

Defiance 51527

ZIP code · IA · Iowa > Shelby County > Defiance

\$120K

MEDIAN SALE PRICE

5

SALES (12 MO)

\$168K

MEDIAN VALUE (AVM)

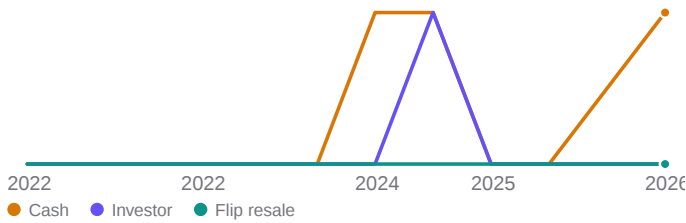
MARKET TRENDS (5 YEARS)



BUYERS & OUTCOMES

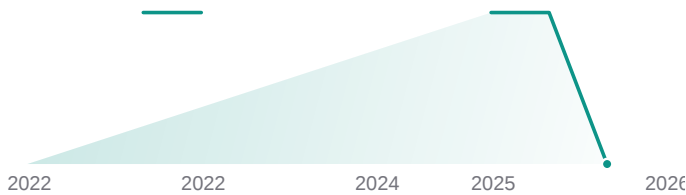
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



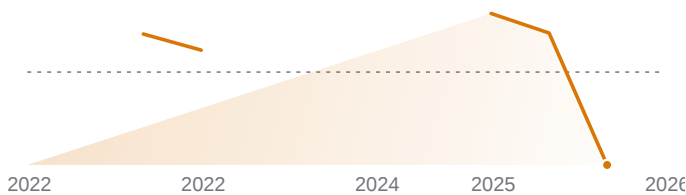
Sellers who sold at a gain

50%

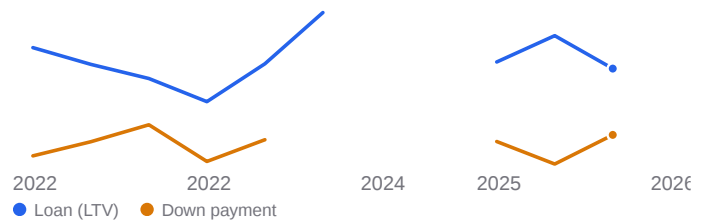


Median annualized return at resale

-24.5%



Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



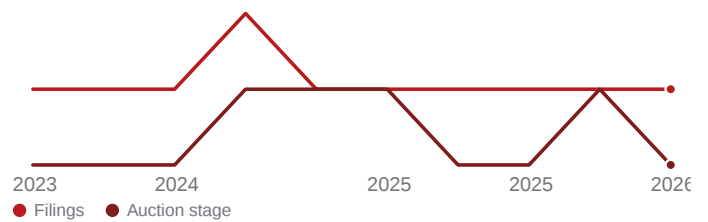
Typical hold before selling

5.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	254
Median value (AVM)	\$168K
Median size	1,503 ft²
Median bedrooms	3
Median year built	1920
Single family	61%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	11%
Owner occupied	86%
Company owned	19%
Median loan-to-value	44%
Typical ownership tenure	10.9 yrs

COMMUNITY

Population	393
Density	10 / mi²
Median household income	\$67K
Average household income	\$81K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	20
Homes occupied	92%
Bachelor's or higher	13%
Poverty rate	8.3%
Unemployment	1.0%
Average temp	49°F
Annual precip	33 in
Sunshine	59%

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.