

Lyon County, IA

County · IA · Iowa

BALANCED MARKET

\$214K

MEDIAN SALE PRICE

+0.0%

1-YR CHANGE

140

SALES (12 MO)

\$248K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



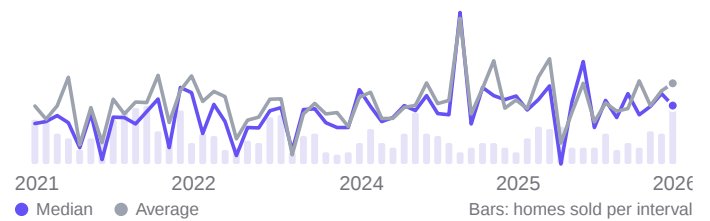
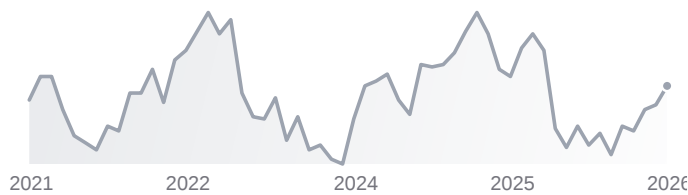
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$205K · Average \$261K

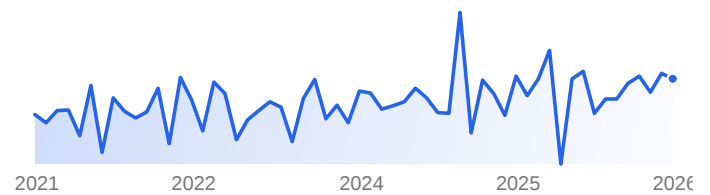
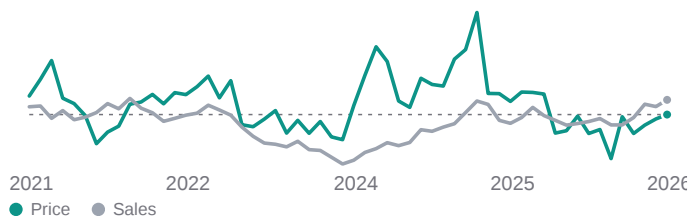


Growth (year over year)

Price +0.0% · Sales +12.0%

Price per square foot

\$164/ft²

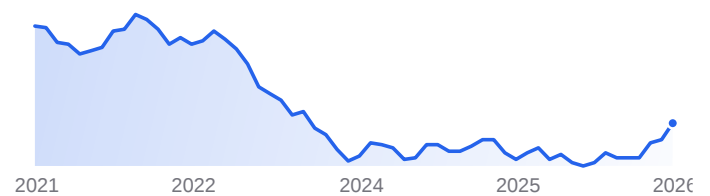
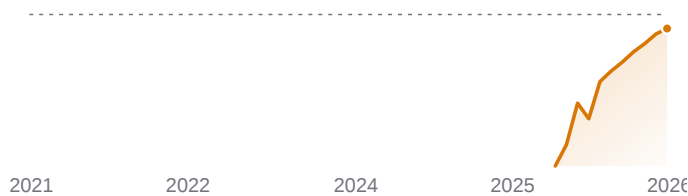


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

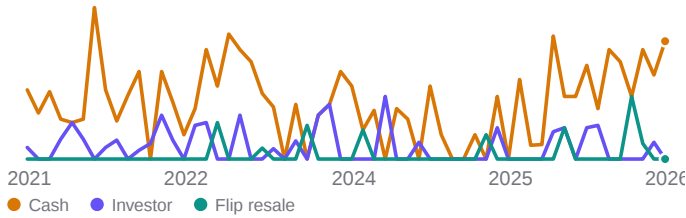
2.9%



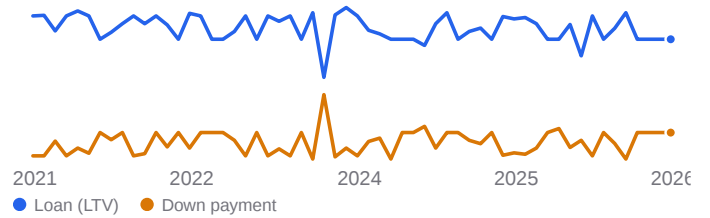
BUYERS & OUTCOMES

Buyer mix

Cash 54% · Investor 0% · Flip resale 0%

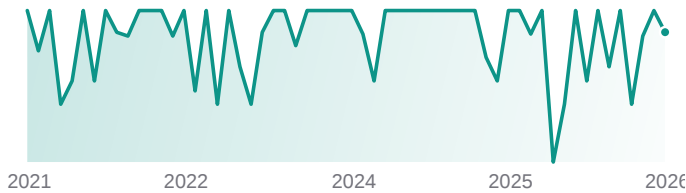


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



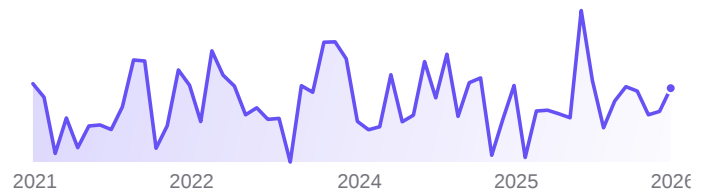
Sellers who sold at a gain

92%



Typical hold before selling

7.6 yrs



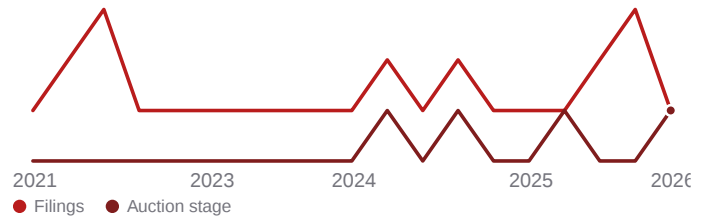
Median annualized return at resale

+6.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,774
Median value (AVM)	\$248K
Median size	1,565 ft²
Median bedrooms	3
Median year built	1956
Single family	72%
Condos	0.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	5.2%
Owner occupied	86%
Company owned	12%
Median loan-to-value	39%

Typical ownership tenure

11.9 yrs

COMMUNITY

Population	12,463
Density	21 / mi²
Median household income	\$74K
Average household income	\$92K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	19
Homes occupied	94%
Bachelor's or higher	15%
Poverty rate	3.6%
Unemployment	0.8%
Average temp	46°F
Annual precip	27 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.