

Oakland 51560

ZIP code · IA · Iowa · Pottawattamie County · Oakland

BUYER'S MARKET

\$84K

MEDIAN SALE PRICE

-53.9%

1-YR CHANGE

28

SALES (12 MO)

\$209K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 24 / 100



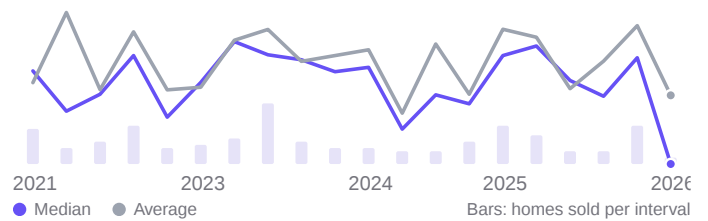
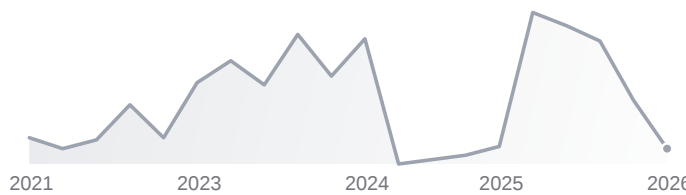
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

24 / 100

Sale prices

Median \$25K · Average \$115K

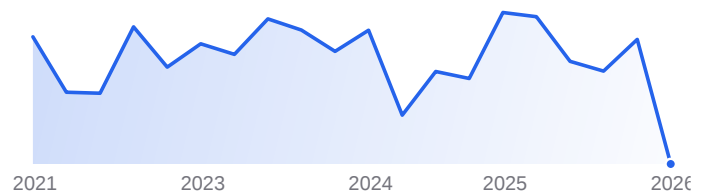
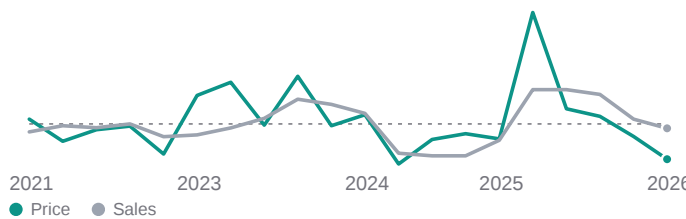


Growth (year over year)

Price -53.9% · Sales -6.7%

Price per square foot

\$15/ft²

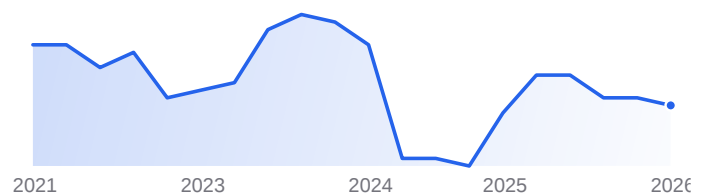


Sale premium vs estimated value

-92.1%

Annual turnover (share of homes sold)

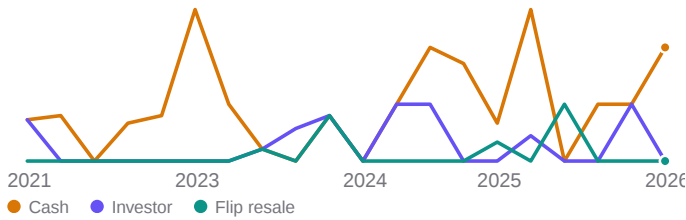
3.0%



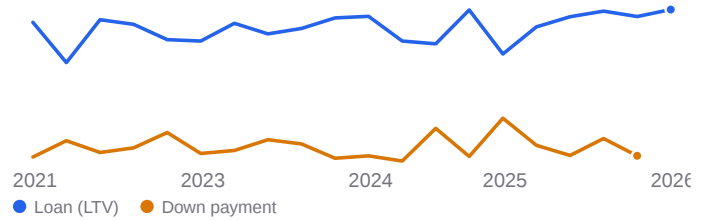
BUYERS & OUTCOMES

Buyer mix

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

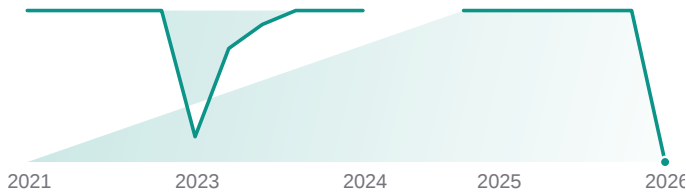


Financing (share of purchase price) Loan (LTV) 101% · Down payment 3.5%



Sellers who sold at a gain

0%



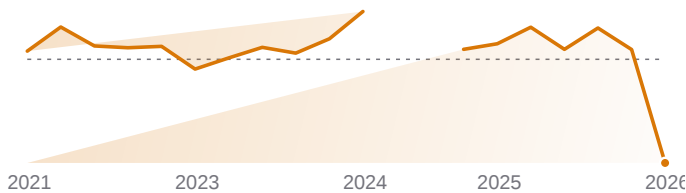
Typical hold before selling

2.9 yrs



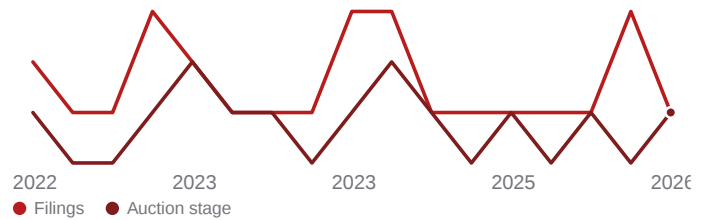
Median annualized return at resale

-57.8%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	943
Median value (AVM)	\$209K
Median size	1,161 ft²
Median bedrooms	3
Median year built	1953
Single family	88%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	4.4%
Owner occupied	68%
Company owned	20%
Median loan-to-value	46%
Typical ownership tenure	8.2 yrs

COMMUNITY

Population	2,407
Density	24 / mi ²
Median household income	\$77K
Average household income	\$87K
Crime index (US avg 100)	160
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	18
Homes occupied	93%
Bachelor's or higher	18%
Poverty rate	12.7%
Unemployment	1.1%
Average temp	50°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.