

Hancock County, IA

County · IA · Iowa

BUYER'S MARKET

\$143K

MEDIAN SALE PRICE

-24.5%

1-YR CHANGE

122

SALES (12 MO)

\$147K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



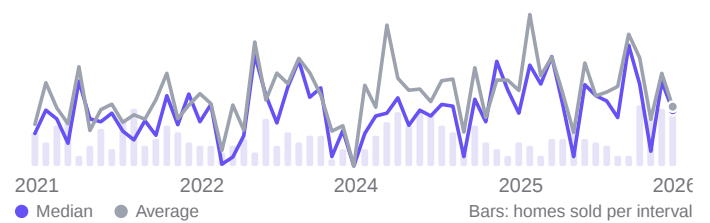
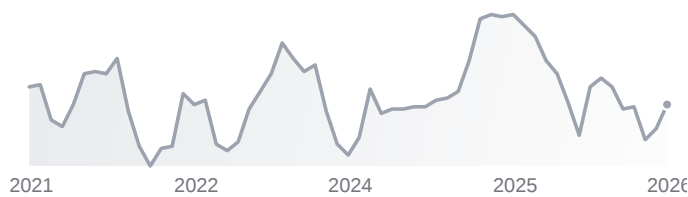
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

38 / 100

Sale prices

Median \$150K · Average \$156K

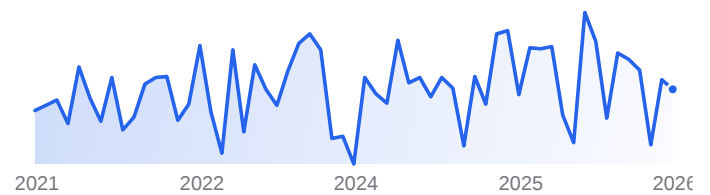
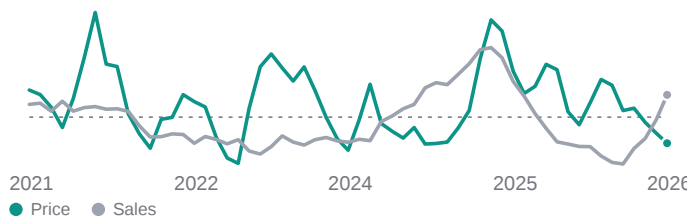


Growth (year over year)

Price -24.5% · Sales +20.8%

Price per square foot

\$107/ft²

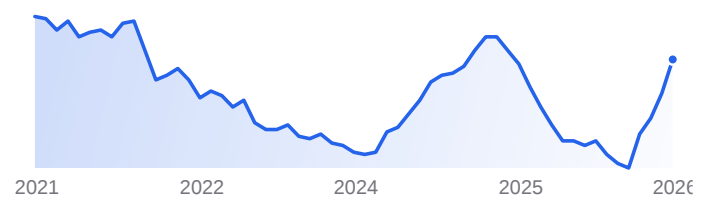


Sale premium vs estimated value

-2.6%

Annual turnover (share of homes sold)

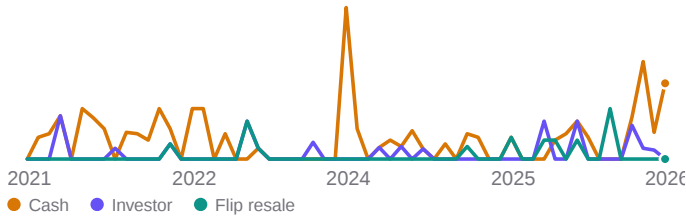
2.5%



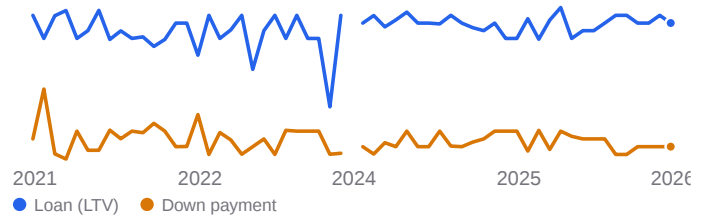
BUYERS & OUTCOMES

Buyer mix

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

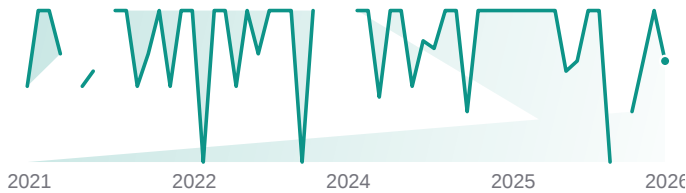


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



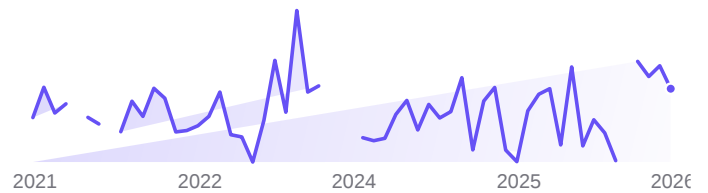
Sellers who sold at a gain

83%



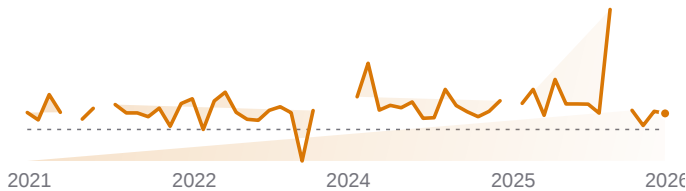
Typical hold before selling

9.2 yrs



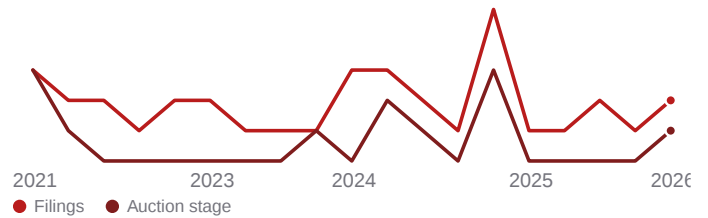
Median annualized return at resale

+4.6%



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	4,947
Median value (AVM)	\$147K
Median size	1,416 ft²
Median bedrooms	3
Median year built	1952
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	5.8%
Owner occupied	75%
Company owned	14%
Median loan-to-value	48%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	10,655
Density	19 / mi²
Median household income	\$68K
Average household income	\$83K
Crime index (US avg 100)	116
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	12
Homes occupied	89%
Bachelor's or higher	16%
Poverty rate	8.9%
Unemployment	0.7%
Average temp	46°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.