

Shenandoah 51601

ZIP code · IA · Iowa > Page County > Shenandoah

BUYER'S MARKET

\$129K

MEDIAN SALE PRICE

-12.4%

1-YR CHANGE

77

SALES (12 MO)

\$144K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



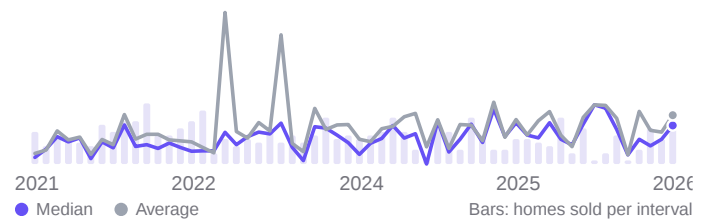
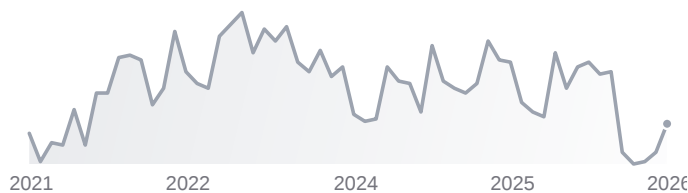
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

32 / 100

Sale prices

Median \$170K · Average \$207K

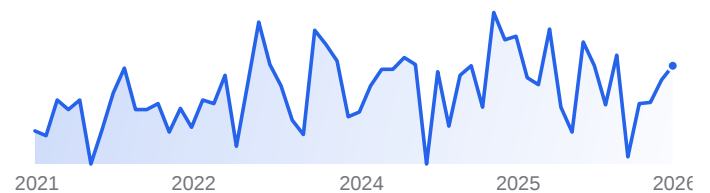
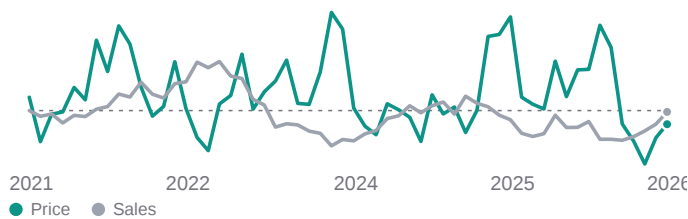


Growth (year over year)

Price -12.4% · Sales -1.3%

Price per square foot

\$113/ft²

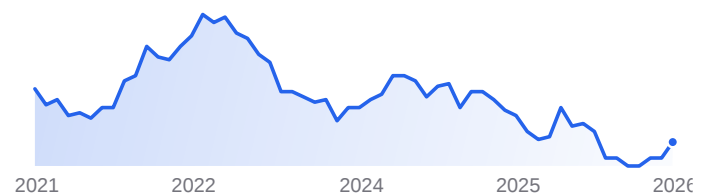
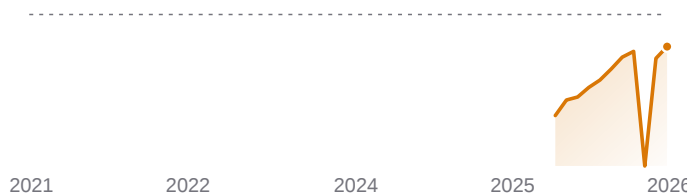


Sale premium vs estimated value

-2.2%

Annual turnover (share of homes sold)

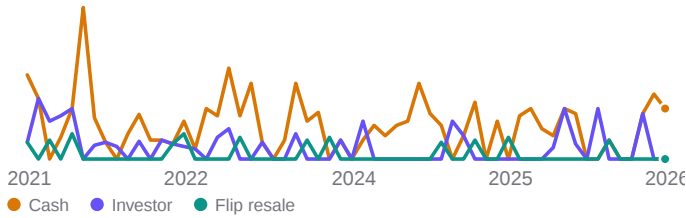
3.1%



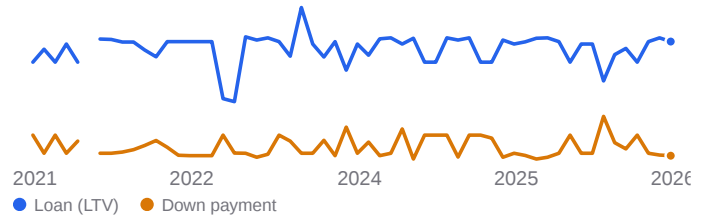
BUYERS & OUTCOMES

Buyer mix

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

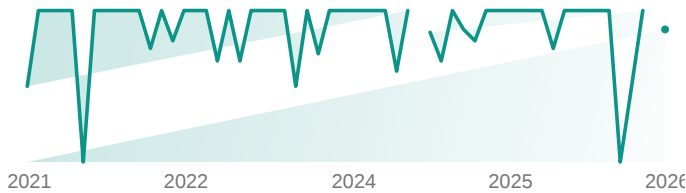


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



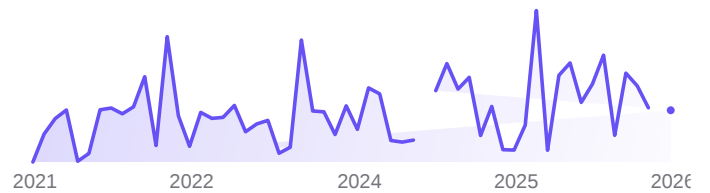
Sellers who sold at a gain

88%



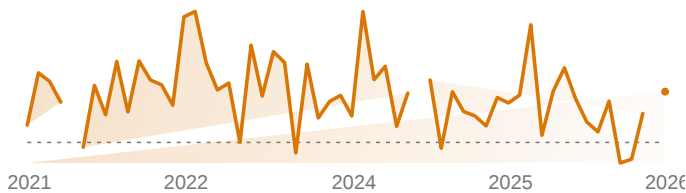
Typical hold before selling

4.2 yrs



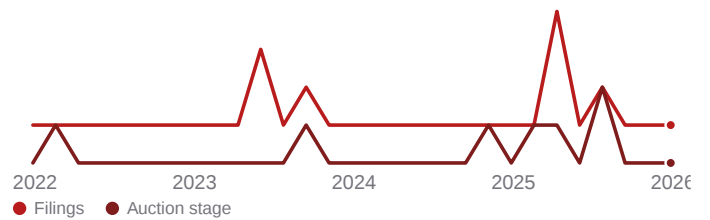
Median annualized return at resale

+7.4%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,501
Median value (AVM)	\$144K
Median size	1,272 ft²
Median bedrooms	3
Median year built	1925
Single family	92%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	3.4%
Owner occupied	75%
Company owned	15%
Median loan-to-value	38%
Typical ownership tenure	8.7 yrs

COMMUNITY

Population	5,747
Density	51 / mi²
Median household income	\$57K
Average household income	\$66K
Crime index (US avg 100)	125
Air pollution index (US avg 100)	132
Earthquake index (US avg 100)	24
Homes occupied	88%
Bachelor's or higher	12%
Poverty rate	16.8%
Unemployment	0.7%
Average temp	51°F
Annual precip	35 in
Sunshine	59%

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