

Sioux City 51103

ZIP code · IA · Iowa > Woodbury County > Sioux City

BUYER'S MARKET

\$122K

MEDIAN SALE PRICE

-25.1%

1-YR CHANGE

166

SALES (12 MO)

\$140K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 23 / 100



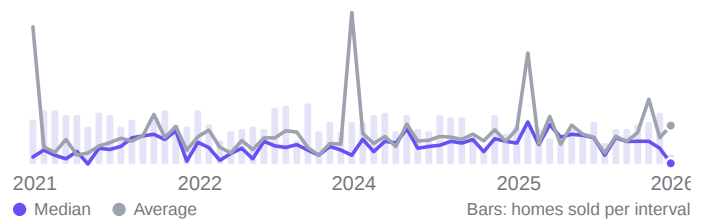
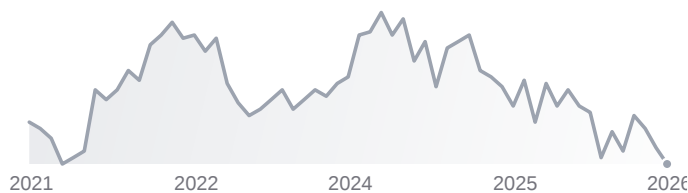
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

23 / 100

Sale prices

Median \$87K · Average \$195K

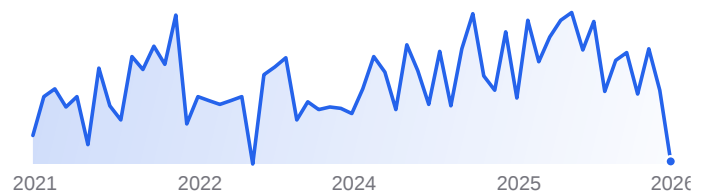
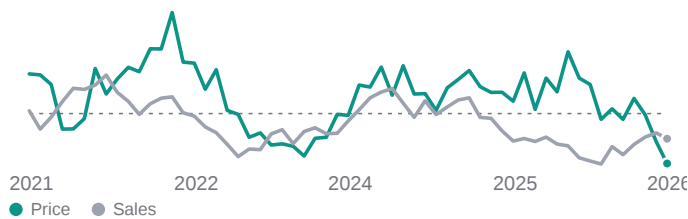


Growth (year over year)

Price -25.1% · Sales -12.6%

Price per square foot

\$58/ft²

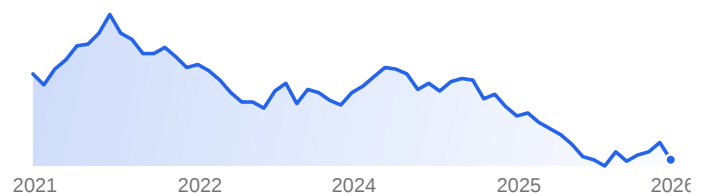
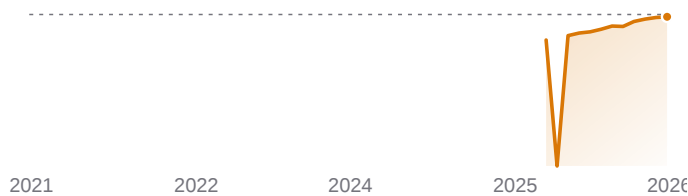


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

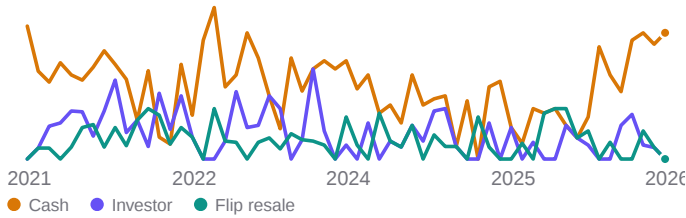
3.1%



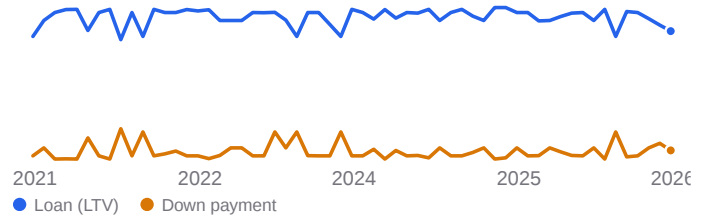
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 0%

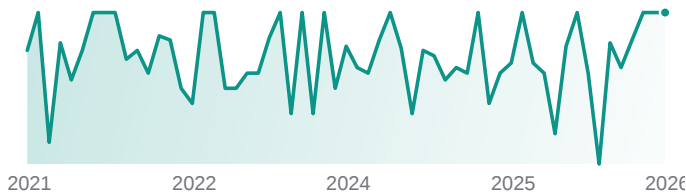


Financing (share of purchase price) Loan (LTV) 83% · Down payment 8.4%



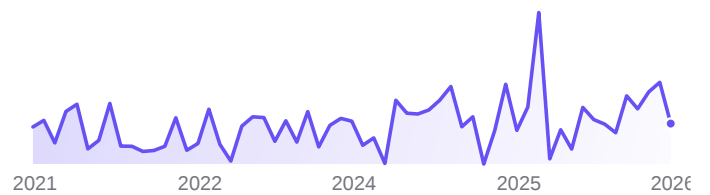
Sellers who sold at a gain

100%



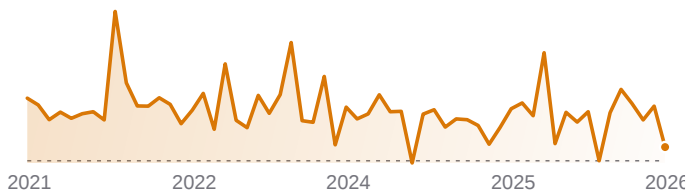
Typical hold before selling

5.7 yrs



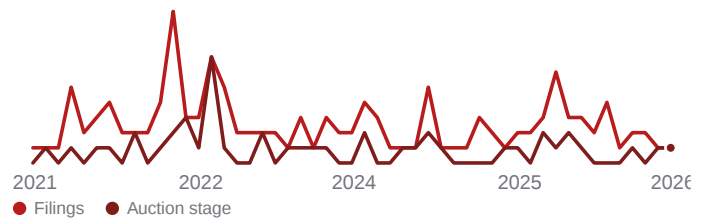
Median annualized return at resale

+2.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,349
Median value (AVM)	\$140K
Median size	1,120 ft²
Median bedrooms	3
Median year built	1924
Single family	94%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	2.6%
Owner occupied	76%
Company owned	15%
Median loan-to-value	41%
Typical ownership tenure	9.7 yrs

COMMUNITY

Population	16,584
Density	1,543 / mi²
Median household income	\$54K
Average household income	\$66K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	22
Homes occupied	94%
Bachelor's or higher	10%
Poverty rate	18.5%
Unemployment	0.8%
Average temp	48°F
Annual precip	27 in
Sunshine	61%

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