

Calhoun County, IA

County · IA · Iowa

BALANCED MARKET

\$105K

MEDIAN SALE PRICE

-60.2%

1-YR CHANGE

81

SALES (12 MO)

\$165K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



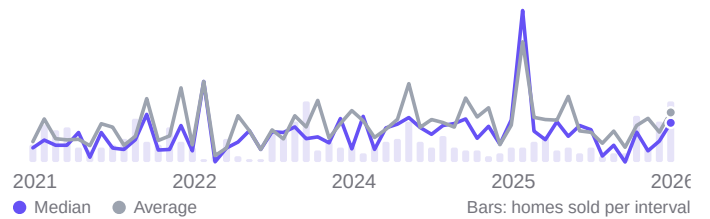
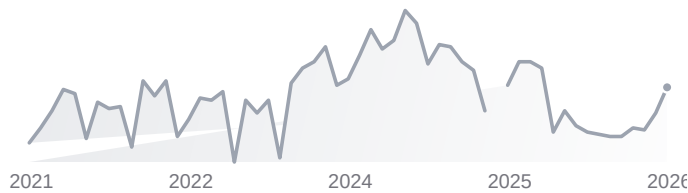
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$160K · Average \$197K

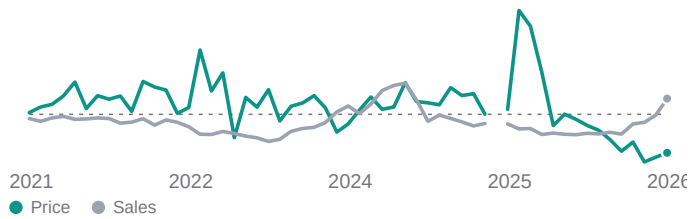


Growth (year over year)

Price -60.2% · Sales +24.6%

Price per square foot

\$93/ft²

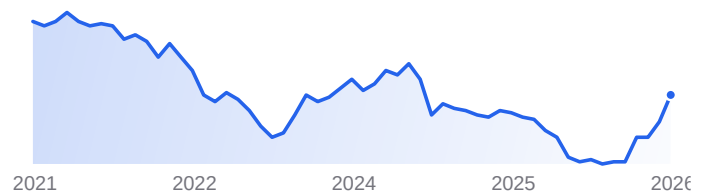


Sale premium vs estimated value

-19.9%

Annual turnover (share of homes sold)

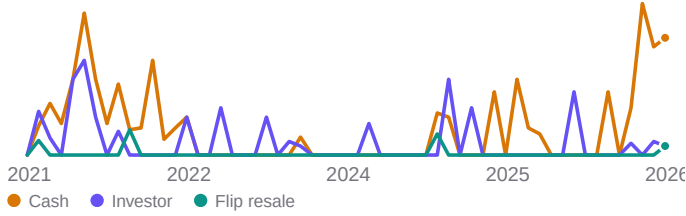
1.7%



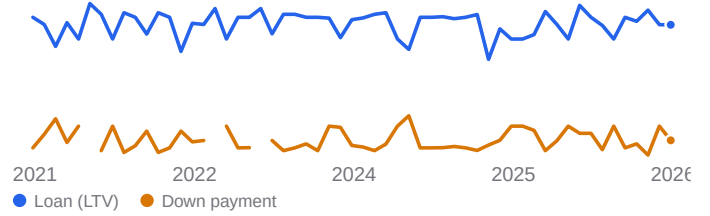
BUYERS & OUTCOMES

Buyer mix

Cash 62% · Investor 4.8% · Flip resale 4.8%

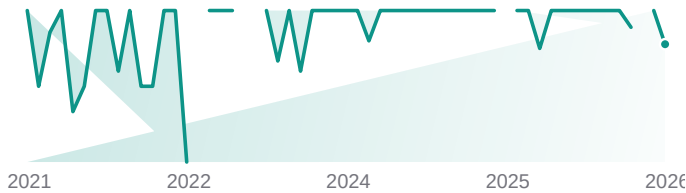


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



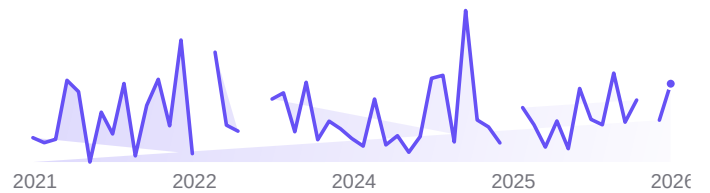
Sellers who sold at a gain

78%



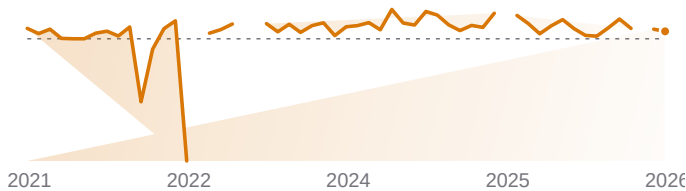
Typical hold before selling

10.6 yrs



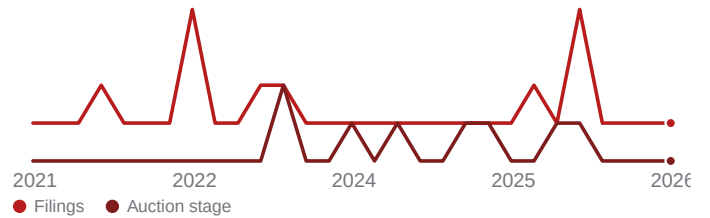
Median annualized return at resale

+4.6%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	4,787
Median value (AVM)	\$165K
Median size	1,468 ft²
Median bedrooms	3
Median year built	1947
Single family	81%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	3.8%
Owner occupied	68%
Company owned	17%
Median loan-to-value	35%
Typical ownership tenure	9.1 yrs

COMMUNITY

Population	9,742
Density	17 / mi²
Median household income	\$66K
Average household income	\$84K
Crime index (US avg 100)	128
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	12
Homes occupied	77%
Bachelor's or higher	17%
Poverty rate	7.2%
Unemployment	0.7%
Average temp	48°F
Annual precip	32 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.