

Fontanelle 50846

ZIP code · IA · Iowa > Adair County > Fontanelle

BALANCED MARKET

\$137K

MEDIAN SALE PRICE

11

SALES (12 MO)

\$162K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



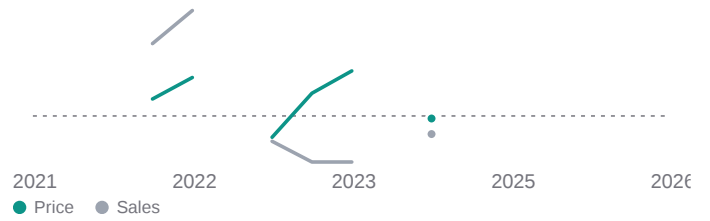
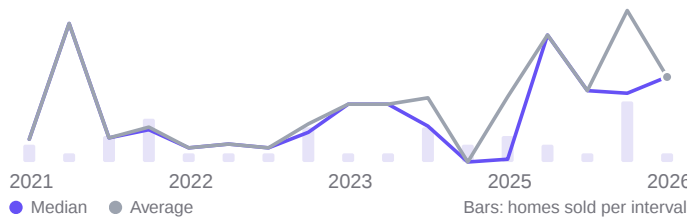
MARKET TRENDS (5 YEARS)

Sale prices

Median \$159K · Average \$159K

Growth (year over year)

Price -2.0% · Sales -14.3%



Price per square foot

\$75/ft²

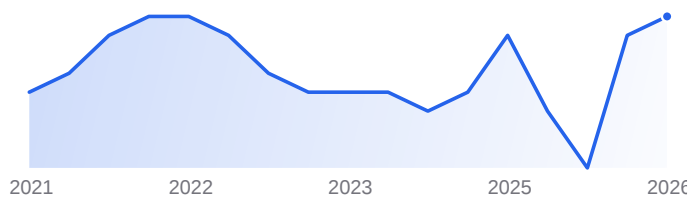
Sale premium vs estimated value

-2.2%



Annual turnover (share of homes sold)

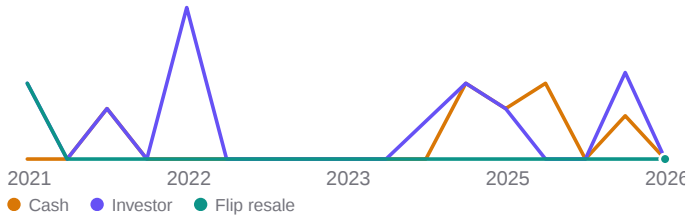
1.9%



BUYERS & OUTCOMES

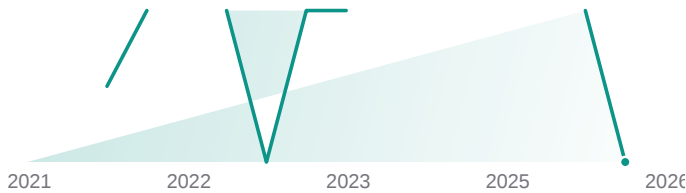
Buyer mix

Cash 0% · Investor 0% · Flip resale 0%



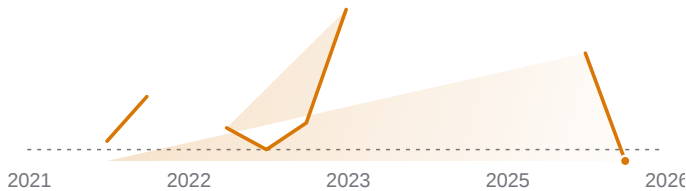
Sellers who sold at a gain

0%

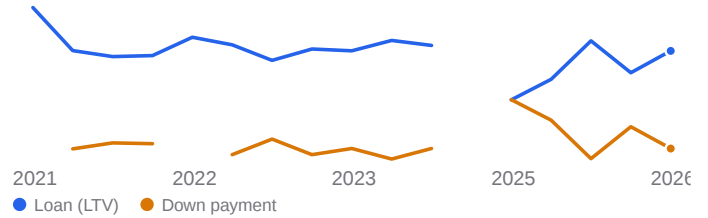


Median annualized return at resale

-2.6%

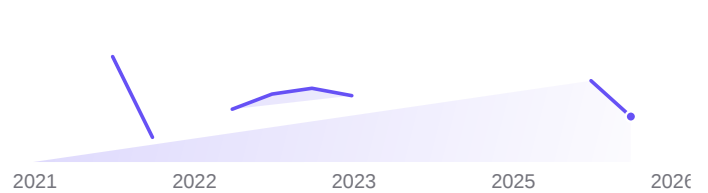


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



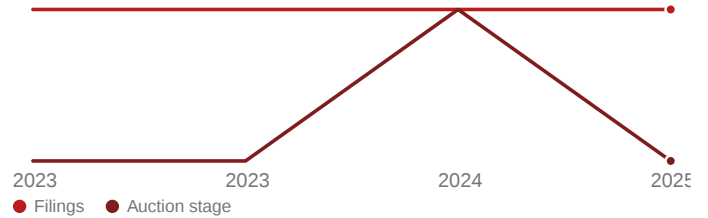
Typical hold before selling

4.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	566
Median value (AVM)	\$162K
Median size	1,476 ft²
Median bedrooms	3
Median year built	1927
Single family	66%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	6.4%
Owner occupied	81%
Company owned	18%
Median loan-to-value	43%
Typical ownership tenure	9.4 yrs

COMMUNITY

Population	1,053
Density	12 / mi ²
Median household income	\$68K
Average household income	\$91K
Crime index (US avg 100)	138
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	15
Homes occupied	89%
Bachelor's or higher	15%
Poverty rate	8.7%
Unemployment	0.9%
Average temp	50°F
Annual precip	35 in
Sunshine	59%

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