

Grand River 50108

ZIP code · IA · Iowa > Decatur County > Grand River

BALANCED MARKET

\$93K

MEDIAN SALE PRICE

-40.3%

1-YR CHANGE

12

SALES (12 MO)

\$129K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100

Buyer's market

Balanced

Seller's market

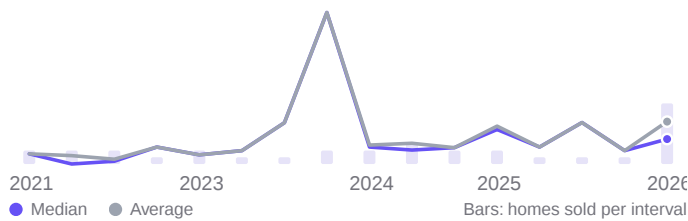
MARKET TRENDS (5 YEARS)

Sale prices

Median \$117K · Average \$186K

Growth (year over year)

Price -40.3% · Sales +71.4%

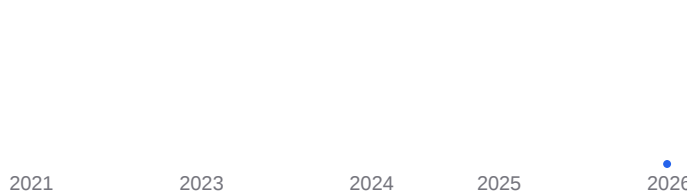


Price per square foot

\$87/ft²

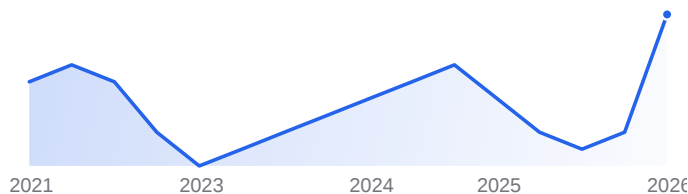
Sale premium vs estimated value

-24.7%



Annual turnover (share of homes sold)

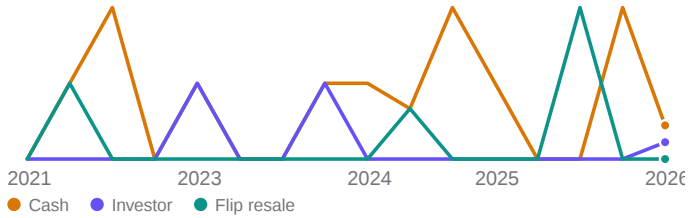
4.3%



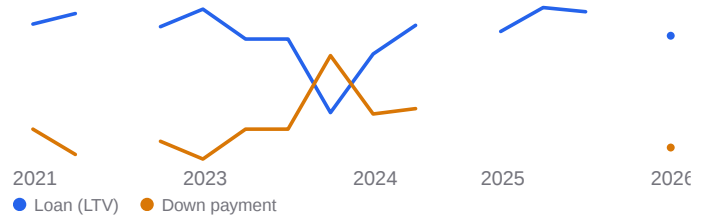
BUYERS & OUTCOMES

Buyer mix

Cash 22% · Investor 11% · Flip resale 0%

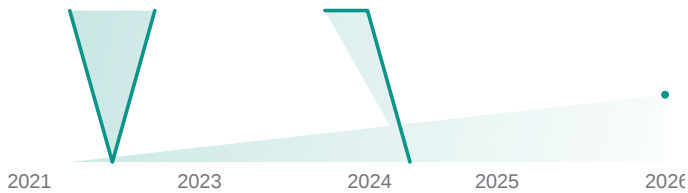


Financing (share of purchase price) Loan (LTV) 82% · Down payment 7.7%



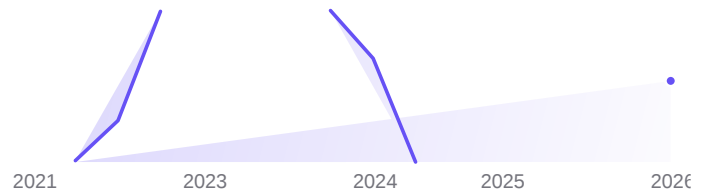
Sellers who sold at a gain

44%



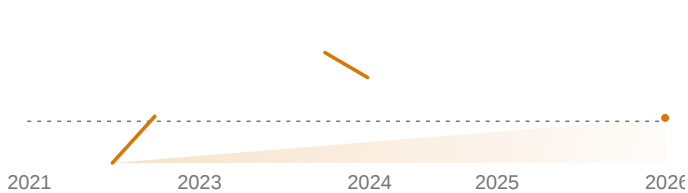
Typical hold before selling

8.5 yrs



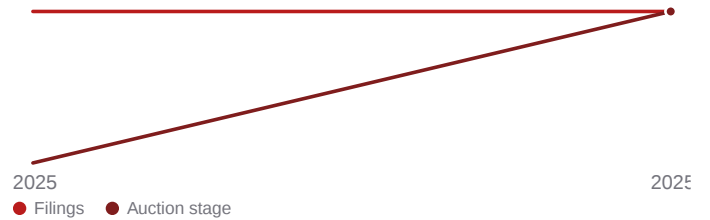
Median annualized return at resale

+1.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	277
Median value (AVM)	\$129K
Median size	1,267 ft²
Median bedrooms	3
Median year built	1960
Single family	54%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	79%
Underwater (LTV 125% or more)	3.7%
Owner occupied	58%
Company owned	19%
Median loan-to-value	9%
Typical ownership tenure	8.6 yrs

COMMUNITY

Population	494
Density	7 / mi²
Median household income	\$58K
Average household income	\$73K
Crime index (US avg 100)	138
Air pollution index (US avg 100)	122
Earthquake index (US avg 100)	13
Homes occupied	75%
Bachelor's or higher	21%
Poverty rate	19.8%
Unemployment	0.9%
Average temp	51°F
Annual precip	36 in
Sunshine	59%

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