

# Decatur County, IA

County · IA · Iowa

**SELLER'S MARKET**

**\$152K**

MEDIAN SALE PRICE

**+88.4%**

1-YR CHANGE

**105**

SALES (12 MO)

**\$137K**

MEDIAN VALUE (AVM)

Market temperature

**Seller's market · 75 / 100**

Buyer's market

Balanced

Seller's market

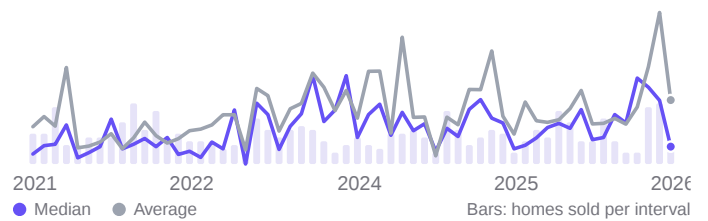
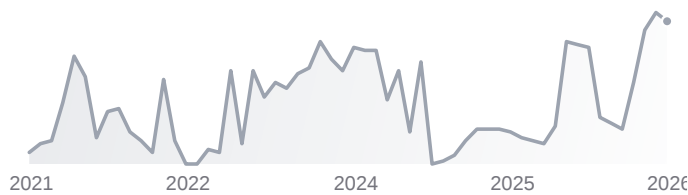
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

75 / 100

Sale prices

Median \$75K · Average \$177K

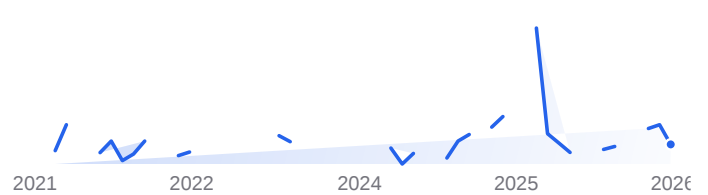
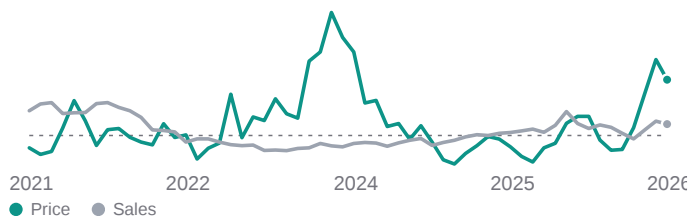


Growth (year over year)

Price +88.4% · Sales +18.0%

Price per square foot

\$72/ft<sup>2</sup>

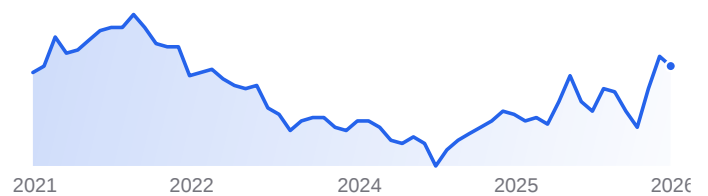
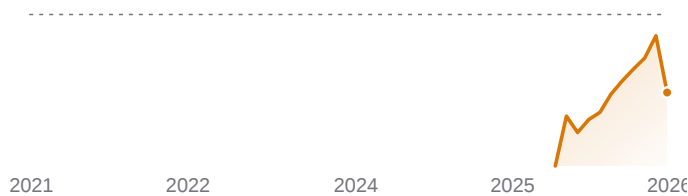


Sale premium vs estimated value

-8.2%

Annual turnover (share of homes sold)

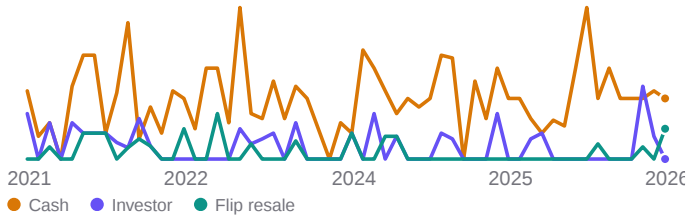
2.9%



## BUYERS & OUTCOMES

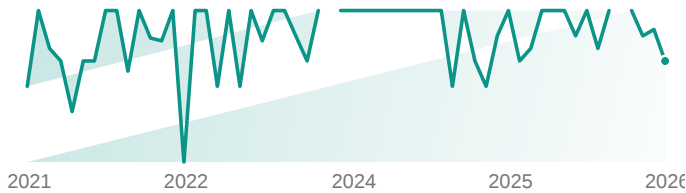
### Buyer mix

Cash 33% · Investor 0% · Flip resale 17%



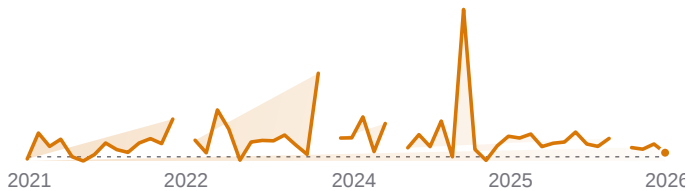
### Sellers who sold at a gain

67%

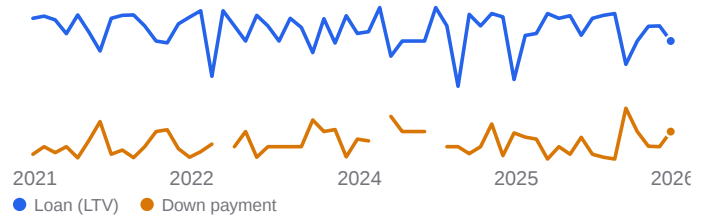


### Median annualized return at resale

+1.9%

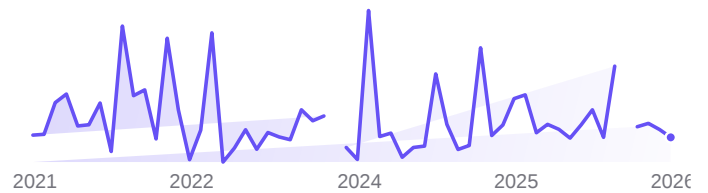


### Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



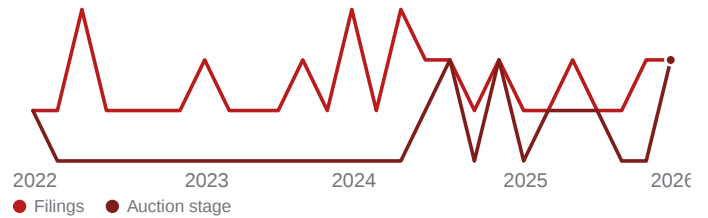
### Typical hold before selling

3.0 yrs



### Preforeclosure filings

Filings 2 · Auction stage 2



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 3,649     |
| Median value (AVM) | \$137K    |
| Median size        | 1,496 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1962      |
| Single family      | 70%       |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 73%     |
| Underwater (LTV 125% or more) | 4.0%    |
| Owner occupied                | 64%     |
| Company owned                 | 17%     |
| Median loan-to-value          | 18%     |
| Typical ownership tenure      | 9.4 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 7,638    |
| Density                          | 14 / mi² |
| Median household income          | \$56K    |
| Average household income         | \$71K    |
| Crime index (US avg 100)         | 126      |
| Air pollution index (US avg 100) | 120      |
| Earthquake index (US avg 100)    | 15       |
| Homes occupied                   | 82%      |
| Bachelor's or higher             | 13%      |
| Poverty rate                     | 12.6%    |
| Unemployment                     | 0.9%     |
| Average temp                     | 51°F     |
| Annual precip                    | 37 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.