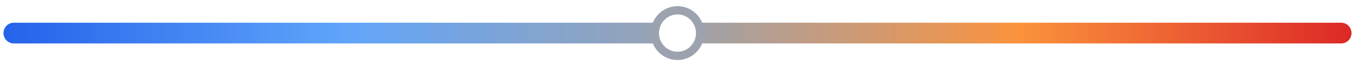
Melcher Dallas 50163

ZIP code · IA · Iowa › Marion County

BALANCED MARKET

$103K	13	$107K
MEDIAN SALE PRICE	SALES (12 MO)	MEDIAN VALUE (AVM)

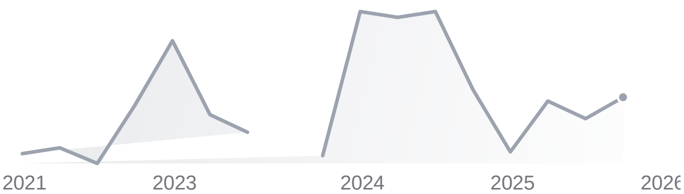
Market temperature Balanced market · 50 / 100



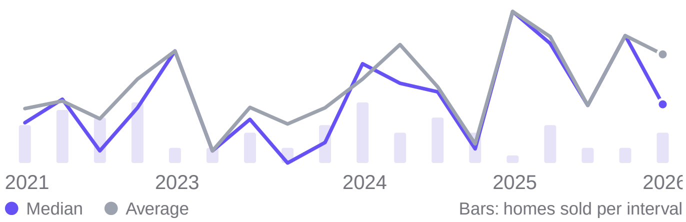
Buyer's market Balanced Seller's market

MARKET TRENDS (5 YEARS)

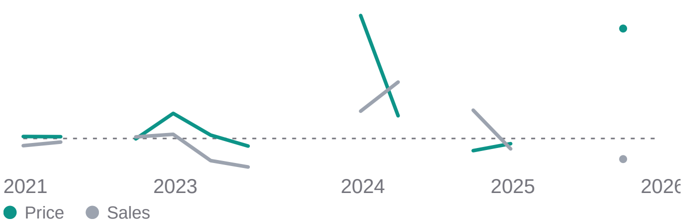
Market temperature (0–100) 50 / 100



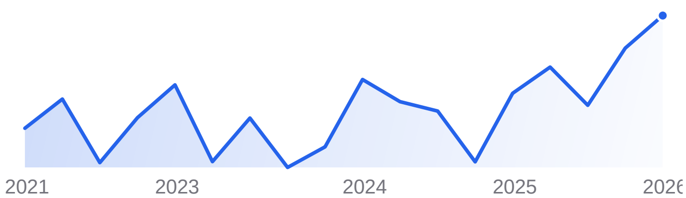
Sale prices Median $103K · Average $173K



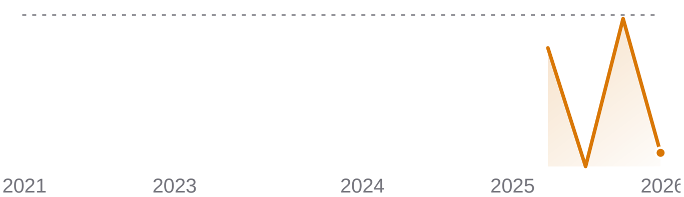
Growth (year over year) Price +267.9% · Sales -50.0%



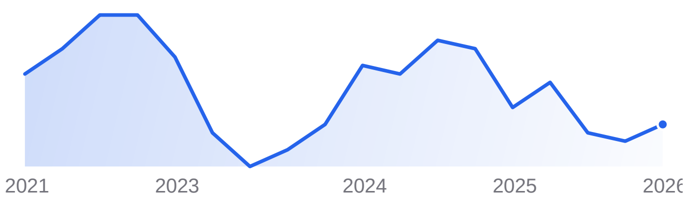
Price per square foot $241/ft²



Sale premium vs estimated value -25.2%

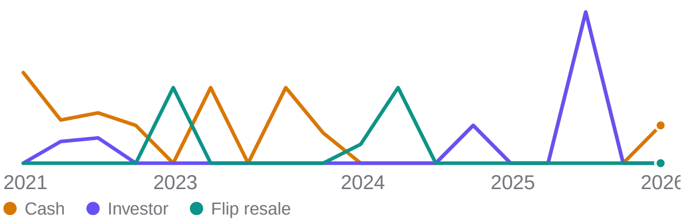


Annual turnover (share of homes sold) 3.1%

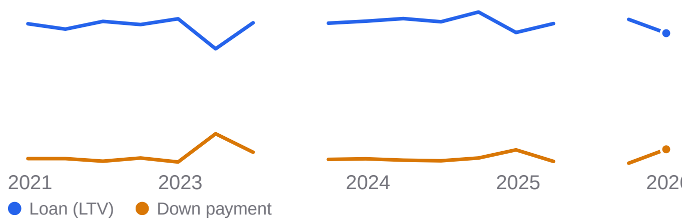


BUYERS & OUTCOMES

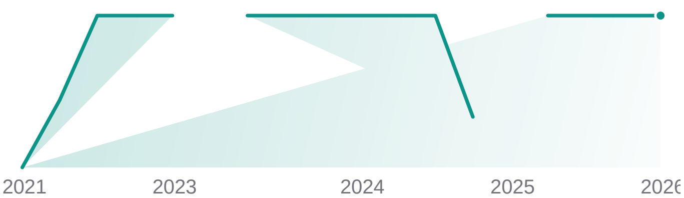
Buyer mix — Cash 25% · Investor 0% · Flip resale 0%



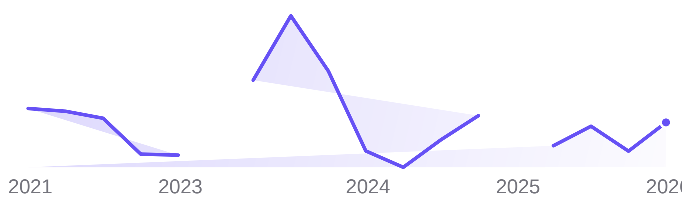
Financing (share of purchase price) — Loan (LTV) 90% · Down payment 10%



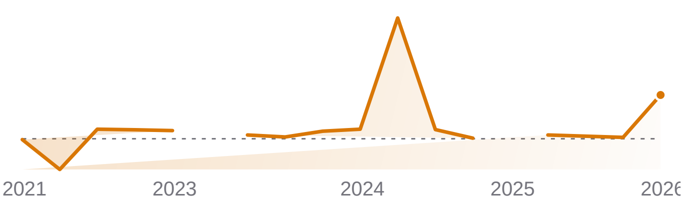
Sellers who sold at a gain — 100%



Typical hold before selling — 4.1 yrs



Median annualized return at resale — +52.8%



Preforeclosure filings — Filings 1 · Auction stage 0

HOUSING STOCK

Homes	**424**
Median value (AVM)	**$107K**
Median size	**1,104 ft²**
Median bedrooms	**3**
Median year built	**1925**
Single family	**96%**

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	**55%**
Underwater (LTV 125% or more)	**5.8%**
Owner occupied	**78%**
Company owned	**6.6%**
Median loan-to-value	**43%**
Typical ownership tenure	**9.8 yrs**

COMMUNITY

Population	63
Density	296 / mi²
Median household income	$54K
Average household income	$63K
Crime index (US avg 100)	164
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	16
Homes occupied	87%
Bachelor's or higher	14%
Poverty rate	11.0%
Unemployment	0.6%
Average temp	50°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.