

Menlo 50164

ZIP code · IA · Iowa > Guthrie County > Menlo

\$235K

MEDIAN SALE PRICE

6

SALES (12 MO)

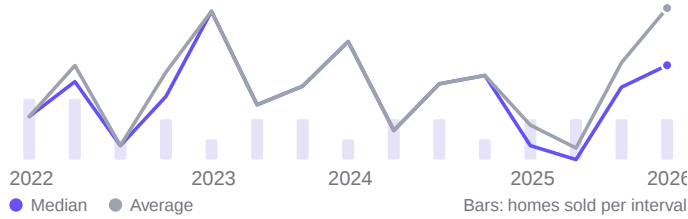
\$157K

MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)

Sale prices

Median \$235K · Average \$365K



Growth (year over year)

Price -10.3% · Sales +33.3%



Price per square foot

\$258/ft²



Sale premium vs estimated value

-37.6%



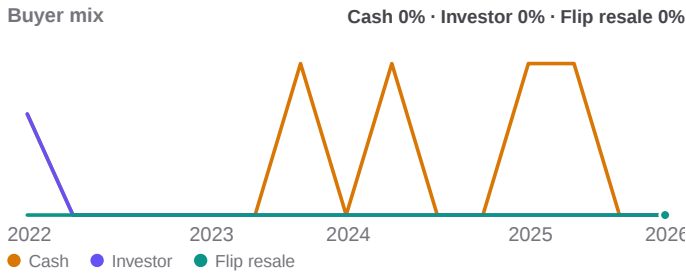
Annual turnover (share of homes sold)

2.1%

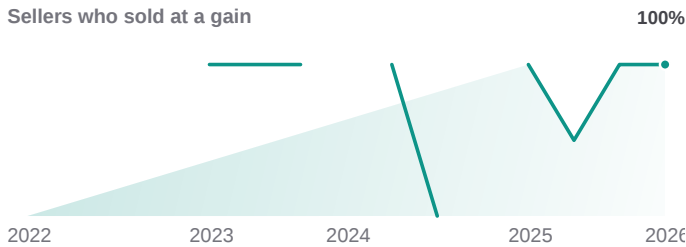


BUYERS & OUTCOMES

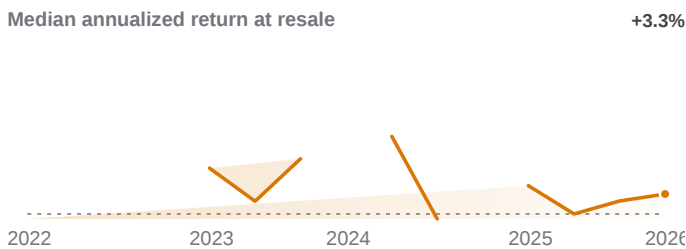
Buyer mix



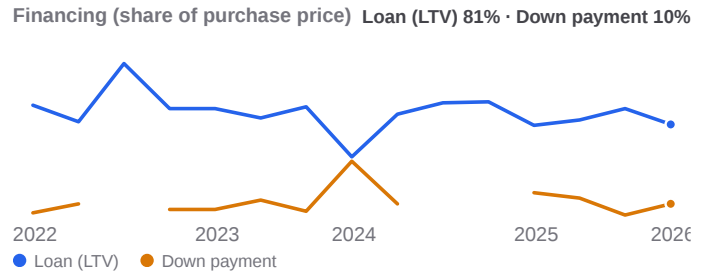
Sellers who sold at a gain



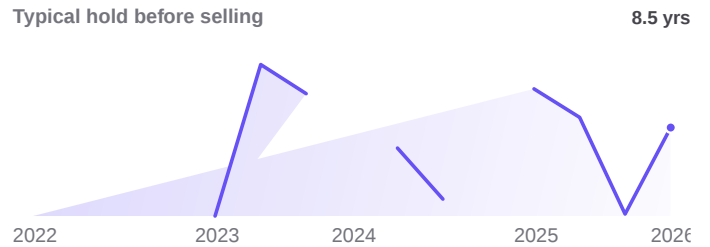
Median annualized return at resale



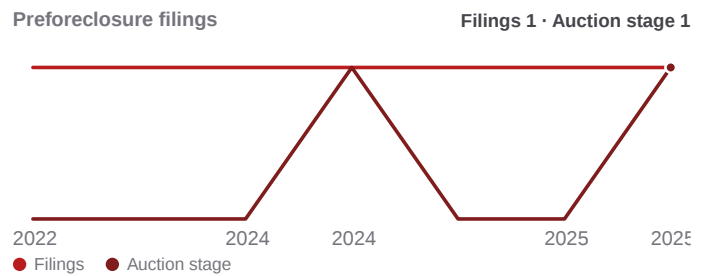
Financing (share of purchase price) Loan (LTV) 81% · Down payment 10%



Typical hold before selling



Preforeclosure filings



HOUSING STOCK

Homes	292
Median value (AVM)	\$157K
Median size	1,421 ft²
Median bedrooms	3
Median year built	1925
Single family	69%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	7.5%
Owner occupied	90%
Company owned	11%
Median loan-to-value	50%
Typical ownership tenure	9.9 yrs

COMMUNITY

Population	493
Density	9 / mi²
Median household income	\$86K
Average household income	\$113K
Crime index (US avg 100)	94
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	15
Homes occupied	84%
Bachelor's or higher	18%
Poverty rate	9.9%
Unemployment	1.0%
Average temp	49°F
Annual precip	35 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.