

Armstrong

City · IA · Iowa · Emmet County

BALANCED MARKET

\$120K

MEDIAN SALE PRICE

15

SALES (12 MO)

\$129K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



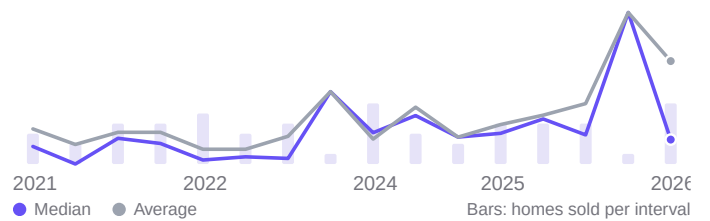
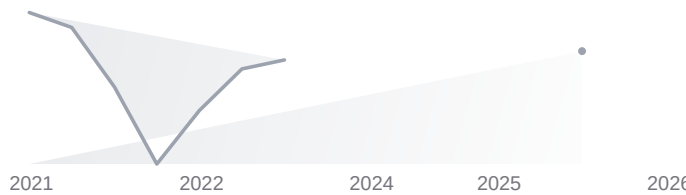
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$123K · Average \$374K

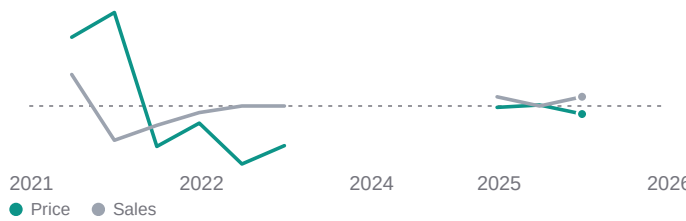


Growth (year over year)

Price -7.8% · Sales +9.1%

Price per square foot

\$113/ft²

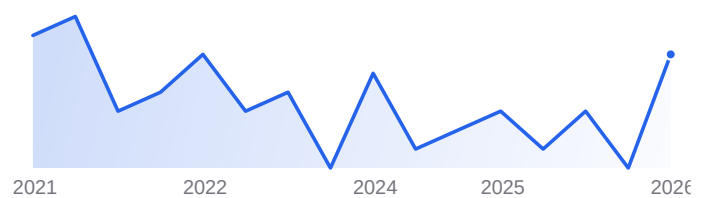


Sale premium vs estimated value

+36.6%

Annual turnover (share of homes sold)

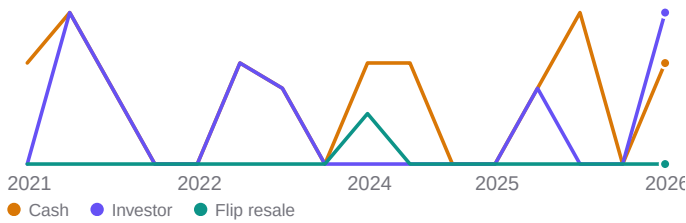
2.3%



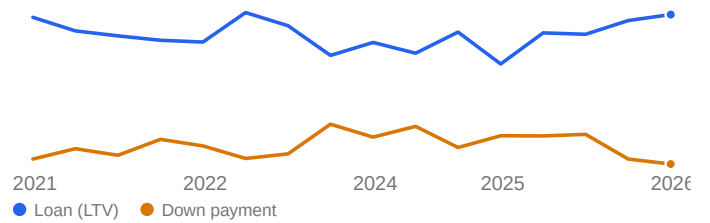
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 50% · Flip resale 0%

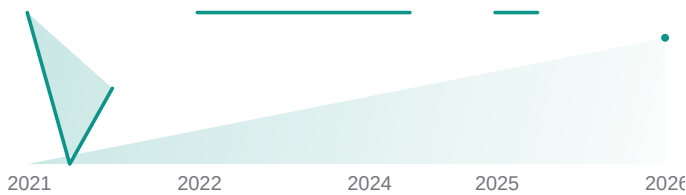


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.8%



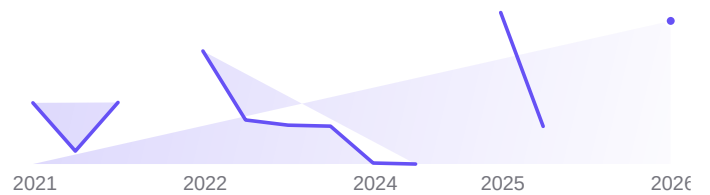
Sellers who sold at a gain

83%



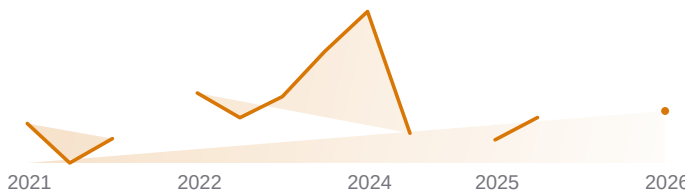
Typical hold before selling

13.5 yrs



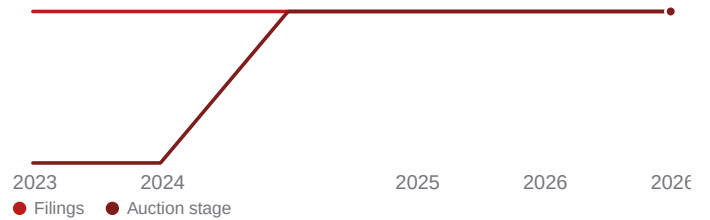
Median annualized return at resale

+8.9%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	655
Median value (AVM)	\$129K
Median size	1,448 ft²
Median bedrooms	3
Median year built	1948
Single family	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	7.7%
Owner occupied	79%
Company owned	20%
Median loan-to-value	43%
Typical ownership tenure	10.2 yrs

COMMUNITY

Population	865
Density	979 / mi²
Median household income	\$49K
Average household income	\$60K
Crime index (US avg 100)	121
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	10
Homes occupied	89%
Bachelor's or higher	11%
Poverty rate	11.7%
Unemployment	0.9%
Average temp	46°F
Annual precip	31 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.