

Mills County, IA

County · IA · Iowa

SELLER'S MARKET

\$303K

MEDIAN SALE PRICE

+54.4%

1-YR CHANGE

179

SALES (12 MO)

\$286K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 74 / 100



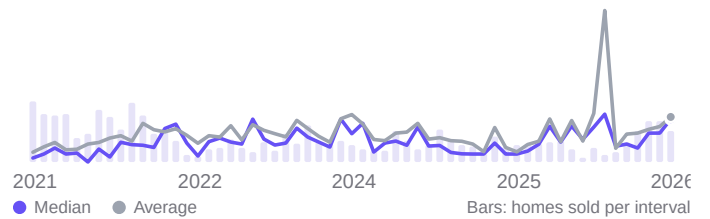
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

74 / 100

Sale prices

Median \$350K · Average \$361K

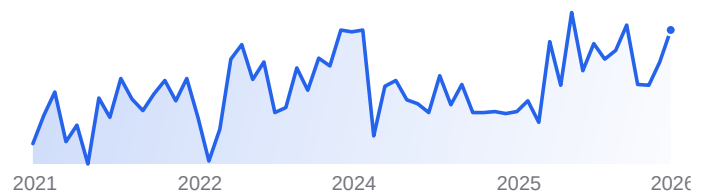
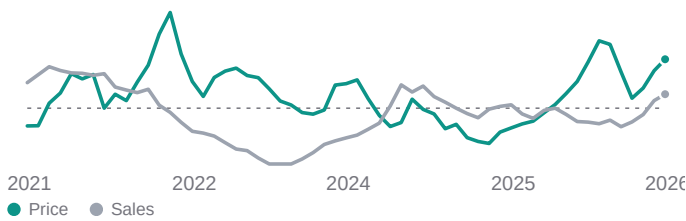


Growth (year over year)

Price +54.4% · Sales +15.5%

Price per square foot

\$249/ft²

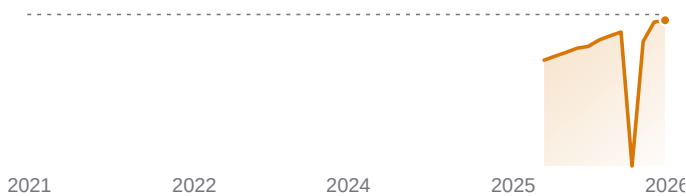


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

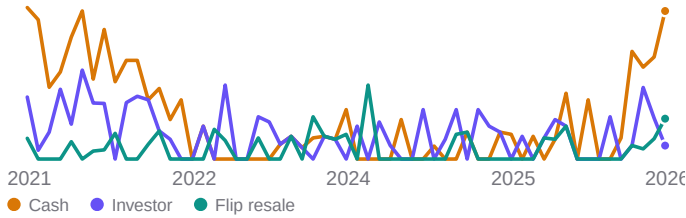
2.8%



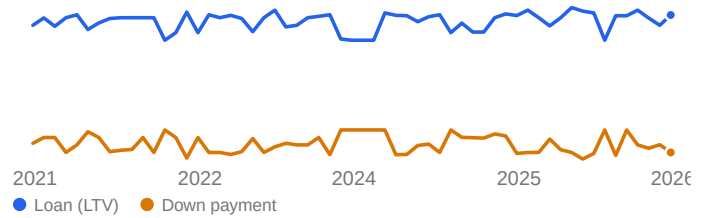
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 4.5% · Flip resale 14%

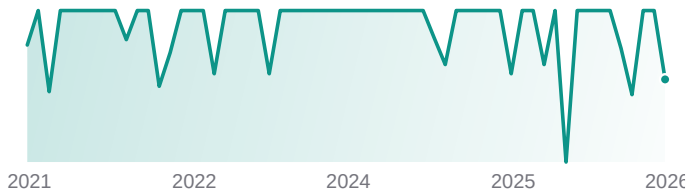


Financing (share of purchase price) Loan (LTV) 97% · Down payment 5.0%



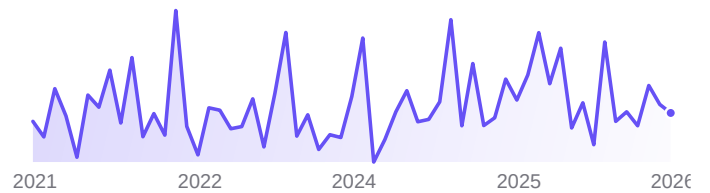
Sellers who sold at a gain

82%



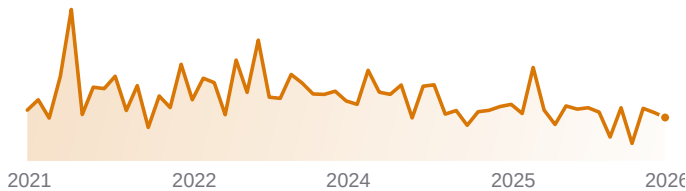
Typical hold before selling

4.2 yrs



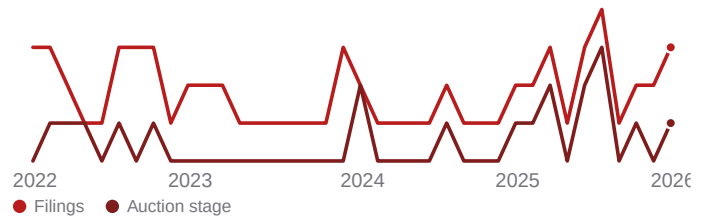
Median annualized return at resale

+5.0%



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	6,446
Median value (AVM)	\$286K
Median size	1,435 ft²
Median bedrooms	3
Median year built	1976
Single family	81%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	4.3%
Owner occupied	81%
Company owned	16%
Median loan-to-value	48%
Typical ownership tenure	9.0 yrs

COMMUNITY

Population	14,833
Density	34 / mi²
Median household income	\$86K
Average household income	\$107K
Crime index (US avg 100)	105
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	24
Homes occupied	90%
Bachelor's or higher	24%
Poverty rate	6.9%
Unemployment	0.9%
Average temp	51°F
Annual precip	33 in
Sunshine	59%

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.