

Sioux County, IA

County · IA · Iowa

BALANCED MARKET

\$278K

MEDIAN SALE PRICE

-0.2%

1-YR CHANGE

465

SALES (12 MO)

\$275K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



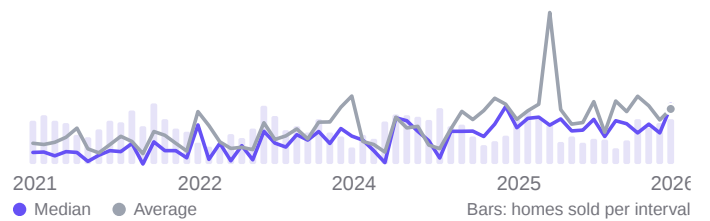
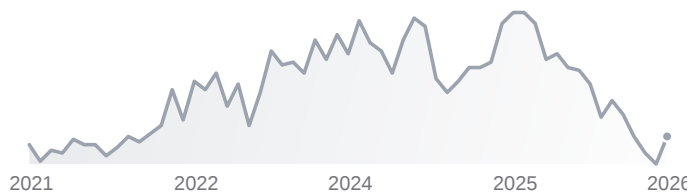
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

40 / 100

Sale prices

Median \$320K · Average \$313K

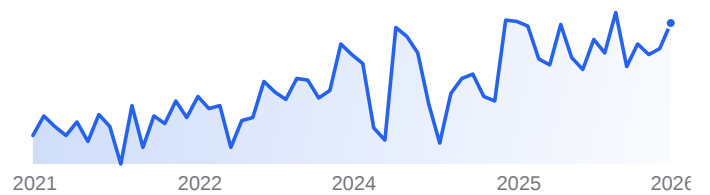
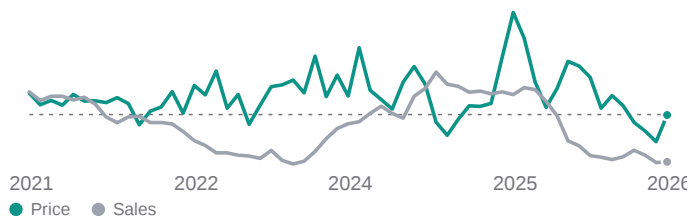


Growth (year over year)

Price -0.2% · Sales -21.5%

Price per square foot

\$211/ft²

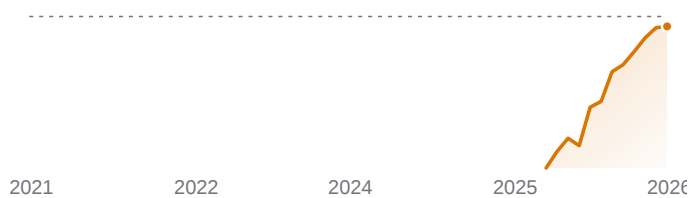


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

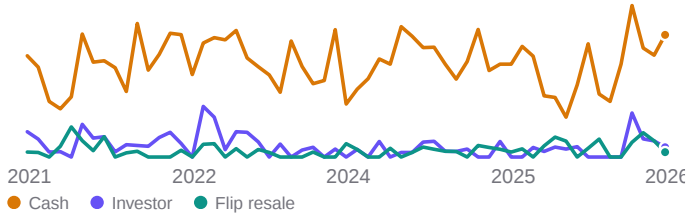
3.8%



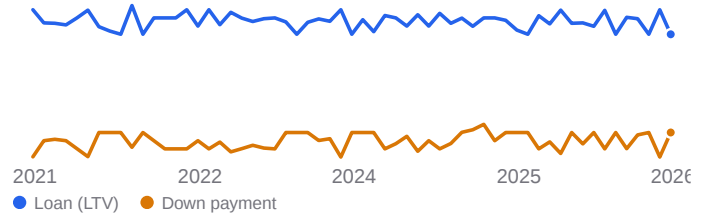
BUYERS & OUTCOMES

Buyer mix

Cash 44% · Investor 3.5% · Flip resale 1.8%

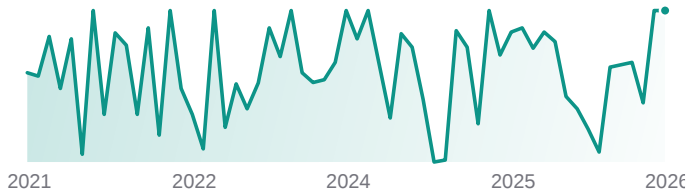


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



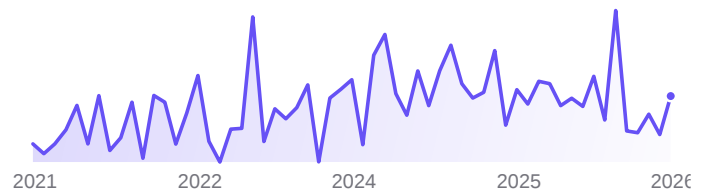
Sellers who sold at a gain

100%



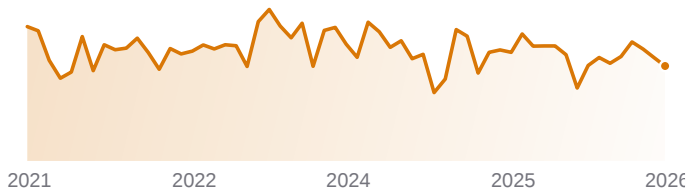
Typical hold before selling

6.6 yrs



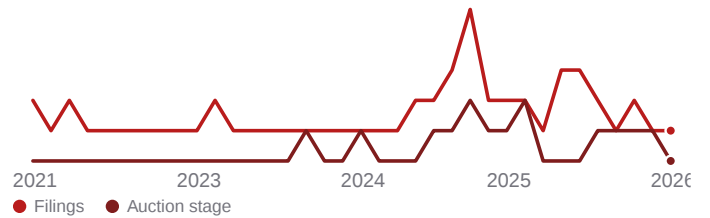
Median annualized return at resale

+5.5%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	12,296
Median value (AVM)	\$275K
Median size	1,508 ft²
Median bedrooms	3
Median year built	1969
Single family	79%
Condos	4.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	5.9%
Owner occupied	83%
Company owned	20%
Median loan-to-value	48%

Typical ownership tenure

16.7 yrs

COMMUNITY

Population	36,564
Density	48 / mi²
Median household income	\$82K
Average household income	\$103K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	17
Homes occupied	95%
Bachelor's or higher	22%
Poverty rate	6.0%
Unemployment	0.7%
Average temp	47°F
Annual precip	28 in
Sunshine	61%

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