

Odebolt 51458

ZIP code · IA · Iowa > Sac County > Odebolt

SELLER'S MARKET

\$84K

MEDIAN SALE PRICE

17

SALES (12 MO)

\$105K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

Balanced

Seller's market

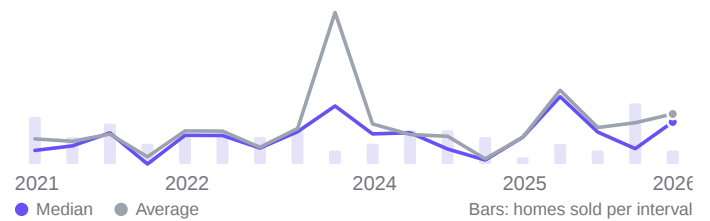
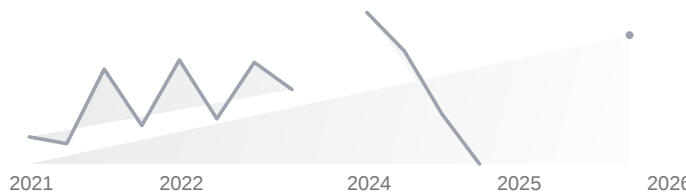
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

67 / 100

Sale prices

Median \$146K · Average \$168K

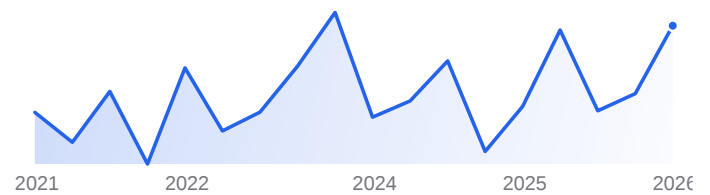
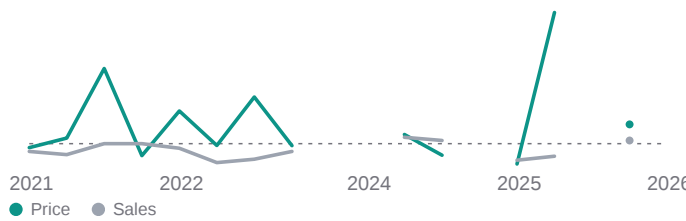


Growth (year over year)

Price +43.6% · Sales +7.1%

Price per square foot

\$117/ft²

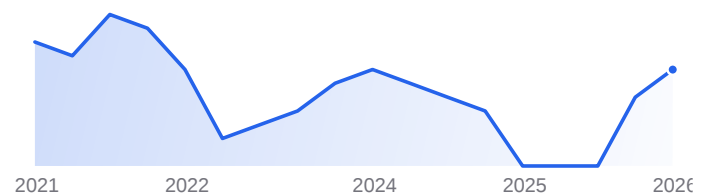


Sale premium vs estimated value

+50.8%

Annual turnover (share of homes sold)

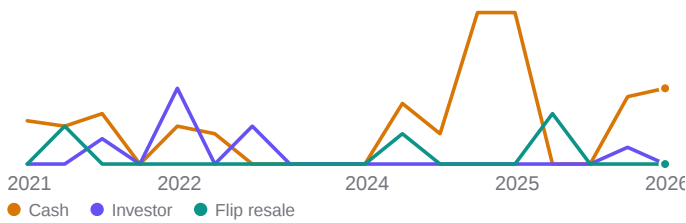
2.4%



BUYERS & OUTCOMES

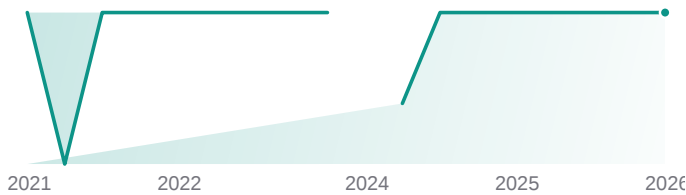
Buyer mix

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



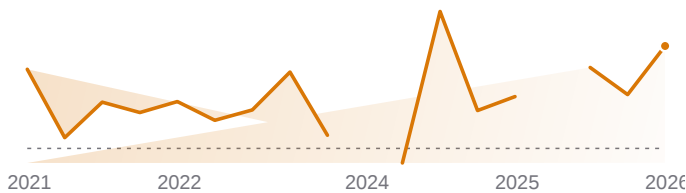
Sellers who sold at a gain

100%

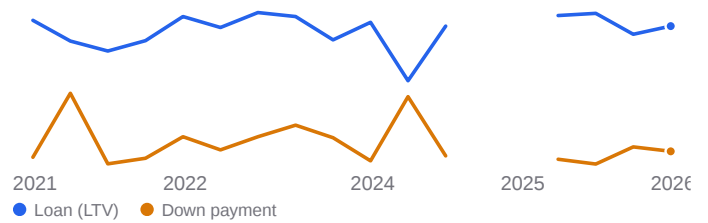


Median annualized return at resale

+18.8%

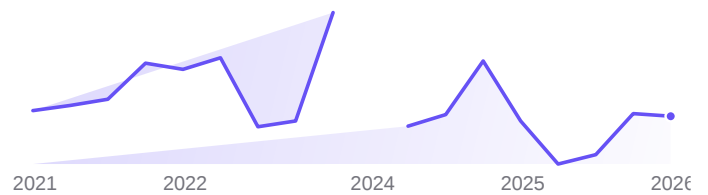


Financing (share of purchase price) Loan (LTV) 89% · Down payment 11%



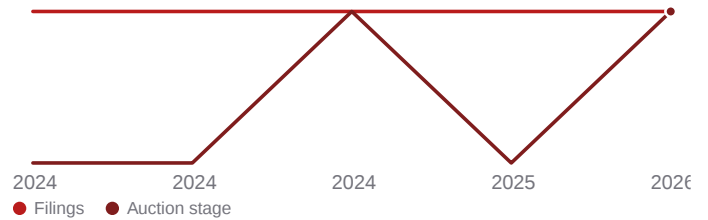
Typical hold before selling

6.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	695
Median value (AVM)	\$105K
Median size	1,585 ft²
Median bedrooms	1
Median year built	1934
Single family	77%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	9.9%
Owner occupied	82%
Company owned	15%
Median loan-to-value	45%
Typical ownership tenure	8.2 yrs

COMMUNITY

Population	1,369
Density	15 / mi²
Median household income	\$79K
Average household income	\$94K
Crime index (US avg 100)	129
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	10
Homes occupied	90%
Bachelor's or higher	20%
Poverty rate	7.2%
Unemployment	1.0%
Average temp	48°F
Annual precip	31 in
Sunshine	61%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.