

Melvin 51350

ZIP code · IA · Iowa · Osceola County · Melvin

\$124K

MEDIAN SALE PRICE

2

SALES (12 MO)

\$95K

MEDIAN VALUE (AVM)

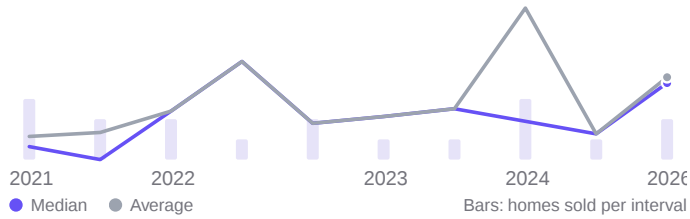
MARKET TRENDS (5 YEARS)

Sale prices

Median \$124K · Average \$131K

Growth (year over year)

Price -3.3% · Sales -83.3%

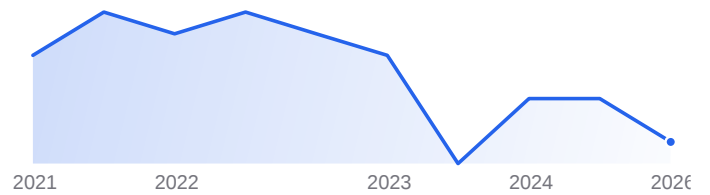
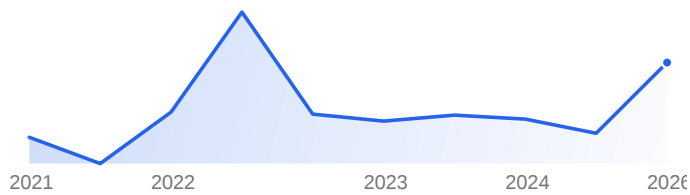


Price per square foot

\$75/ft²

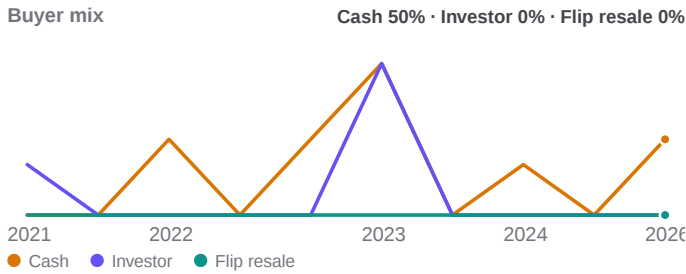
Annual turnover (share of homes sold)

0.9%



BUYERS & OUTCOMES

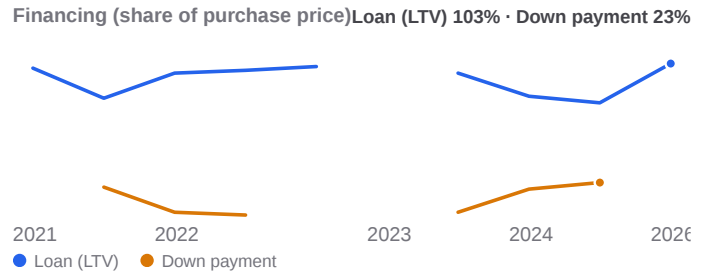
Buyer mix



Sellers who sold at a gain

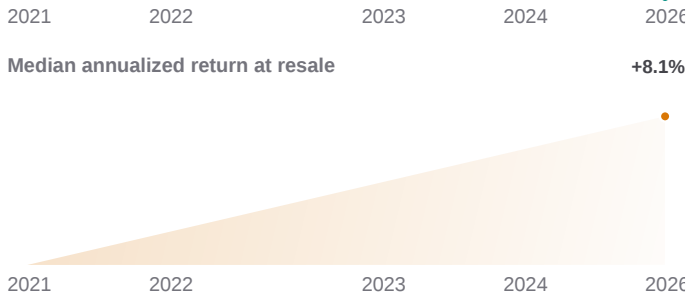
100%

Financing (share of purchase price)



Typical hold before selling

4.1 yrs



HOUSING STOCK

Homes	211
Median value (AVM)	\$95K
Median size	1,558 ft²
Median bedrooms	3
Median year built	1932
Single family	65%
Condos	1.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	11%
Owner occupied	82%
Company owned	12%
Median loan-to-value	33%

Typical ownership tenure

18.8 yrs

COMMUNITY

Population	371
Density	9 / mi²
Median household income	\$60K
Average household income	\$78K
Crime index (US avg 100)	126
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	14
Homes occupied	85%
Bachelor's or higher	11%
Poverty rate	10.4%
Unemployment	0.7%
Average temp	46°F
Annual precip	29 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.