

Henderson 51541

ZIP code · IA · Iowa > Mills County > Henderson

\$27K

MEDIAN SALE PRICE

2

SALES (12 MO)

\$198K

MEDIAN VALUE (AVM)

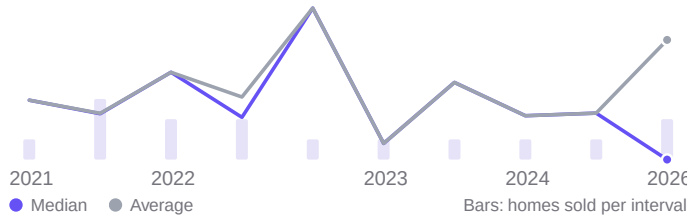
MARKET TRENDS (5 YEARS)

Sale prices

Median \$27K · Average \$306K

Growth (year over year)

Price +184.5% · Sales -20.0%

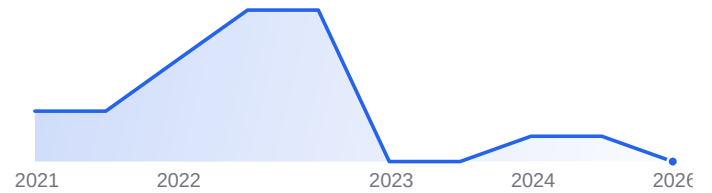
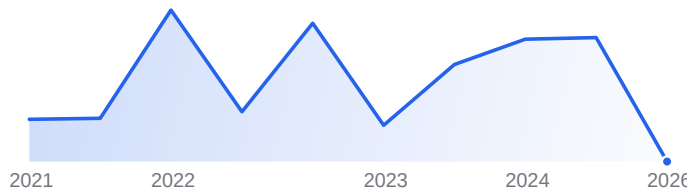


Price per square foot

\$18/ft²

Annual turnover (share of homes sold)

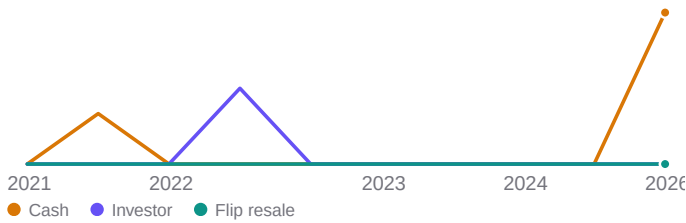
1.0%



BUYERS & OUTCOMES

Buyer mix

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



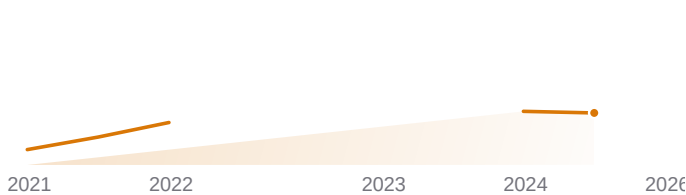
Sellers who sold at a gain

100%

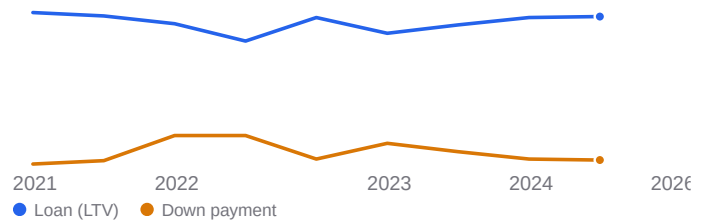


Median annualized return at resale

+10.5%

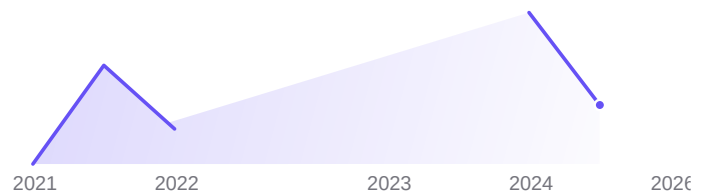


Financing (share of purchase price) Loan (LTV) 96% · Down payment 4.4%



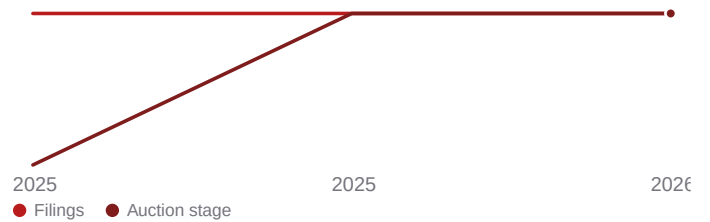
Typical hold before selling

9.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	194
Median value (AVM)	\$198K
Median size	1,456 ft²
Median bedrooms	3
Median year built	1924
Single family	76%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	4.0%
Owner occupied	75%
Company owned	14%
Median loan-to-value	36%
Typical ownership tenure	10.7 yrs

COMMUNITY

Population	294
Density	7 / mi²
Median household income	\$70K
Average household income	\$88K
Crime index (US avg 100)	105
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	21
Homes occupied	90%
Bachelor's or higher	14%
Poverty rate	5.3%
Unemployment	0.9%
Average temp	51°F
Annual precip	34 in
Sunshine	59%

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.