



Spencer County

Single Family	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	25	41	+ 64.0%	110	134	+ 21.8%
Pending Sales	22	15	- 31.8%	86	66	- 23.3%
Closed Sales	19	17	- 10.5%	73	58	- 20.5%
Cumulative Days on Market Until Sale	39	38	- 2.6%	54	55	+ 1.9%
Median Sales Price*	\$445,000	\$400,000	- 10.1%	\$400,000	\$395,500	- 1.1%
Average Sales Price*	\$443,900	\$422,091	- 4.9%	\$421,384	\$424,169	+ 0.7%
Percent of List Price Received*	98.4%	98.8%	+ 0.4%	97.8%	98.0%	+ 0.2%
Inventory of Homes for Sale	24	69	+ 187.5%	—	—	—
Months Supply of Inventory	1.4	4.8	+ 242.9%	—	—	—

Townhouse/Condo	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	0	0	0.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	0	0	0.0%	1	0	- 100.0%
Cumulative Days on Market Until Sale	—	—	—	5	—	—
Median Sales Price*	—	—	—	\$300,000	—	—
Average Sales Price*	—	—	—	\$300,000	—	—
Percent of List Price Received*	—	—	—	96.8%	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

