

# Bennett

City · IA · Iowa > Cedar County

BUYER'S MARKET

**\$118K**

MEDIAN SALE PRICE

**4**

SALES (12 MO)

**\$158K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



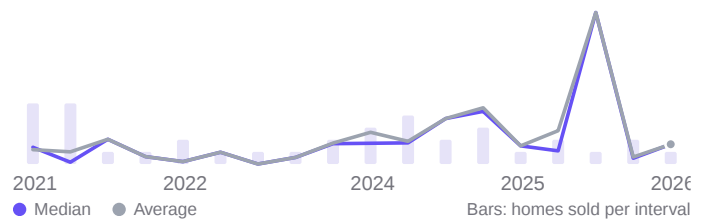
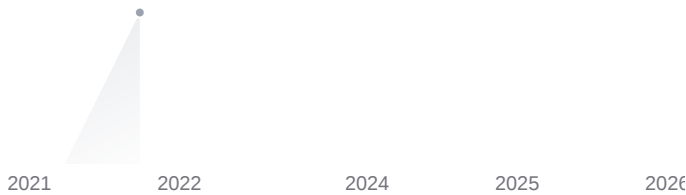
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

39 / 100

Sale prices

Median \$160K · Average \$160K

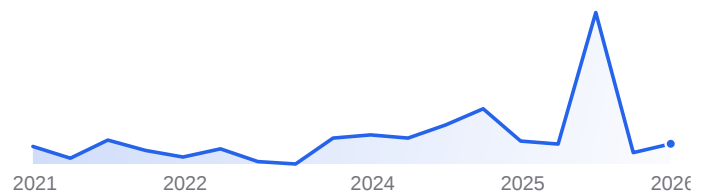
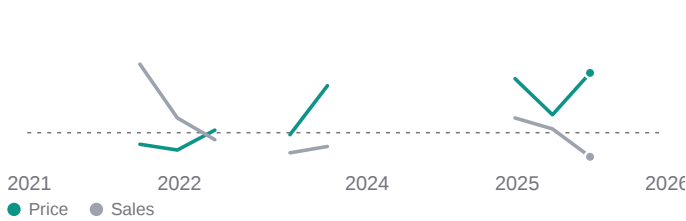


Growth (year over year)

Price +174.3% · Sales -70.0%

Price per square foot

\$85/ft²

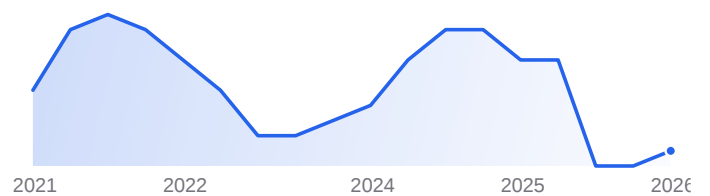


Sale premium vs estimated value

+5.4%

Annual turnover (share of homes sold)

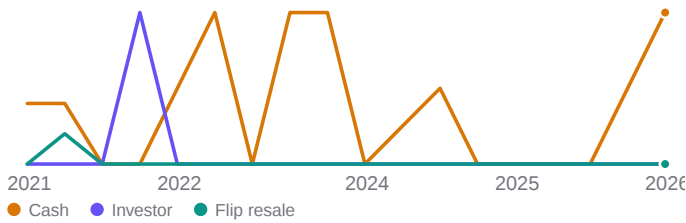
1.2%



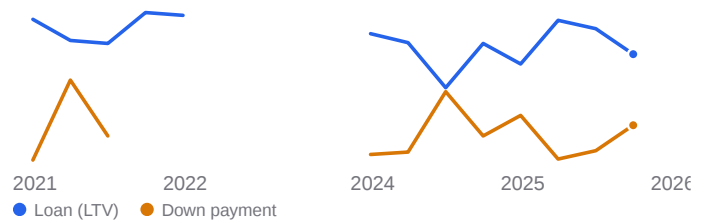
## BUYERS & OUTCOMES

### Buyer mix

Cash 100% · Investor 0% · Flip resale 0%

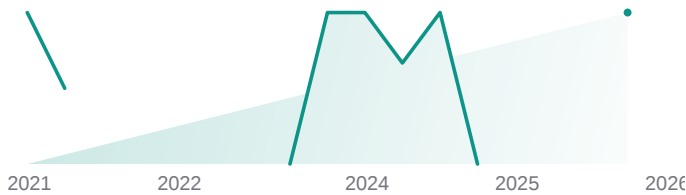


### Financing (share of purchase price) Loan (LTV) 73% · Down payment 27%



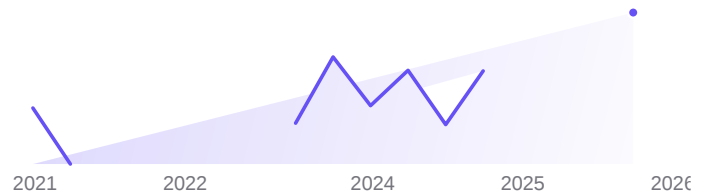
### Sellers who sold at a gain

100%



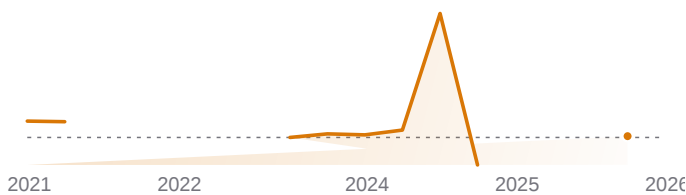
### Typical hold before selling

14.2 yrs



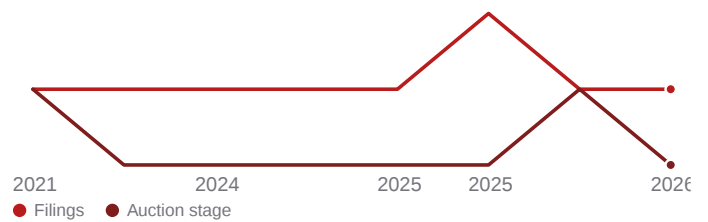
### Median annualized return at resale

+0.8%



### Preforeclosure filings

Filings 1 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 324       |
| Median value (AVM) | \$158K    |
| Median size        | 1,614 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1916      |
| Single family      | 70%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 55%      |
| Underwater (LTV 125% or more) | 7.1%     |
| Owner occupied                | 79%      |
| Company owned                 | 18%      |
| Median loan-to-value          | 43%      |
| Typical ownership tenure      | 10.0 yrs |

## COMMUNITY

|                                  |                    |
|----------------------------------|--------------------|
| Population                       | <b>337</b>         |
| Density                          | <b>1,627 / mi²</b> |
| Median household income          | <b>\$81K</b>       |
| Average household income         | <b>\$85K</b>       |
| Crime index (US avg 100)         | <b>163</b>         |
| Air pollution index (US avg 100) | <b>75</b>          |
| Earthquake index (US avg 100)    | <b>22</b>          |
| Homes occupied                   | <b>96%</b>         |
| Bachelor's or higher             | <b>14%</b>         |
| Poverty rate                     | <b>8.3%</b>        |
| Unemployment                     | <b>1.1%</b>        |
| Average temp                     | <b>49°F</b>        |
| Annual precip                    | <b>36 in</b>       |
| Sunshine                         | <b>61%</b>         |

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.