

Sidney 51652

ZIP code · IA · Iowa > Fremont County > Sidney

STRONG BUYER'S MARKET

\$104K

MEDIAN SALE PRICE

-27.6%

1-YR CHANGE

22

SALES (12 MO)

\$159K

MEDIAN VALUE (AVM)

Market temperature

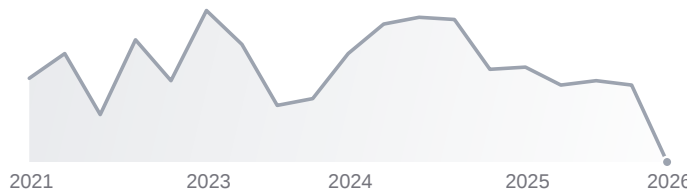
Strong buyer's market · 11 / 100



MARKET TRENDS (5 YEARS)

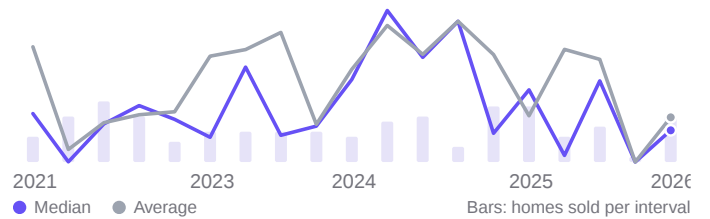
Market temperature (0–100)

11 / 100



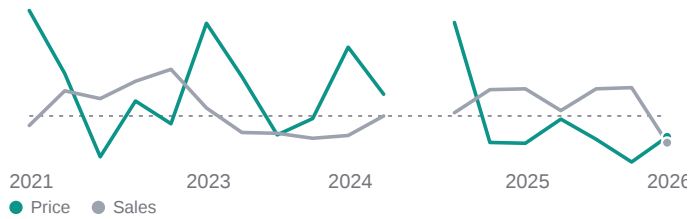
Sale prices

Median \$108K · Average \$122K



Growth (year over year)

Price -27.6% · Sales -35.3%



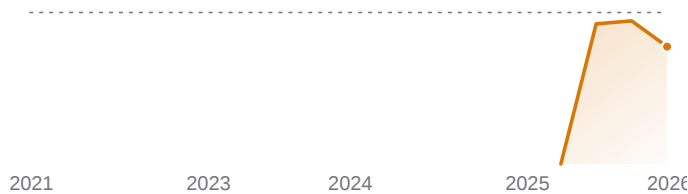
Price per square foot

\$93/ft²



Sale premium vs estimated value

-10.3%



Annual turnover (share of homes sold)

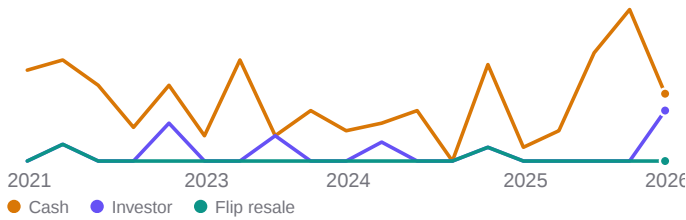
2.9%



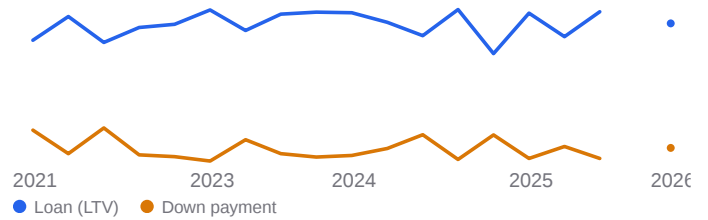
BUYERS & OUTCOMES

Buyer mix

Cash 44% · Investor 33% · Flip resale 0%

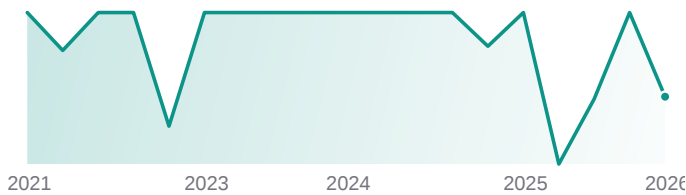


Financing (share of purchase price) Loan (LTV) 91% · Down payment 8.8%



Sellers who sold at a gain

72%



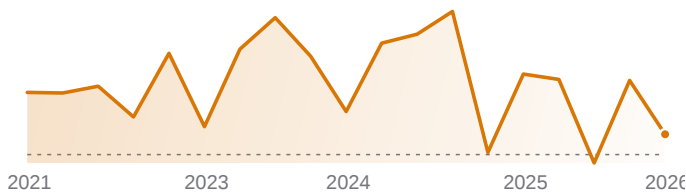
Typical hold before selling

3.9 yrs



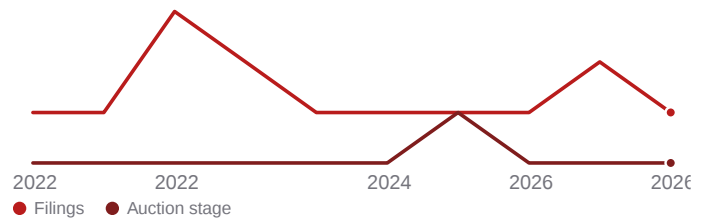
Median annualized return at resale

+2.3%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	765
Median value (AVM)	\$159K
Median size	1,296 ft²
Median bedrooms	3
Median year built	1956
Single family	81%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	3.2%
Owner occupied	79%
Company owned	15%
Median loan-to-value	37%
Typical ownership tenure	9.1 yrs

COMMUNITY

Population	1,670
Density	22 / mi²
Median household income	\$70K
Average household income	\$85K
Crime index (US avg 100)	132
Air pollution index (US avg 100)	122
Earthquake index (US avg 100)	26
Homes occupied	90%
Bachelor's or higher	22%
Poverty rate	6.0%
Unemployment	0.9%
Average temp	51°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.