

Tama County, IA

County · IA · Iowa

BUYER'S MARKET

\$145K

MEDIAN SALE PRICE

-10.3%

1-YR CHANGE

200

SALES (12 MO)

\$139K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



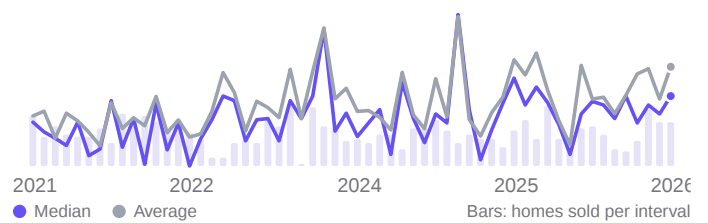
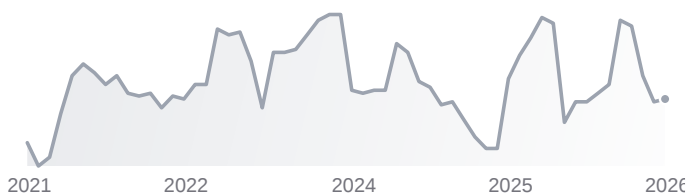
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

38 / 100

Sale prices

Median \$155K · Average \$188K

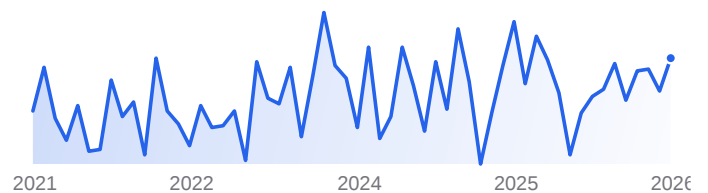
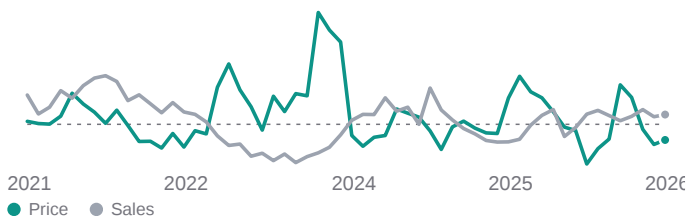


Growth (year over year)

Price -10.3% · Sales +6.4%

Price per square foot

\$110/ft²

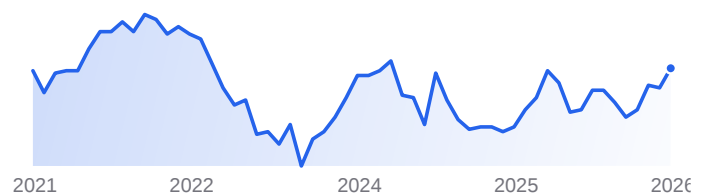


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

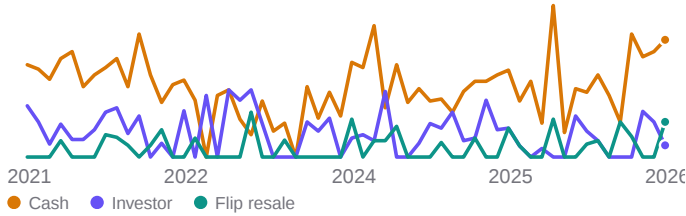
2.9%



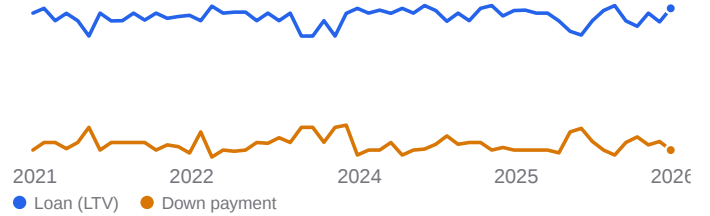
BUYERS & OUTCOMES

Buyer mix

Cash 48% · Investor 4.8% · Flip resale 14%

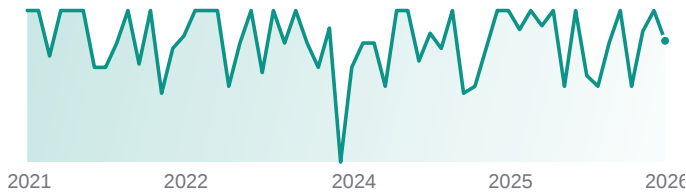


Financing (share of purchase price) Loan (LTV) 98% · Down payment 5.0%



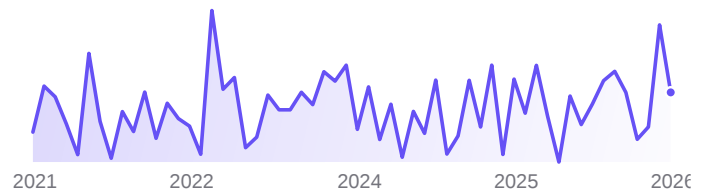
Sellers who sold at a gain

87%



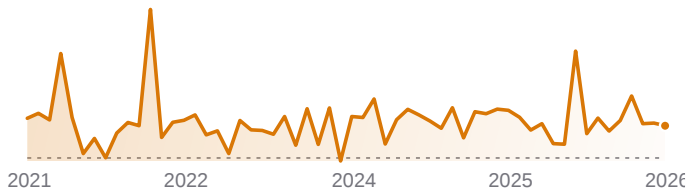
Typical hold before selling

8.5 yrs



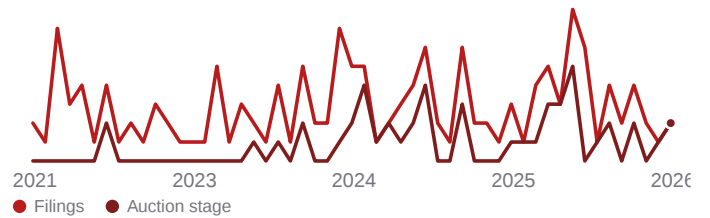
Median annualized return at resale

+4.2%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	7,012
Median value (AVM)	\$139K
Median size	1,488 ft²
Median bedrooms	3
Median year built	1940
Single family	95%
Condos	1.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	8.0%
Owner occupied	74%
Company owned	15%
Median loan-to-value	51%

Typical ownership tenure

126.6 yrs

COMMUNITY

Population	16,794
Density	23 / mi²
Median household income	\$66K
Average household income	\$83K
Crime index (US avg 100)	125
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	15
Homes occupied	91%
Bachelor's or higher	15%
Poverty rate	19.1%
Unemployment	1.4%
Average temp	48°F
Annual precip	36 in
Sunshine	61%

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.