

Boyden 51234

ZIP code · IA · Iowa > Sioux County > Boyden

SELLER'S MARKET

\$226K

MEDIAN SALE PRICE

+24.2%

1-YR CHANGE

18

SALES (12 MO)

\$217K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100

Buyer's market

Balanced

Seller's market

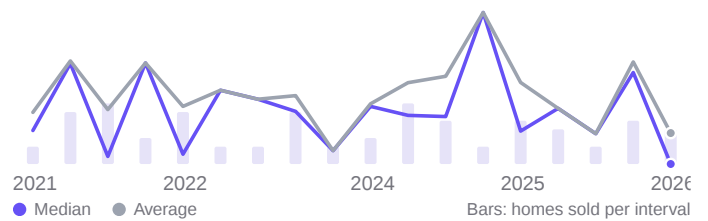
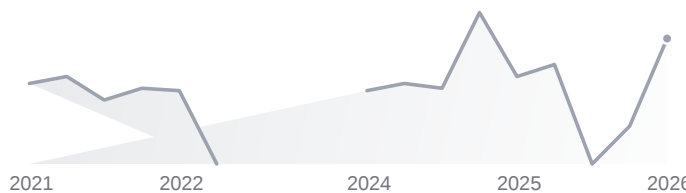
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$78K · Average \$140K

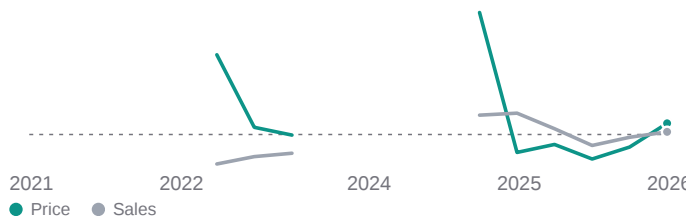


Growth (year over year)

Price +24.2% · Sales +5.9%

Price per square foot

\$45/ft²

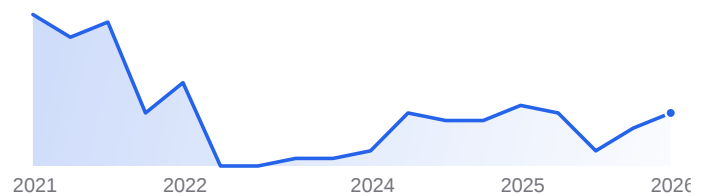
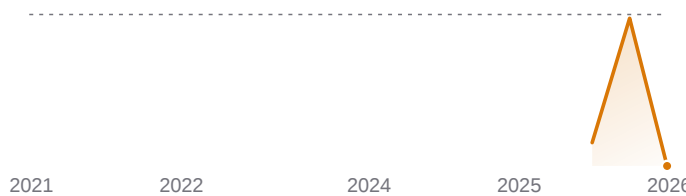


Sale premium vs estimated value

-56.7%

Annual turnover (share of homes sold)

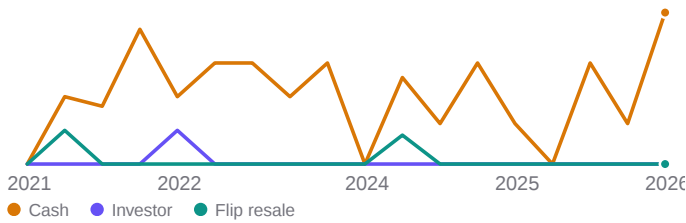
3.7%



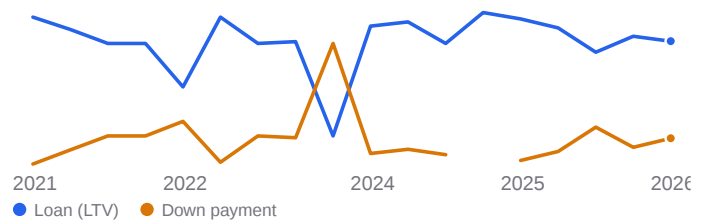
BUYERS & OUTCOMES

Buyer mix

Cash 75% · Investor 0% · Flip resale 0%

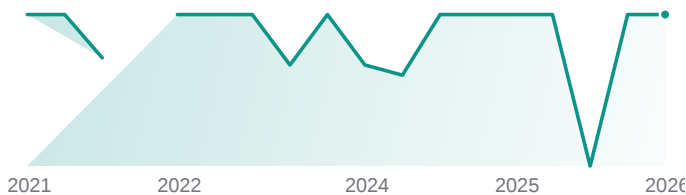


Financing (share of purchase price) Loan (LTV) 81% · Down payment 19%



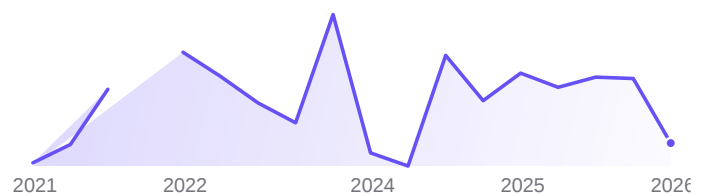
Sellers who sold at a gain

100%



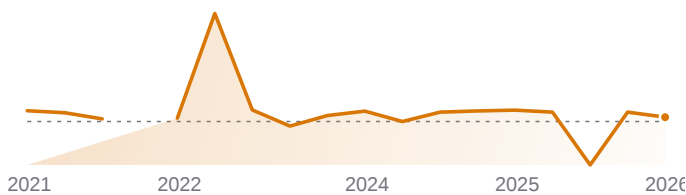
Typical hold before selling

2.5 yrs



Median annualized return at resale

+4.7%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	481
Median value (AVM)	\$217K
Median size	1,568 ft²
Median bedrooms	2
Median year built	1950
Single family	74%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	4.1%
Owner occupied	85%
Company owned	16%
Median loan-to-value	46%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	1,153
Density	22 / mi²
Median household income	\$84K
Average household income	\$92K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	16
Homes occupied	94%
Bachelor's or higher	16%
Poverty rate	8.2%
Unemployment	0.8%
Average temp	46°F
Annual precip	28 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.