

Rock Rapids

City · IA · Iowa · Lyon County

BALANCED MARKET

\$253K

MEDIAN SALE PRICE

+30.0%

1-YR CHANGE

42

SALES (12 MO)

\$243K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



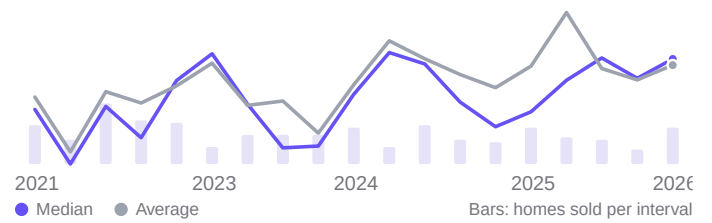
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$253K · Average \$244K

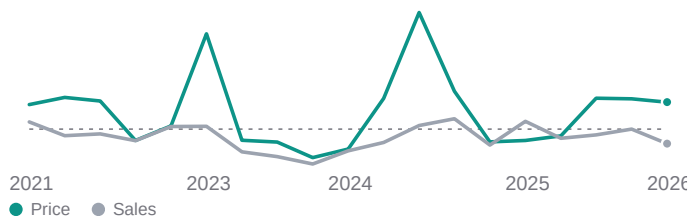


Growth (year over year)

Price +30.0% · Sales -16.0%

Price per square foot

\$179/ft²

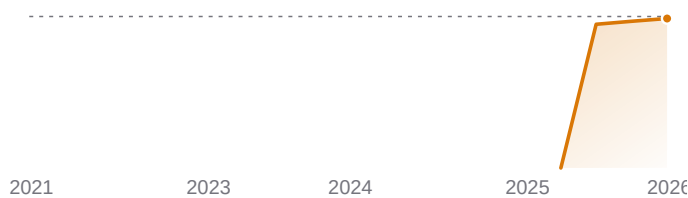


Sale premium vs estimated value

-0.8%

Annual turnover (share of homes sold)

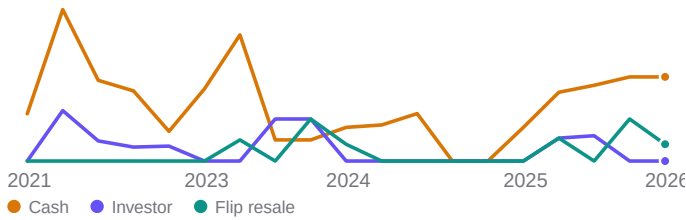
2.9%



BUYERS & OUTCOMES

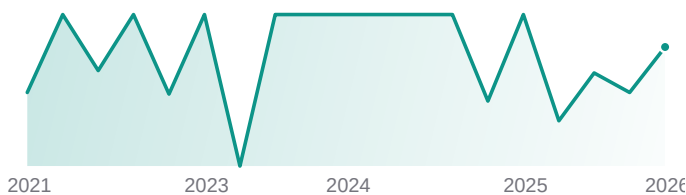
Buyer mix

Cash 33% · Investor 0% · Flip resale 6.7%



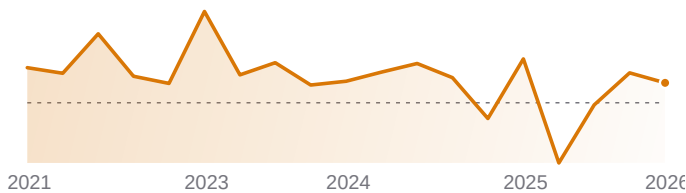
Sellers who sold at a gain

92%

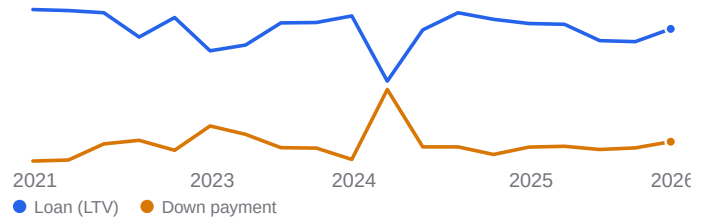


Median annualized return at resale

+4.2%

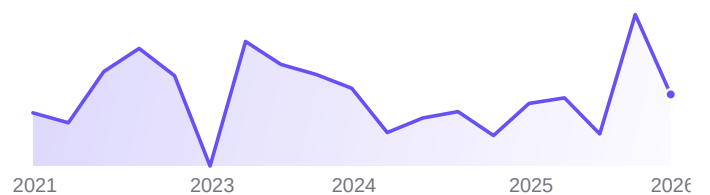


Financing (share of purchase price) Loan (LTV) 83% · Down payment 17%



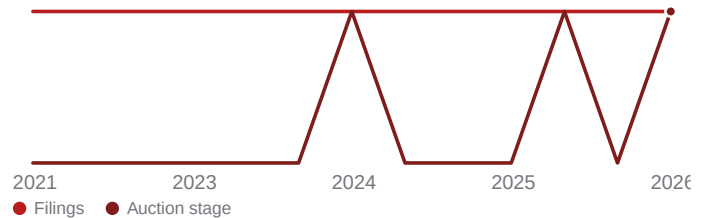
Typical hold before selling

6.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,469
Median value (AVM)	\$243K
Median size	1,545 ft²
Median bedrooms	3
Median year built	1956
Single family	77%
Condos	1.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	4.7%
Owner occupied	86%
Company owned	11%
Median loan-to-value	41%

Typical ownership tenure

11.3 yrs

COMMUNITY

Population	2,702
Density	642 / mi²
Median household income	\$72K
Average household income	\$87K
Crime index (US avg 100)	156
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	19
Homes occupied	93%
Bachelor's or higher	18%
Poverty rate	2.8%
Unemployment	0.7%
Average temp	46°F
Annual precip	27 in
Sunshine	61%

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