

Donnellson 52625

ZIP code · IA · Iowa > Lee County > Donnellson

STRONG BUYER'S MARKET

\$133K

MEDIAN SALE PRICE

-20.7%

1-YR CHANGE

31

SALES (12 MO)

\$194K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 19 / 100



MARKET TRENDS (5 YEARS)

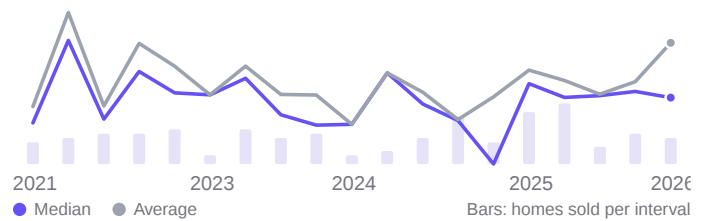
Market temperature (0–100)

19 / 100



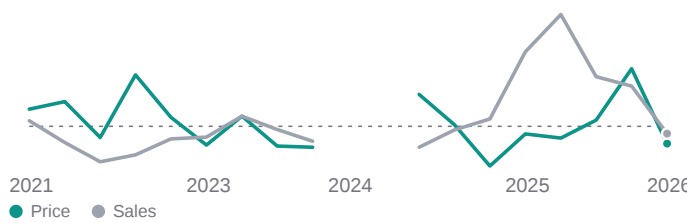
Sale prices

Median \$151K · Average \$224K



Growth (year over year)

Price -20.7% · Sales -8.8%



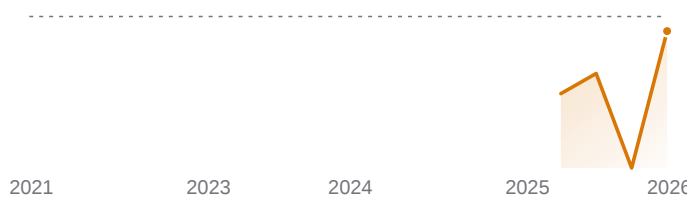
Price per square foot

\$124/ft²



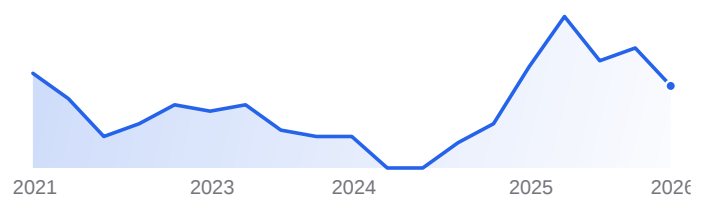
Sale premium vs estimated value

-1.8%



Annual turnover (share of homes sold)

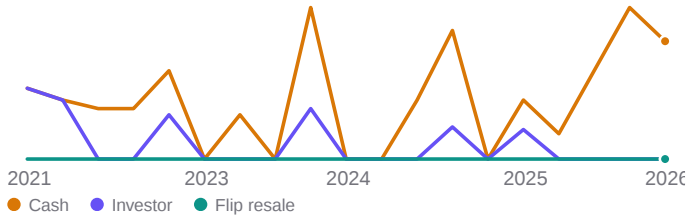
2.7%



BUYERS & OUTCOMES

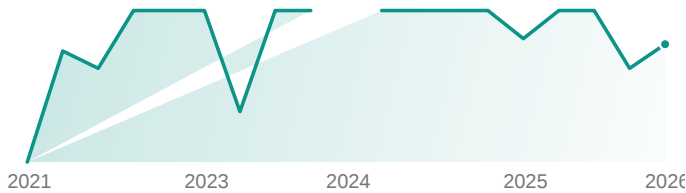
Buyer mix

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



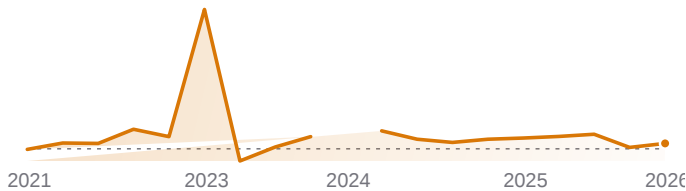
Sellers who sold at a gain

83%

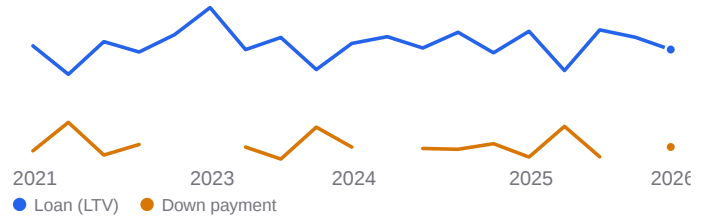


Median annualized return at resale

+2.8%

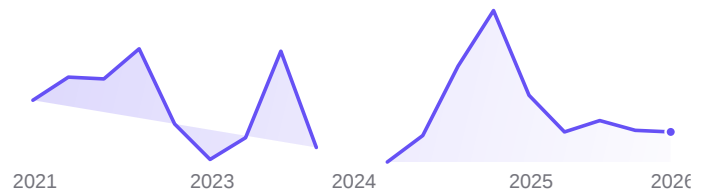


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



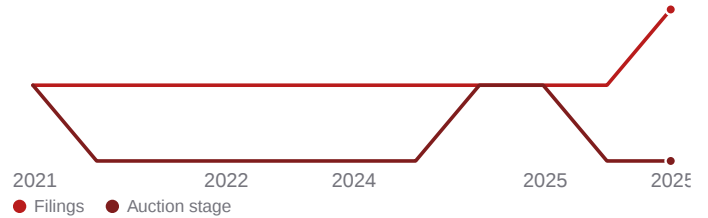
Typical hold before selling

6.2 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	1,139
Median value (AVM)	\$194K
Median size	1,530 ft²
Median bedrooms	3
Median year built	1968
Single family	68%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	13%
Owner occupied	87%
Company owned	11%
Median loan-to-value	57%
Typical ownership tenure	12.1 yrs

COMMUNITY

Population	2,448
Density	22 / mi²
Median household income	\$69K
Average household income	\$81K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	24
Homes occupied	91%
Bachelor's or higher	22%
Poverty rate	10.3%
Unemployment	1.0%
Average temp	52°F
Annual precip	38 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.