

Fremont County, IA

County · IA · Iowa

BUYER'S MARKET

\$146K

MEDIAN SALE PRICE

+8.2%

1-YR CHANGE

77

SALES (12 MO)

\$150K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 31 / 100



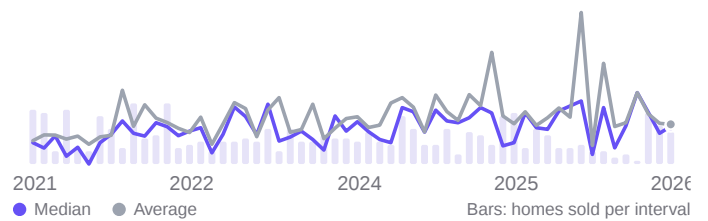
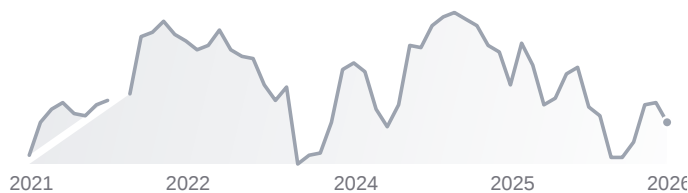
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

31 / 100

Sale prices

Median \$139K · Average \$145K

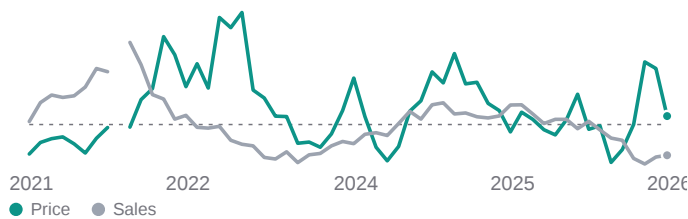


Growth (year over year)

Price +8.2% · Sales -29.4%

Price per square foot

\$76/ft²

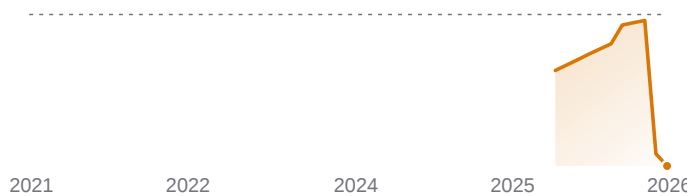


Sale premium vs estimated value

-13.2%

Annual turnover (share of homes sold)

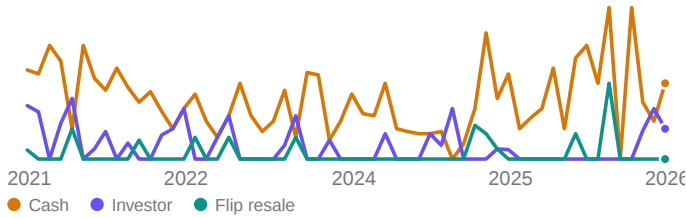
2.3%



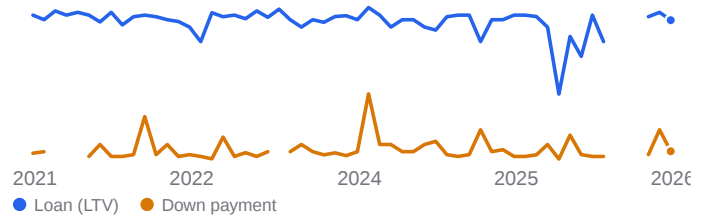
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 20% · Flip resale 0%

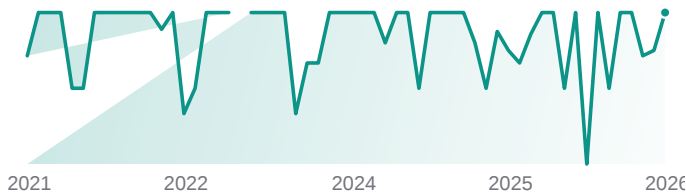


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.3%



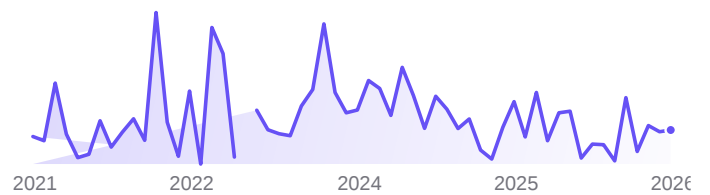
Sellers who sold at a gain

100%



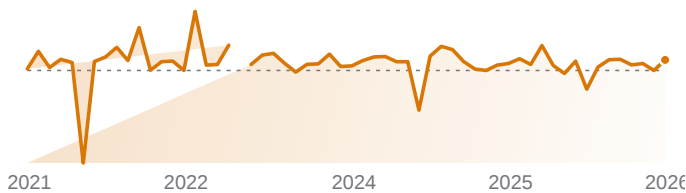
Typical hold before selling

4.0 yrs



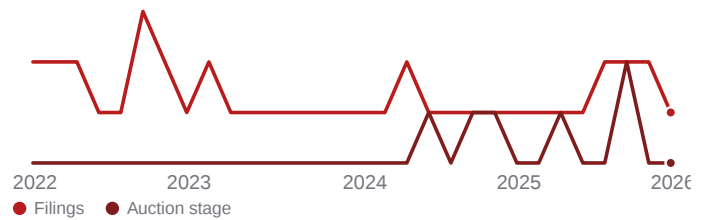
Median annualized return at resale

+8.1%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	3,380
Median value (AVM)	\$150K
Median size	1,400 ft²
Median bedrooms	3
Median year built	1950
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	5.6%
Owner occupied	78%
Company owned	17%
Median loan-to-value	34%
Typical ownership tenure	9.0 yrs

COMMUNITY

Population	6,525
Density	13 / mi²
Median household income	\$71K
Average household income	\$92K
Crime index (US avg 100)	128
Air pollution index (US avg 100)	125
Earthquake index (US avg 100)	26
Homes occupied	89%
Bachelor's or higher	19%
Poverty rate	7.0%
Unemployment	0.9%
Average temp	51°F
Annual precip	34 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.