



Spencer, South Dakota.

Current market data.

10 cards. Every number sourced and dated. Data as of Oct 31, 2026.

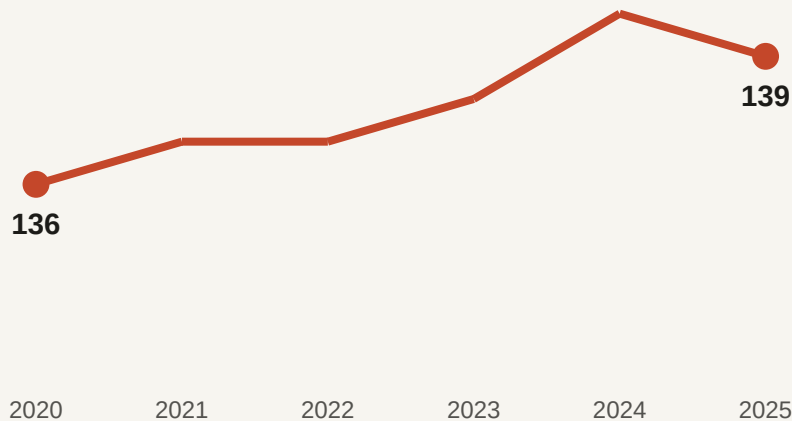


POPULATION

Growing. Up 2.2% since 2020.

139

people, the 200th-largest of South Dakota's cities and towns.



THE WORKDAY

9 in 10 jobs here go to
people who live somewhere
else.

87.5%

of 16 jobs located in Spencer are filled by in-commuters.



Each dot is 1% of jobs. Filled: held by in-commuters.

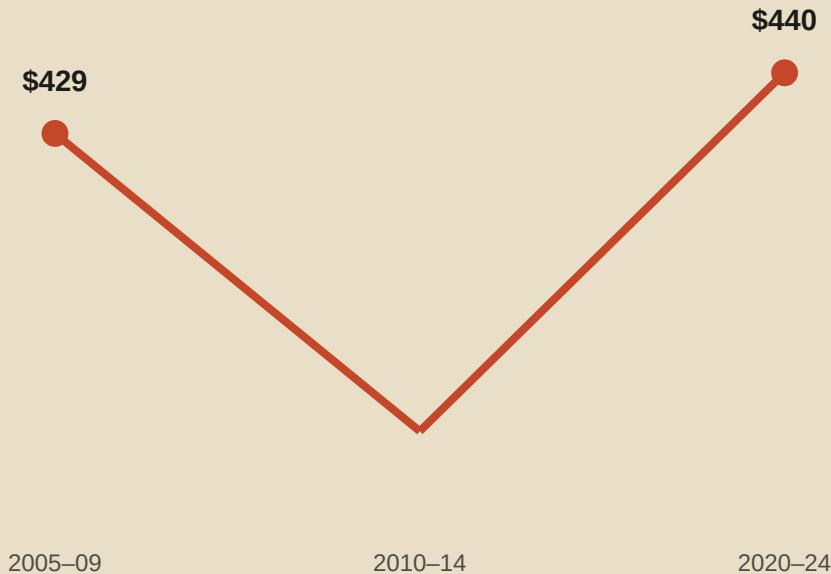


RENT

Median rent is up 3%
since the 2005–2009
survey, before inflation.

\$440

a month. South Dakota's median is \$946.





THE SEAM

Cross one tract line and median rent jumps \$144.

A \$144 gap between neighbors, the sharpest rent edge between adjacent tracts in McCook County.

TRACT 9647

\$825

TRACT 9646

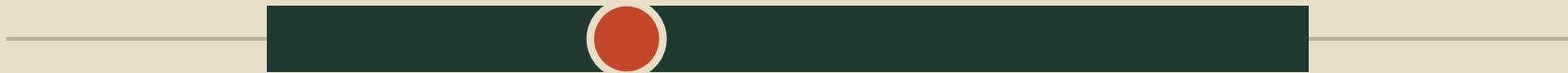
\$969



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$375–\$563



\$440 median

is the monthly rent range local workforce wages support.

BUILDING

61% of the housing here was built before 2000.

0

homes permitted, 2022–2025

61%

of all homes were built before 2000



UNITS NEEDED

None of three estimates finds a housing shortfall here.

0

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs 40% less than South Dakota's.

\$155,600

median home value in Spencer.

Spencer



\$155,600

South Dakota



\$257,400

U.S.



\$332,700

THAT WAS SPENCER'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at [**almanacdata.ai/e/sd/spencer/**](https://almanacdata.ai/e/sd/spencer/)

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