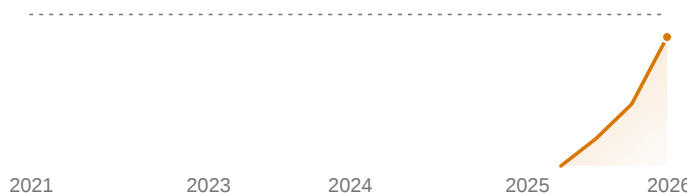


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

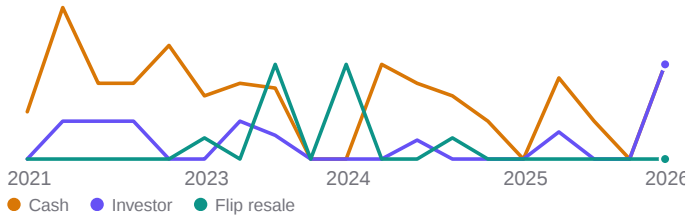
2.5%



BUYERS & OUTCOMES

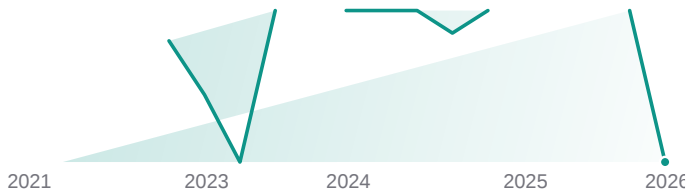
Buyer mix

Cash 50% · Investor 50% · Flip resale 0%



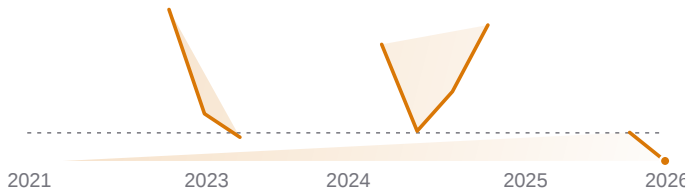
Sellers who sold at a gain

0%

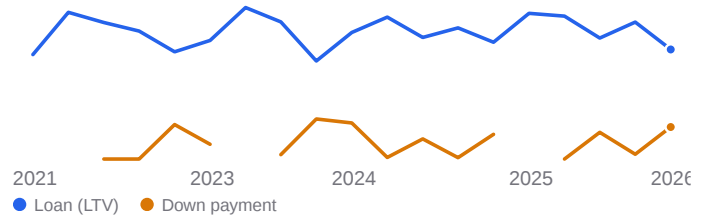


Median annualized return at resale

-8.9%

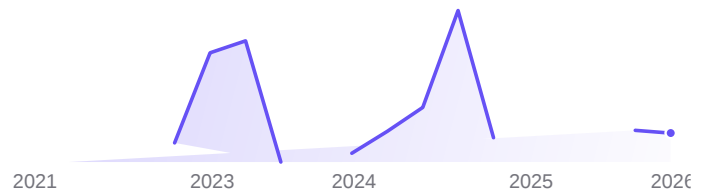


Financing (share of purchase price) Loan (LTV) 76% · Down payment 24%



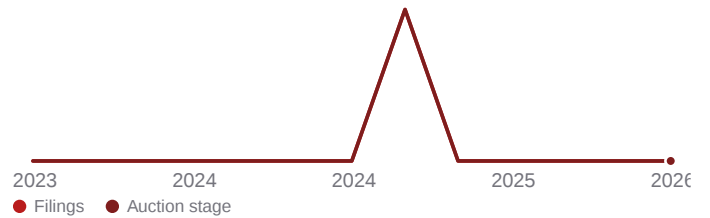
Typical hold before selling

2.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	682
Median value (AVM)	\$164K
Median size	1,431 ft²
Median bedrooms	3
Median year built	1978
Single family	51%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	2.3%
Owner occupied	79%
Company owned	8.7%
Median loan-to-value	23%
Typical ownership tenure	17.8 yrs

COMMUNITY

Population	1,260
Density	33 / mi²
Median household income	\$71K
Average household income	\$94K
Crime index (US avg 100)	148
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	96
Homes occupied	92%
Bachelor's or higher	14%
Poverty rate	2.3%
Unemployment	1.3%
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.