

Sheldon 51201

ZIP code · IA · Iowa > O'Brien County > Sheldon

BUYER'S MARKET

\$160K

MEDIAN SALE PRICE

-23.6%

1-YR CHANGE

91

SALES (12 MO)

\$208K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



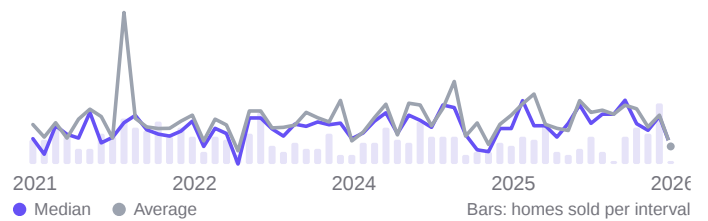
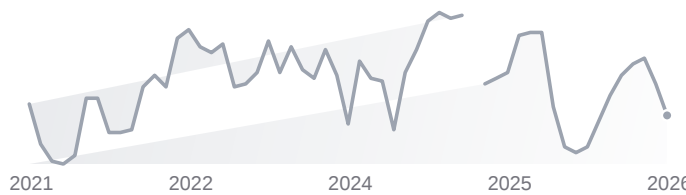
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

37 / 100

Sale prices

Median \$100K · Average \$100K

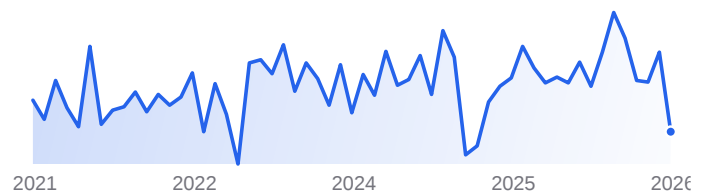
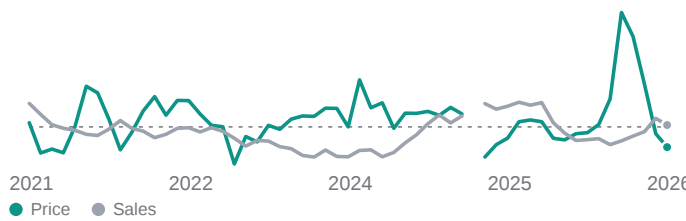


Growth (year over year)

Price -23.6% · Sales +2.2%

Price per square foot

\$67/ft²

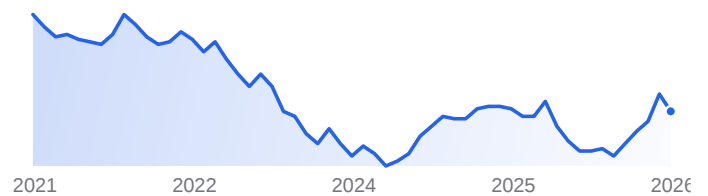
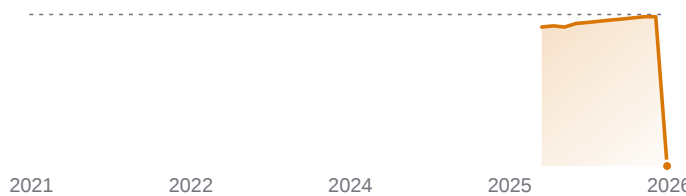


Sale premium vs estimated value

-70.0%

Annual turnover (share of homes sold)

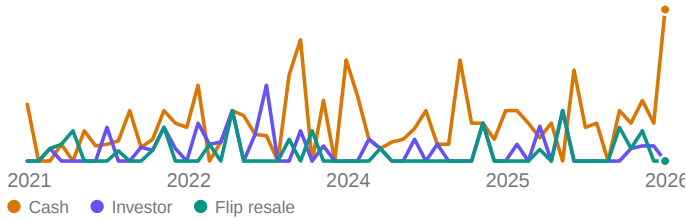
3.9%



BUYERS & OUTCOMES

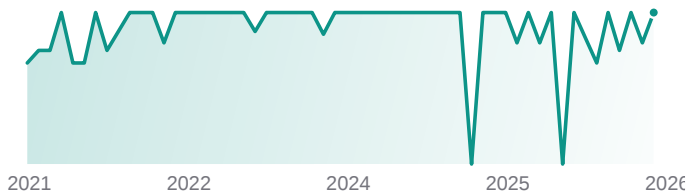
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



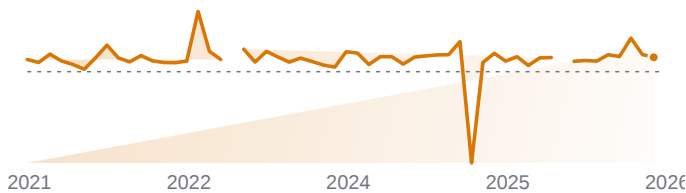
Sellers who sold at a gain

100%

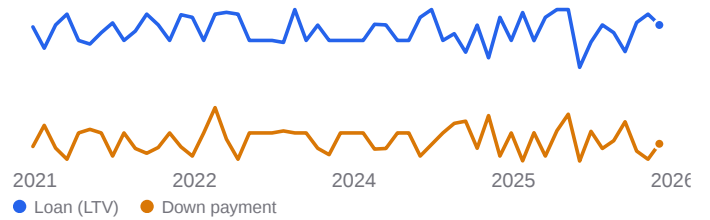


Median annualized return at resale

+7.7%

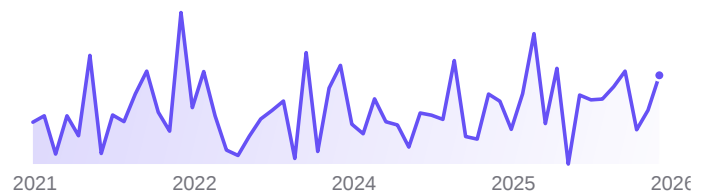


Financing (share of purchase price) Loan (LTV) 90% · Down payment 13%



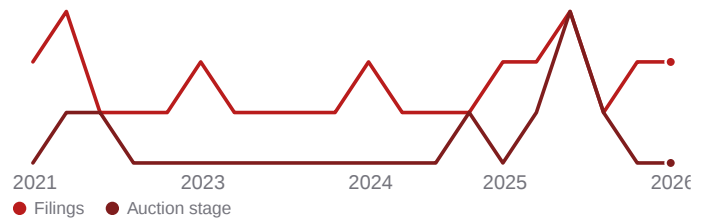
Typical hold before selling

7.6 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	2,357
Median value (AVM)	\$208K
Median size	1,504 ft²
Median bedrooms	3
Median year built	1957
Single family	82%
Condos	3.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	3.3%
Owner occupied	81%
Company owned	18%
Median loan-to-value	42%

Typical ownership tenure

10.4 yrs

COMMUNITY

Population	6,264
Density	56 / mi²
Median household income	\$71K
Average household income	\$85K
Crime index (US avg 100)	105
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	20
Homes occupied	92%
Bachelor's or higher	18%
Poverty rate	11.7%
Unemployment	0.8%
Average temp	46°F
Annual precip	29 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.