

Macedonia 51549

ZIP code · IA · Iowa > Pottawattamie County > Macedonia

\$65K

MEDIAN SALE PRICE

7

SALES (12 MO)

\$157K

MEDIAN VALUE (AVM)

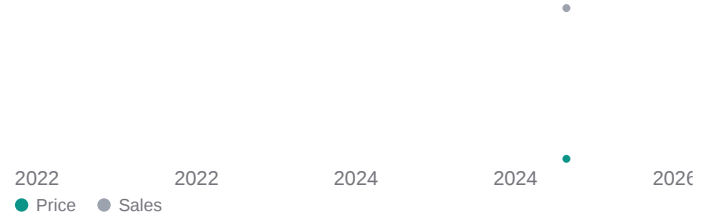
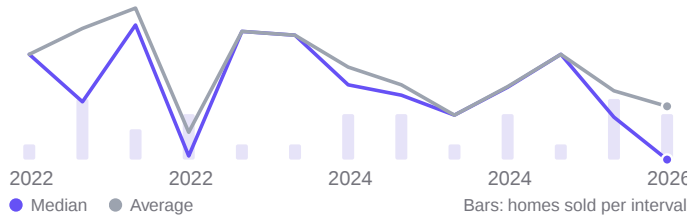
MARKET TRENDS (5 YEARS)

Sale prices

Median \$57K · Average \$127K

Growth (year over year)

Price +0.6% · Sales +125.0%

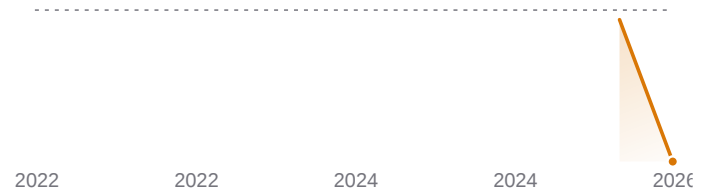


Price per square foot

\$59/ft²

Sale premium vs estimated value

-58.0%



Annual turnover (share of homes sold)

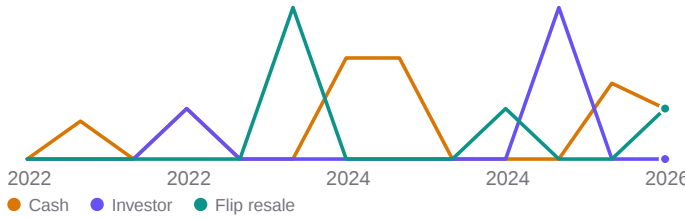
2.6%



BUYERS & OUTCOMES

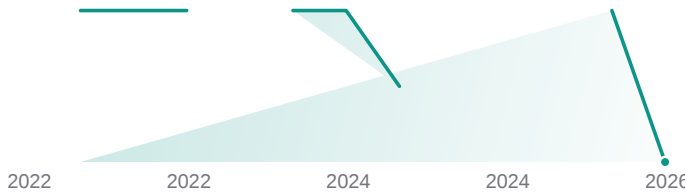
Buyer mix

Cash 33% · Investor 0% · Flip resale 33%



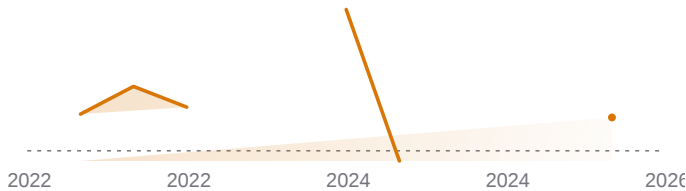
Sellers who sold at a gain

0%



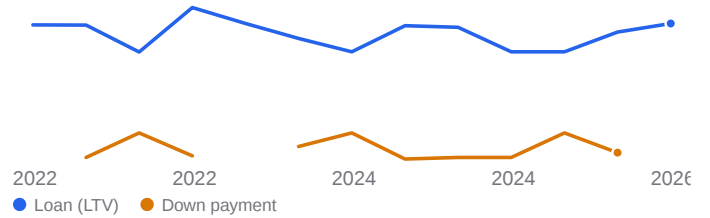
Median annualized return at resale

+7.2%



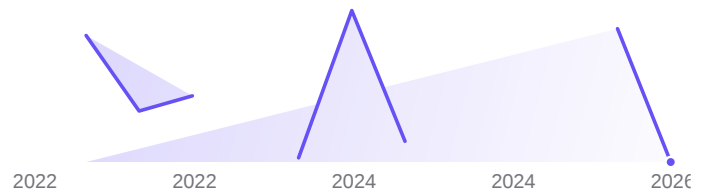
Financing (share of purchase price)

Loan (LTV) 101% · Down payment 5.4%



Typical hold before selling

0.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	269
Median value (AVM)	\$157K
Median size	1,194 ft²
Median bedrooms	3
Median year built	1942
Single family	88%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	9.6%
Owner occupied	63%
Company owned	14%
Median loan-to-value	49%
Typical ownership tenure	9.9 yrs

COMMUNITY

Population	441
Density	14 / mi²
Median household income	\$81K
Average household income	\$99K
Crime index (US avg 100)	75
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	21
Homes occupied	95%
Bachelor's or higher	28%
Poverty rate	4.7%
Unemployment	1.0%
Average temp	50°F
Annual precip	34 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.