

Rock Valley 51247

ZIP code · IA · Iowa > Sioux County > Rock Valley

BUYER'S MARKET

\$305K

MEDIAN SALE PRICE

+3.2%

1-YR CHANGE

68

SALES (12 MO)

\$283K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



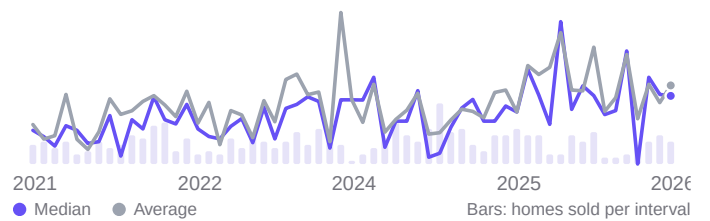
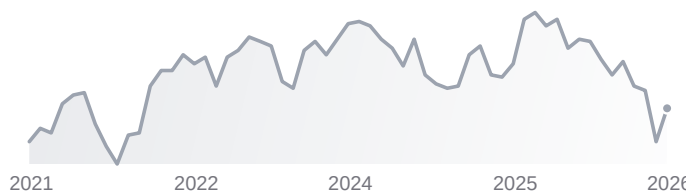
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

39 / 100

Sale prices

Median \$283K · Average \$317K

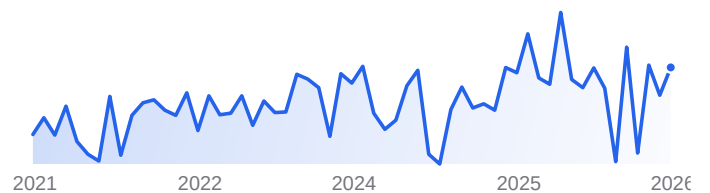
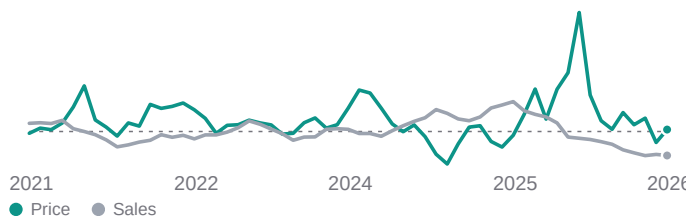


Growth (year over year)

Price +3.2% · Sales -40.9%

Price per square foot

\$221/ft²



Sale premium vs estimated value

-8.5%

Annual turnover (share of homes sold)

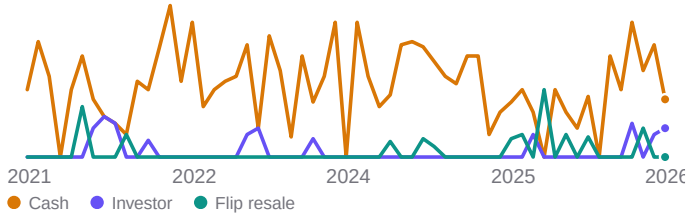
3.7%



BUYERS & OUTCOMES

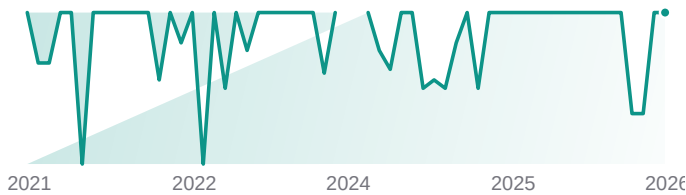
Buyer mix

Cash 29% · Investor 14% · Flip resale 0%



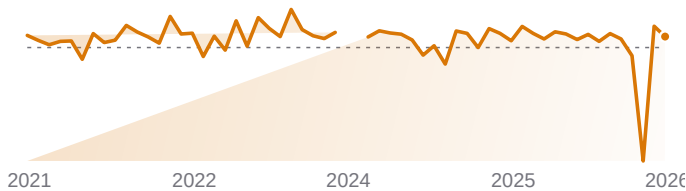
Sellers who sold at a gain

100%

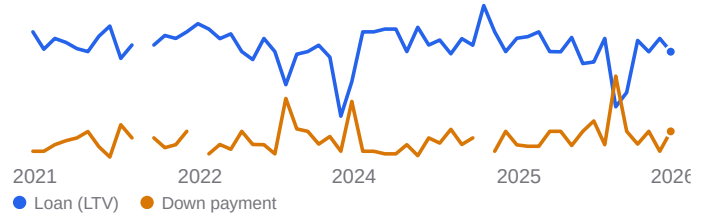


Median annualized return at resale

+5.0%

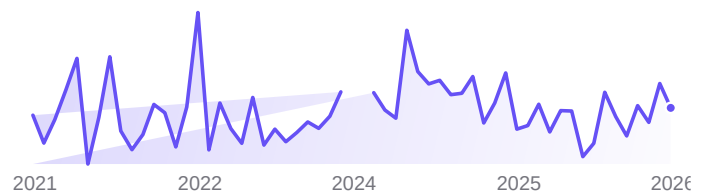


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



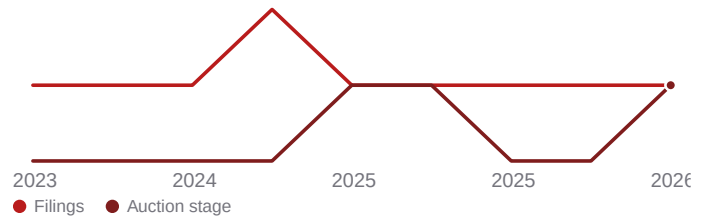
Typical hold before selling

6.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,825
Median value (AVM)	\$283K
Median size	1,504 ft²
Median bedrooms	2
Median year built	1975
Single family	79%
Condos	3.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	5.8%
Owner occupied	83%
Company owned	21%
Median loan-to-value	48%

Typical ownership tenure

14.3 yrs

COMMUNITY

Population	5,240
Density	47 / mi²
Median household income	\$83K
Average household income	\$100K
Crime index (US avg 100)	127
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	18
Homes occupied	96%
Bachelor's or higher	14%
Poverty rate	6.5%
Unemployment	0.7%
Average temp	47°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.