

Shell Rock 50670

ZIP code · IA · Iowa > Butler County > Shell Rock

SELLER'S MARKET

\$221K

MEDIAN SALE PRICE

+19.4%

1-YR CHANGE

22

SALES (12 MO)

\$252K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

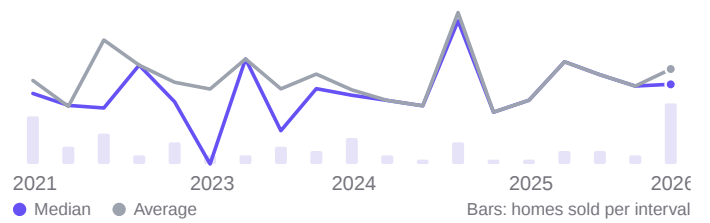
Market temperature (0–100)

67 / 100



Sale prices

Median \$224K · Average \$263K



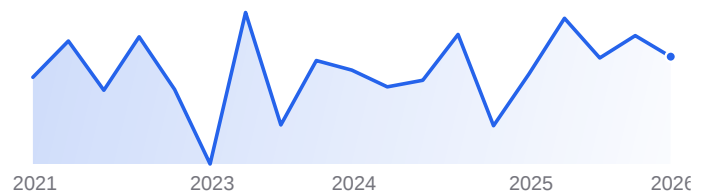
Growth (year over year)

Price +19.4% · Sales +175.0%



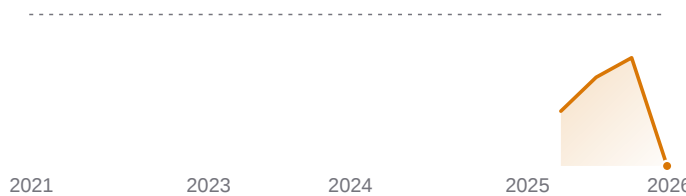
Price per square foot

\$165/ft²



Sale premium vs estimated value

-14.0%



Annual turnover (share of homes sold)

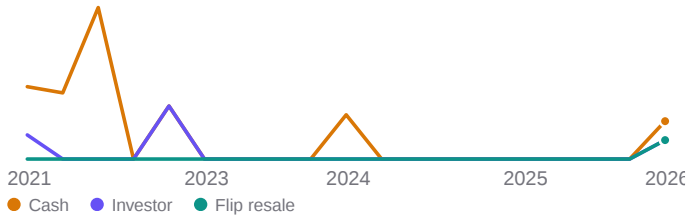
2.5%



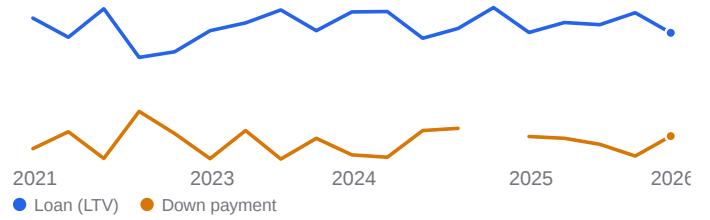
BUYERS & OUTCOMES

Buyer mix

Cash 14% · Investor 7.1% · Flip resale 7.1%



Financing (share of purchase price) Loan (LTV) 84% · Down payment 16%



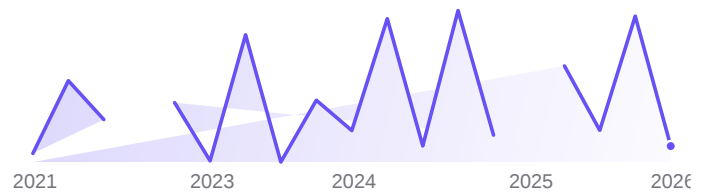
Sellers who sold at a gain

63%



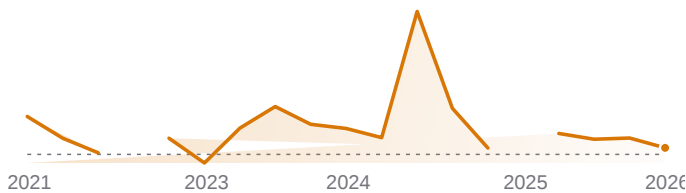
Typical hold before selling

3.4 yrs



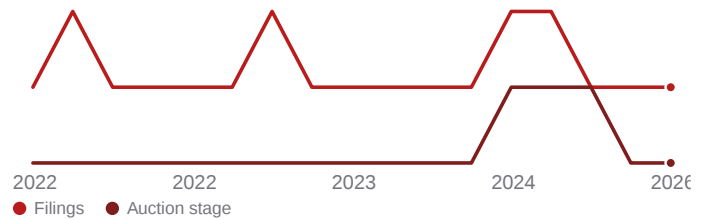
Median annualized return at resale

+1.6%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	879
Median value (AVM)	\$252K
Median size	1,421 ft²
Median bedrooms	3
Median year built	1965
Single family	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	4.7%
Owner occupied	90%
Company owned	5.4%
Median loan-to-value	47%
Typical ownership tenure	10.2 yrs

COMMUNITY

Population	1,981
Density	35 / mi²
Median household income	\$81K
Average household income	\$92K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	11
Homes occupied	93%
Bachelor's or higher	17%
Poverty rate	11.8%
Unemployment	1.0%
Average temp	47°F
Annual precip	35 in
Sunshine	61%

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.