

Solon 52333

ZIP code · IA · Iowa > Johnson County > Solon

SELLER'S MARKET

\$486K

MEDIAN SALE PRICE

+17.1%

1-YR CHANGE

135

SALES (12 MO)

\$473K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100

Buyer's market

Balanced

Seller's market

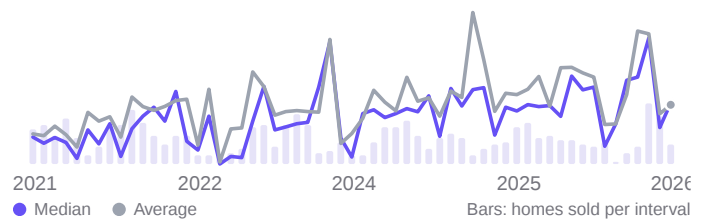
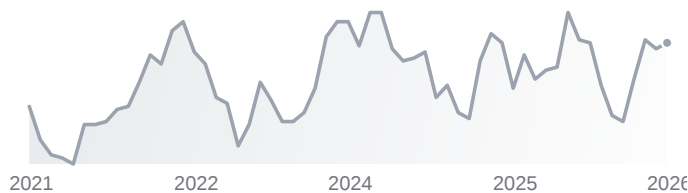
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

68 / 100

Sale prices

Median \$432K · Average \$425K

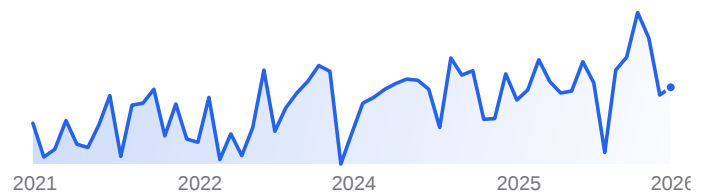
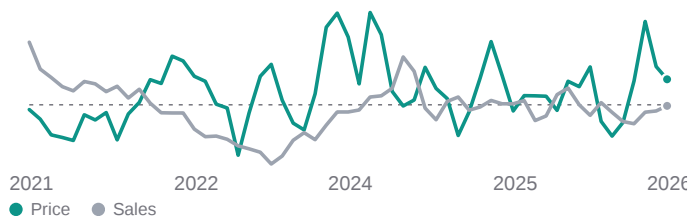


Growth (year over year)

Price +17.1% · Sales -0.7%

Price per square foot

\$261/ft²

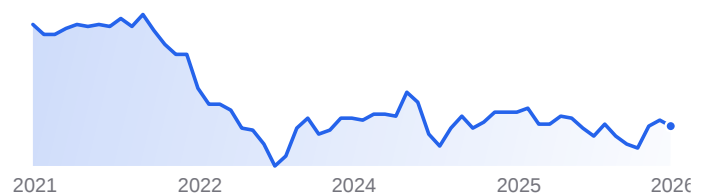


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

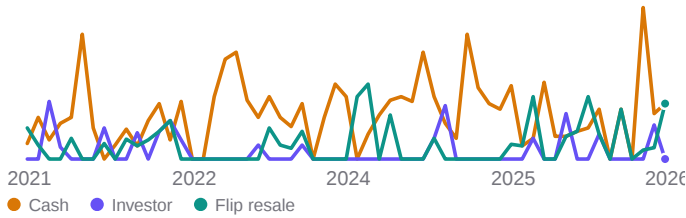
4.3%



BUYERS & OUTCOMES

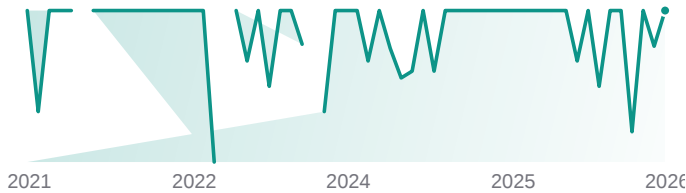
Buyer mix

Cash 22% · Investor 0% · Flip resale 22%



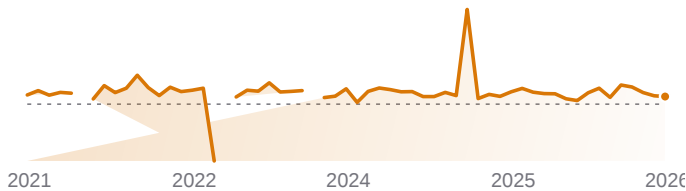
Sellers who sold at a gain

100%

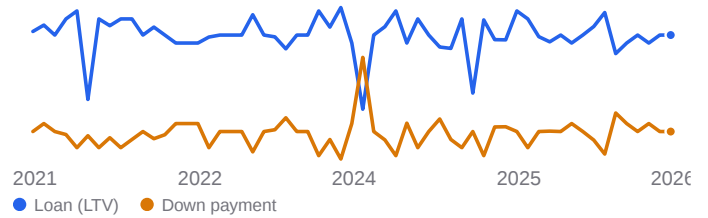


Median annualized return at resale

+3.1%

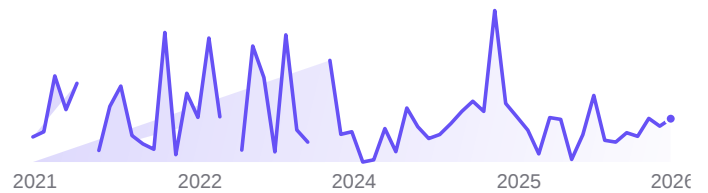


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



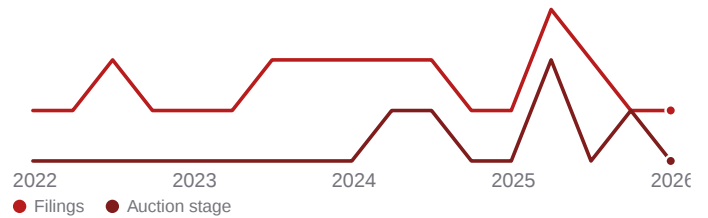
Typical hold before selling

4.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	3,148
Median value (AVM)	\$473K
Median size	1,632 ft²
Median bedrooms	3
Median year built	1994
Single family	79%
Condos	5.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	45%
Underwater (LTV 125% or more)	4.8%
Owner occupied	86%
Company owned	17%
Median loan-to-value	55%

Typical ownership tenure

14.8 yrs

COMMUNITY

Population	8,866
Density	97 / mi²
Median household income	\$124K
Average household income	\$143K
Crime index (US avg 100)	48
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	19
Homes occupied	95%
Bachelor's or higher	29%
Poverty rate	4.1%
Unemployment	0.8%
Average temp	49°F
Annual precip	36 in
Sunshine	61%

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