

Sac County, IA

County · IA · Iowa

BUYER'S MARKET

\$89K

MEDIAN SALE PRICE

-22.8%

1-YR CHANGE

118

SALES (12 MO)

\$121K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 26 / 100



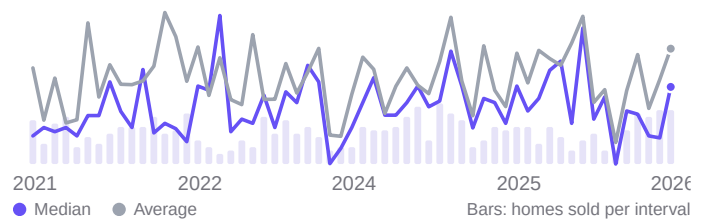
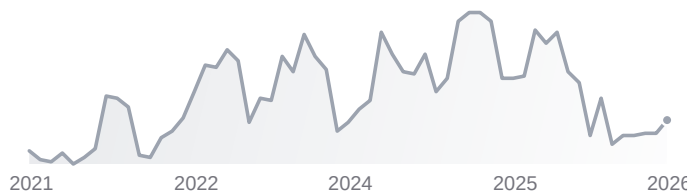
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

26 / 100

Sale prices

Median \$129K · Average \$175K

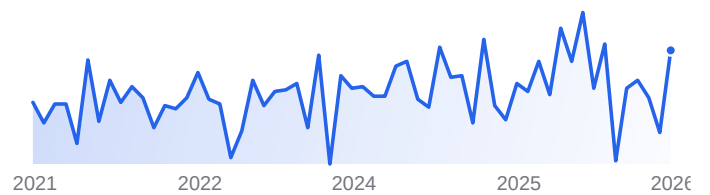
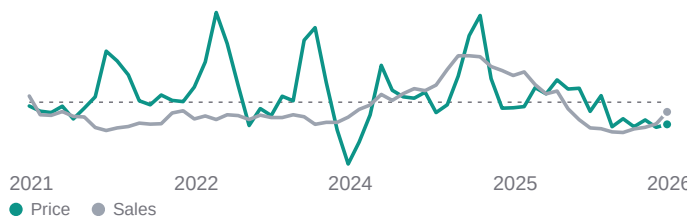


Growth (year over year)

Price -22.8% · Sales -9.9%

Price per square foot

\$103/ft²



Sale premium vs estimated value

+38.0%

Annual turnover (share of homes sold)

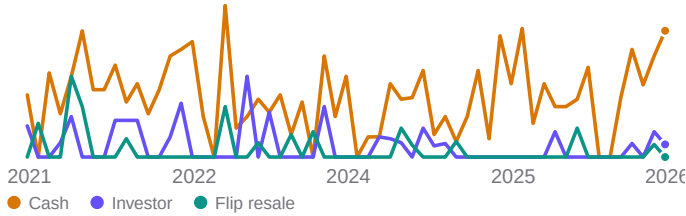
2.3%



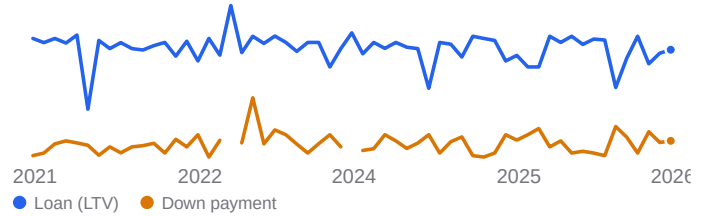
BUYERS & OUTCOMES

Buyer mix

Cash 63% · Investor 6.3% · Flip resale 0%

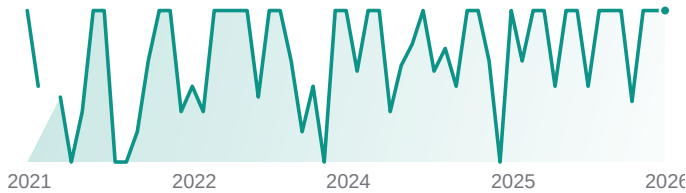


Financing (share of purchase price) Loan (LTV) 89% · Down payment 15%



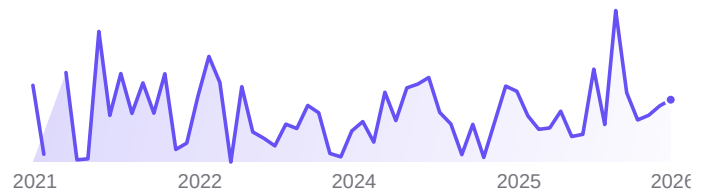
Sellers who sold at a gain

100%



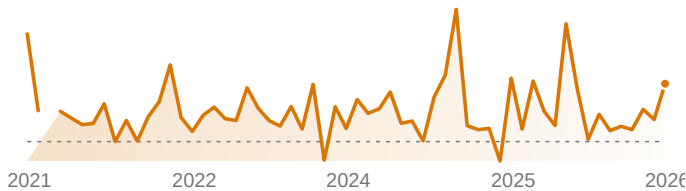
Typical hold before selling

7.0 yrs



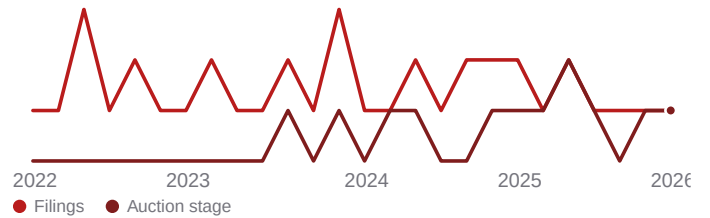
Median annualized return at resale

+14.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,191
Median value (AVM)	\$121K
Median size	1,515 ft²
Median bedrooms	2
Median year built	1945
Single family	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	7.6%
Owner occupied	76%
Company owned	18%
Median loan-to-value	40%
Typical ownership tenure	7.9 yrs

COMMUNITY

Population	9,573
Density	17 / mi²
Median household income	\$69K
Average household income	\$91K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	14
Homes occupied	85%
Bachelor's or higher	19%
Poverty rate	8.8%
Unemployment	1.1%
Average temp	47°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.