

Adel 50003

ZIP code · IA · Iowa > Dallas County > Adel

BALANCED MARKET

\$387K

MEDIAN SALE PRICE

+6.1%

1-YR CHANGE

191

SALES (12 MO)

\$365K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



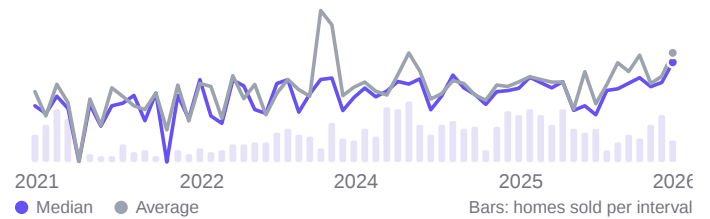
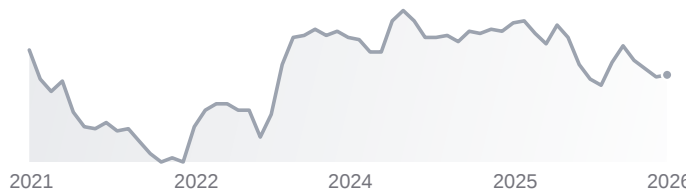
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

50 / 100

Sale prices

Median \$445K · Average \$482K

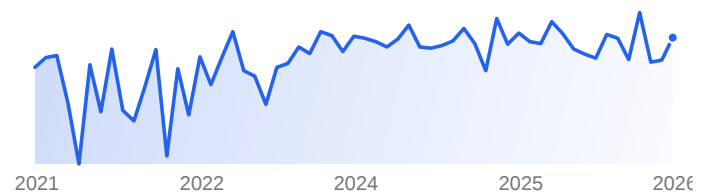
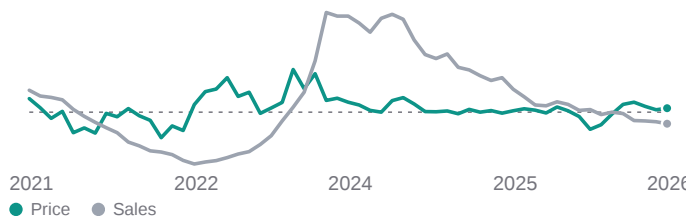


Growth (year over year)

Price +6.1% · Sales -18.0%

Price per square foot

\$218/ft²

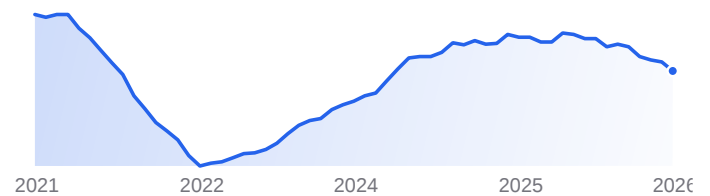


Sale premium vs estimated value

-1.1%

Annual turnover (share of homes sold)

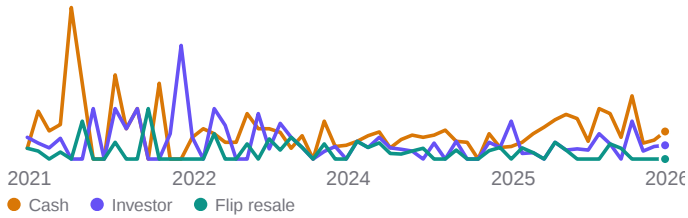
5.1%



BUYERS & OUTCOMES

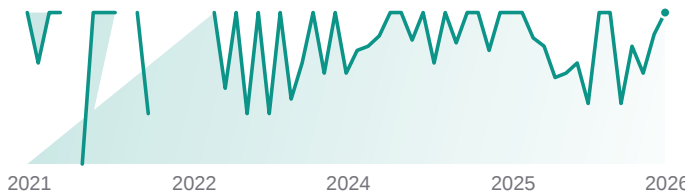
Buyer mix

Cash 18% · Investor 9.1% · Flip resale 0%



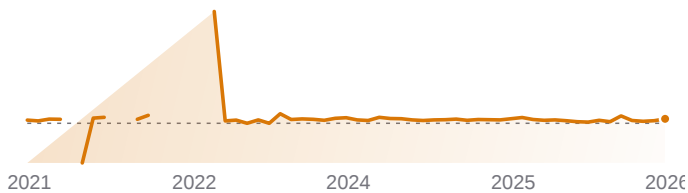
Sellers who sold at a gain

100%

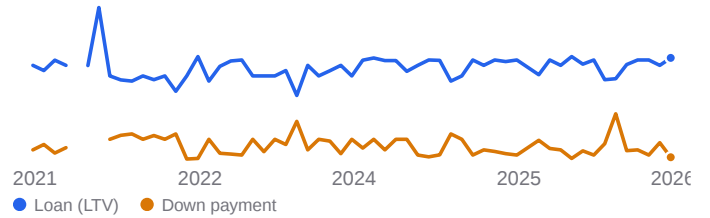


Median annualized return at resale

+5.8%

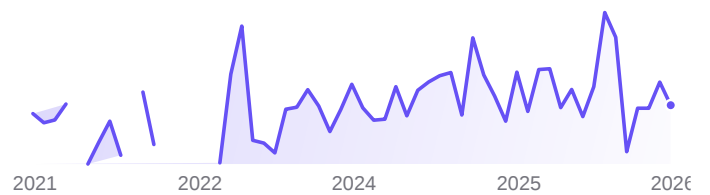


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



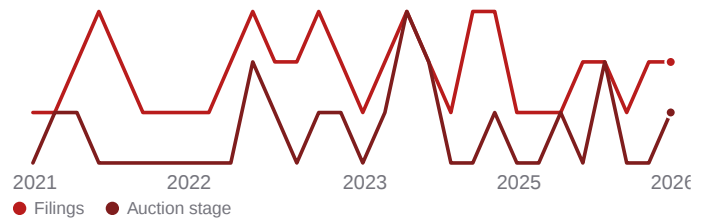
Typical hold before selling

5.0 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	3,764
Median value (AVM)	\$365K
Median size	1,685 ft²
Median bedrooms	3
Median year built	1999
Single family	89%
Condos	1.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	36%
Underwater (LTV 125% or more)	6.4%
Owner occupied	89%
Company owned	16%
Median loan-to-value	63%

Typical ownership tenure

7.4 yrs

COMMUNITY

Population	12,779
Density	116 / mi ²
Median household income	\$101K
Average household income	\$129K
Crime index (US avg 100)	138
Air pollution index (US avg 100)	116
Earthquake index (US avg 100)	12
Homes occupied	95%
Bachelor's or higher	31%
Poverty rate	5.2%
Unemployment	1.0%
Average temp	49°F
Annual precip	34 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.