

Leon 50144

ZIP code · IA · Iowa > Decatur County > Leon

SELLER'S MARKET

\$196K

MEDIAN SALE PRICE

+62.1%

1-YR CHANGE

36

SALES (12 MO)

\$134K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100



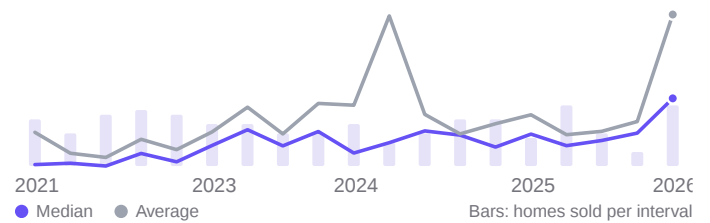
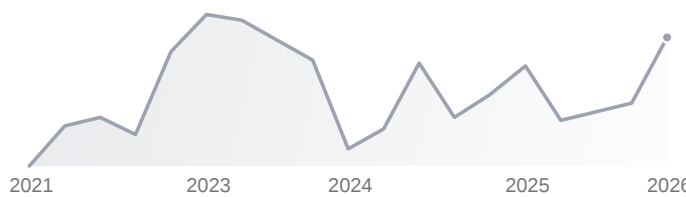
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$202K · Average \$393K

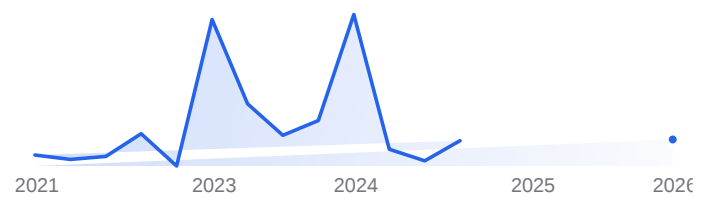
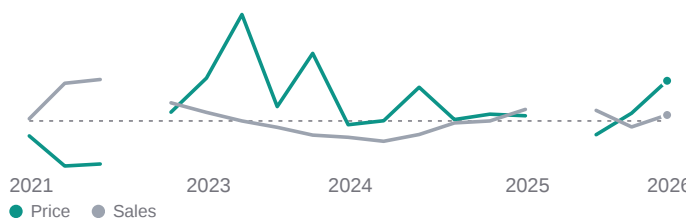


Growth (year over year)

Price +62.1% · Sales +9.1%

Price per square foot

\$74/ft²



Sale premium vs estimated value

+1.9%

Annual turnover (share of homes sold)

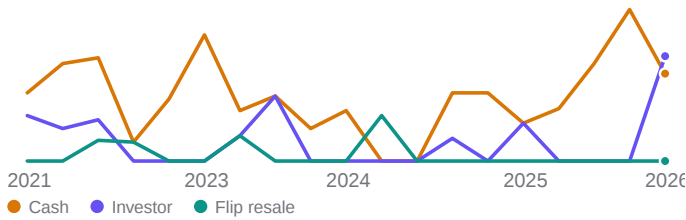
2.9%



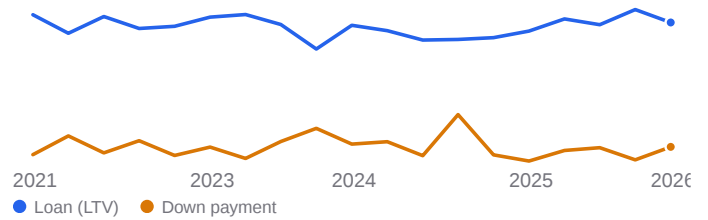
BUYERS & OUTCOMES

Buyer mix

Cash 38% · Investor 46% · Flip resale 0%

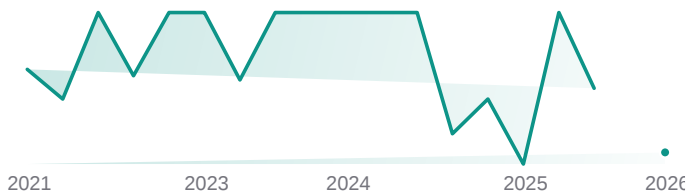


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



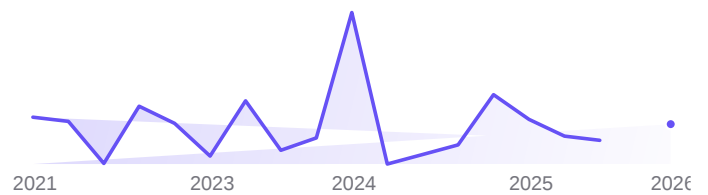
Sellers who sold at a gain

54%



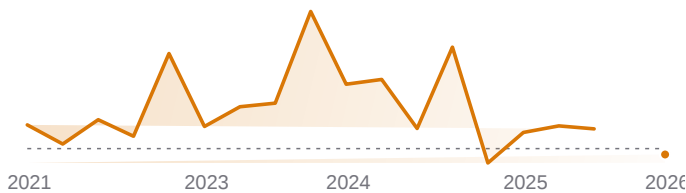
Typical hold before selling

5.3 yrs



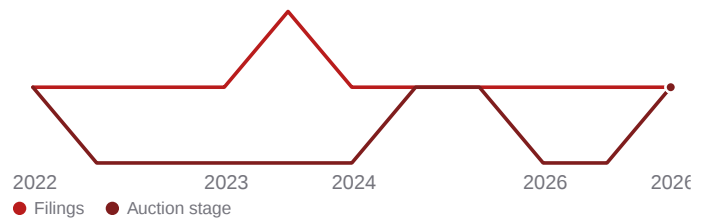
Median annualized return at resale

-1.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,236
Median value (AVM)	\$134K
Median size	1,536 ft²
Median bedrooms	3
Median year built	1940
Single family	74%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	5.5%
Owner occupied	68%
Company owned	18%
Median loan-to-value	25%
Typical ownership tenure	9.4 yrs

COMMUNITY

Population	2,864
Density	20 / mi²
Median household income	\$56K
Average household income	\$74K
Crime index (US avg 100)	145
Air pollution index (US avg 100)	118
Earthquake index (US avg 100)	13
Homes occupied	84%
Bachelor's or higher	10%
Poverty rate	7.3%
Unemployment	0.9%
Average temp	51°F
Annual precip	37 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.