

Doon 51235

ZIP code · IA · Iowa · Lyon County · Doon

SELLER'S MARKET

\$179K

MEDIAN SALE PRICE

+46.3%

1-YR CHANGE

13

SALES (12 MO)

\$234K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 73 / 100



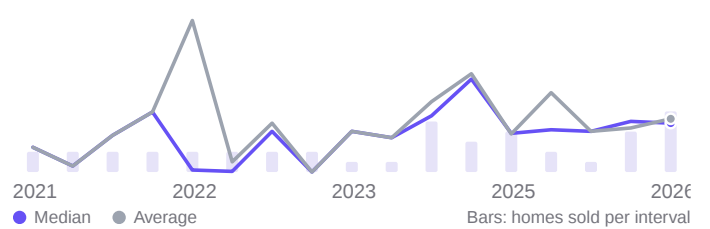
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

73 / 100

Sale prices

Median \$176K · Average \$189K

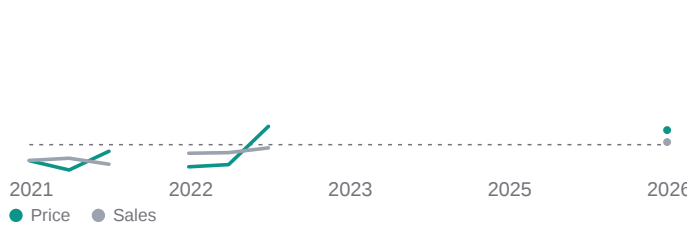


Growth (year over year)

Price +46.3% · Sales +8.3%

Price per square foot

\$120/ft²



Sale premium vs estimated value

-22.7%

Annual turnover (share of homes sold)

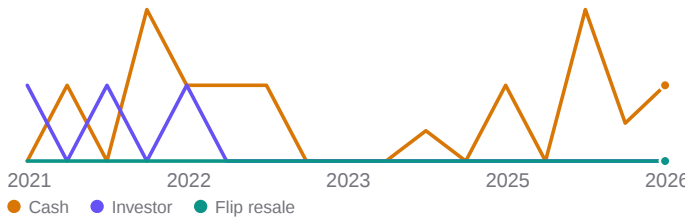
3.1%



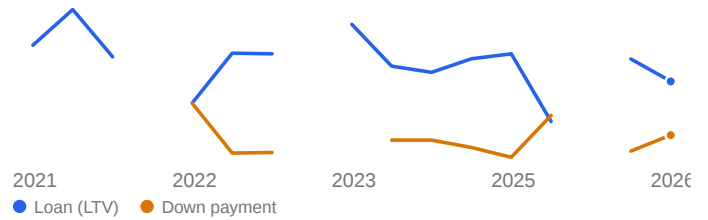
BUYERS & OUTCOMES

Buyer mix

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

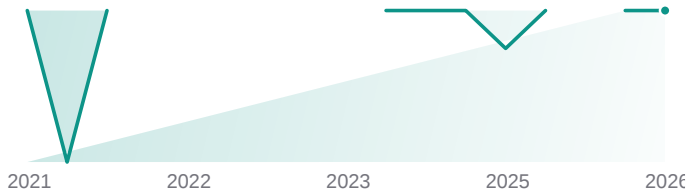


Financing (share of purchase price) Loan (LTV) 68% · Down payment 24%



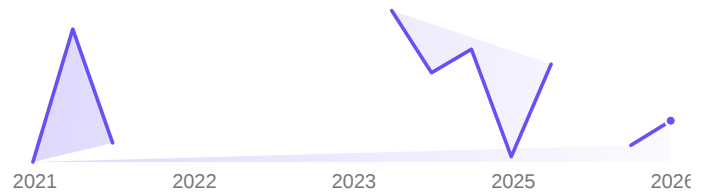
Sellers who sold at a gain

100%



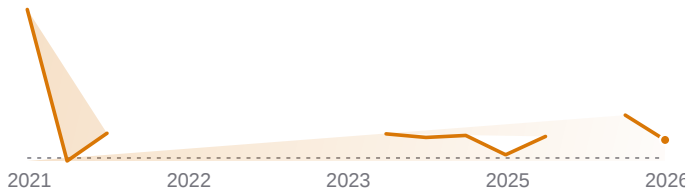
Typical hold before selling

6.2 yrs



Median annualized return at resale

+5.3%



HOUSING STOCK

Homes	416
Median value (AVM)	\$234K
Median size	1,524 ft²
Median bedrooms	4
Median year built	1961
Single family	69%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	8.8%
Owner occupied	91%
Company owned	9.0%
Median loan-to-value	45%
Typical ownership tenure	12.7 yrs

COMMUNITY

Population	997
Density	22 / mi²
Median household income	\$65K
Average household income	\$84K
Crime index (US avg 100)	81
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	16
Homes occupied	97%
Bachelor's or higher	18%
Poverty rate	3.5%
Unemployment	0.9%
Average temp	46°F
Annual precip	27 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.