

Spencer 51301

ZIP code · IA · Iowa > Clay County > Spencer

BUYER'S MARKET

\$193K

MEDIAN SALE PRICE

+0.9%

1-YR CHANGE

177

SALES (12 MO)

\$148K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



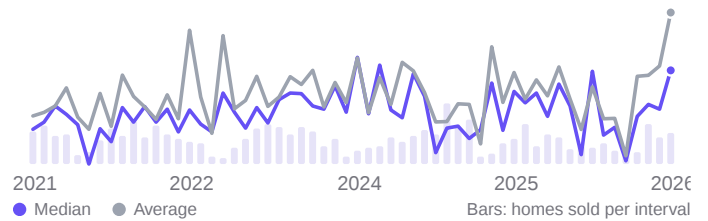
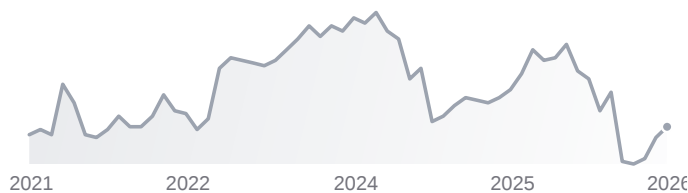
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

33 / 100

Sale prices

Median \$230K · Average \$319K

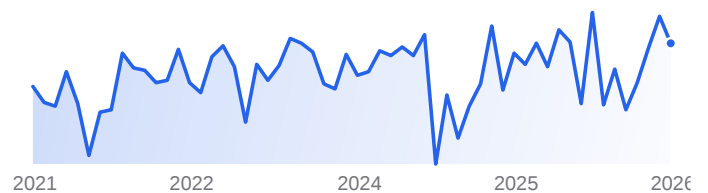
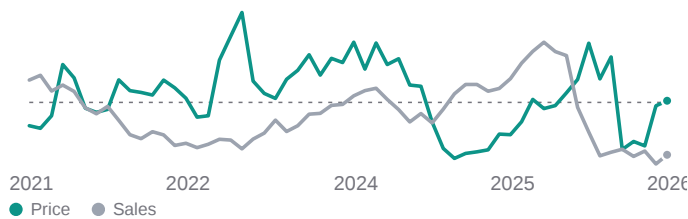


Growth (year over year)

Price +0.9% · Sales -26.3%

Price per square foot

\$159/ft²

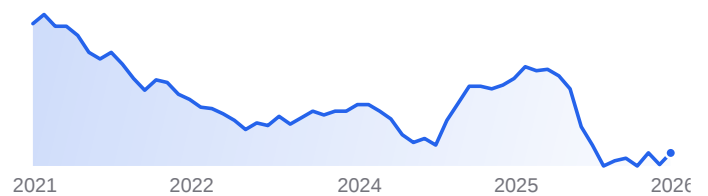


Sale premium vs estimated value

+21.5%

Annual turnover (share of homes sold)

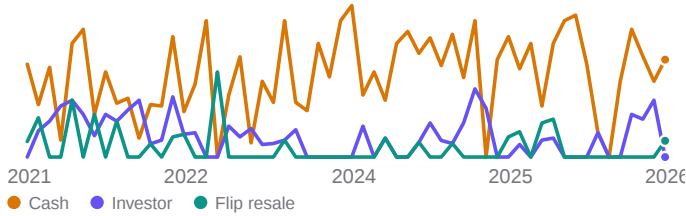
3.5%



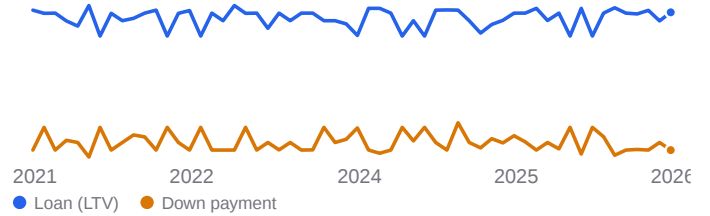
BUYERS & OUTCOMES

Buyer mix

Cash 29% · Investor 0% · Flip resale 4.8%

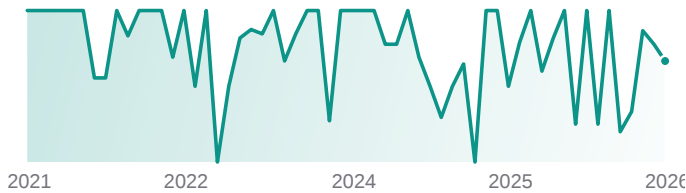


Financing (share of purchase price) Loan (LTV) 96% · Down payment 5.0%



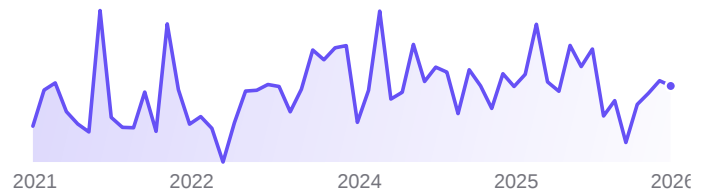
Sellers who sold at a gain

83%



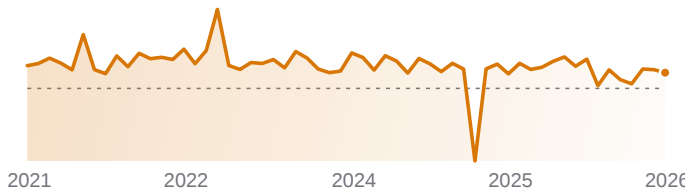
Typical hold before selling

5.0 yrs



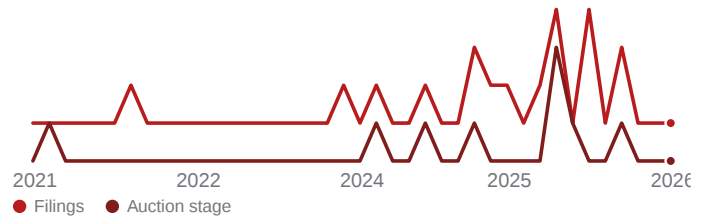
Median annualized return at resale

+3.5%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	5,009
Median value (AVM)	\$148K
Median size	1,357 ft²
Median bedrooms	3
Median year built	1958
Single family	87%
Condos	4.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	41%
Underwater (LTV 125% or more)	7.9%
Owner occupied	83%
Company owned	15%
Median loan-to-value	62%

Typical ownership tenure

9.1 yrs

COMMUNITY

Population	12,636
Density	80 / mi²
Median household income	\$64K
Average household income	\$80K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	15
Homes occupied	91%
Bachelor's or higher	20%
Poverty rate	10.9%
Unemployment	1.1%
Average temp	46°F
Annual precip	30 in
Sunshine	61%

Market metrics are derived from recorded arms-length deeds through June 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.