

Dickinson County, IA

County · IA · Iowa

SELLER'S MARKET

\$392K

MEDIAN SALE PRICE

+11.7%

1-YR CHANGE

372

SALES (12 MO)

\$421K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100

Buyer's market

Balanced

Seller's market

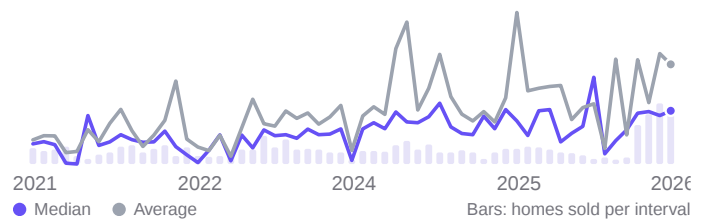
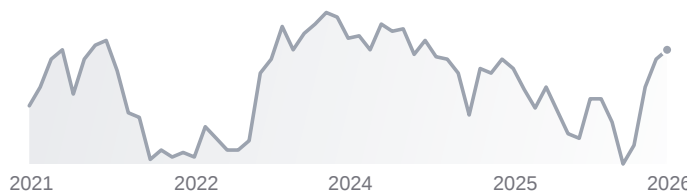
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$400K · Average \$595K

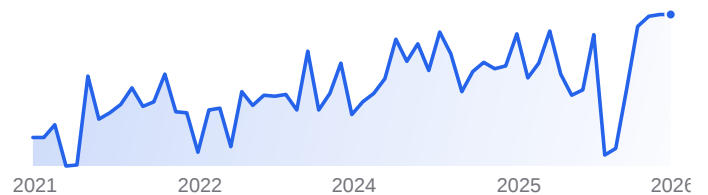
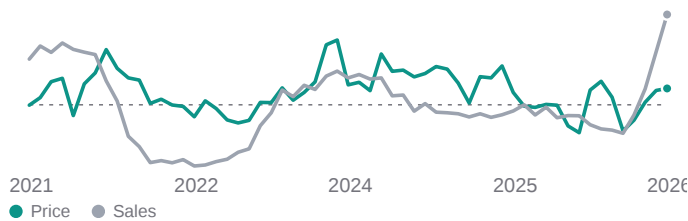


Growth (year over year)

Price +11.7% · Sales +64.6%

Price per square foot

\$299/ft²

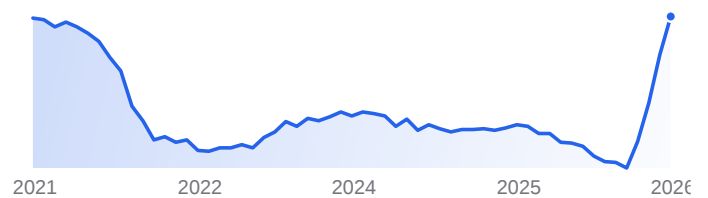


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

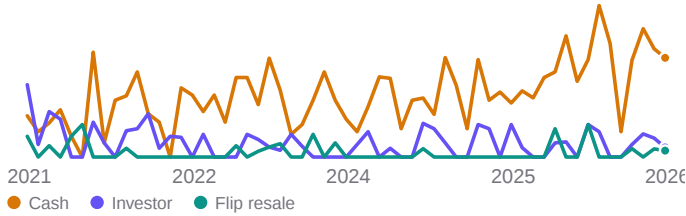
2.5%



BUYERS & OUTCOMES

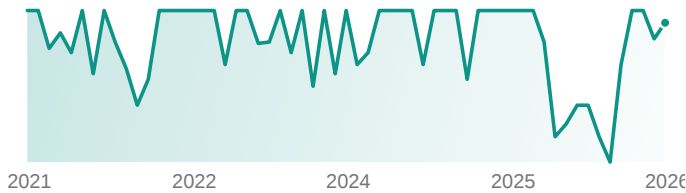
Buyer mix

Cash 44% · Investor 4.2% · Flip resale 2.8%



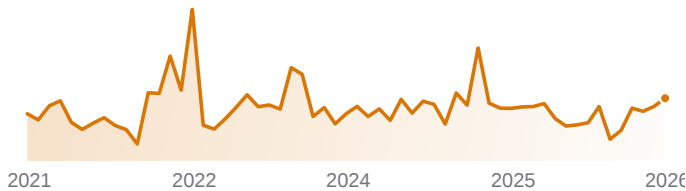
Sellers who sold at a gain

97%

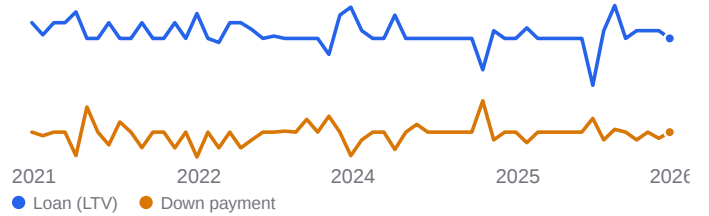


Median annualized return at resale

+7.7%



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



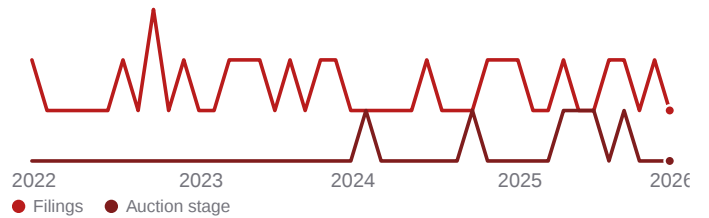
Typical hold before selling

8.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	14,763
Median value (AVM)	\$421K
Median size	1,436 ft²
Median bedrooms	3
Median year built	1979
Single family	75%
Condos	15%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	3.6%
Owner occupied	52%
Company owned	33%
Median loan-to-value	36%

Typical ownership tenure

7.1 yrs

COMMUNITY

Population	18,250
Density	48 / mi²
Median household income	\$74K
Average household income	\$104K
Crime index (US avg 100)	122
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	15
Homes occupied	59%
Bachelor's or higher	25%
Poverty rate	5.1%
Unemployment	1.1%
Average temp	45°F
Annual precip	29 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.