

Forest City

City · IA · Iowa · Hancock County

SELLER'S MARKET

\$182K

MEDIAN SALE PRICE

+18.6%

1-YR CHANGE

70

SALES (12 MO)

\$153K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100



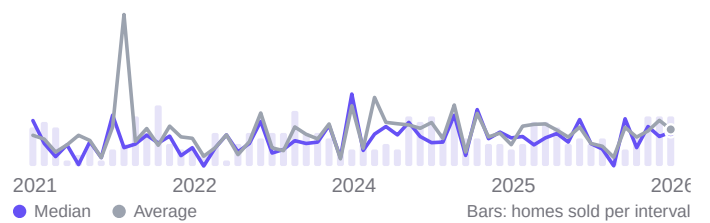
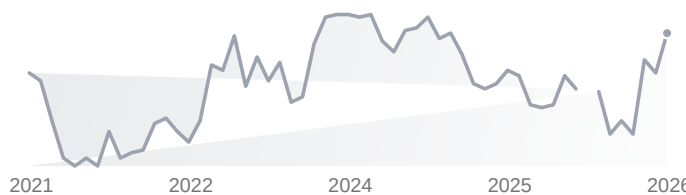
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$180K · Average \$190K

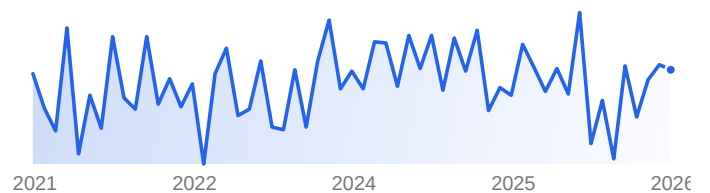
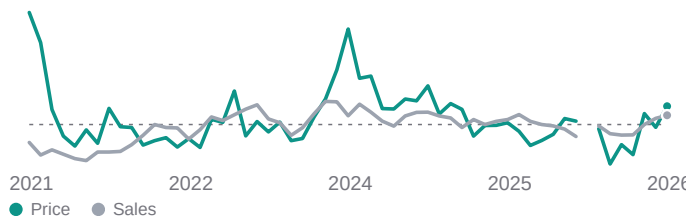


Growth (year over year)

Price +18.6% · Sales +9.4%

Price per square foot

\$128/ft²

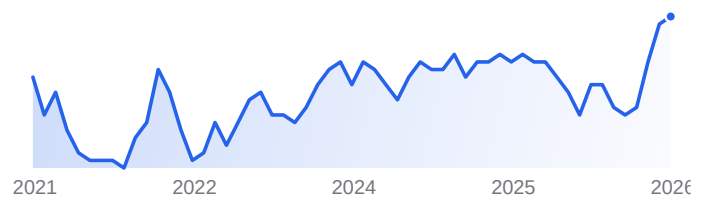
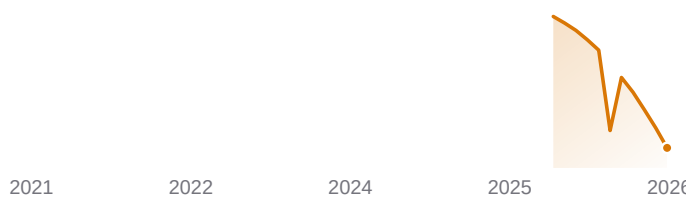


Sale premium vs estimated value

+0.2%

Annual turnover (share of homes sold)

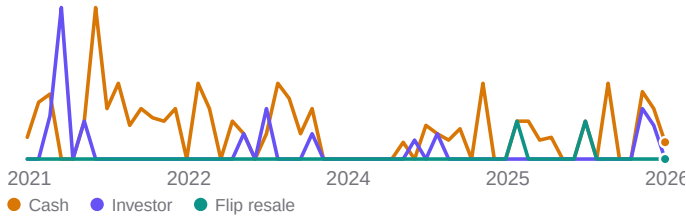
3.1%



BUYERS & OUTCOMES

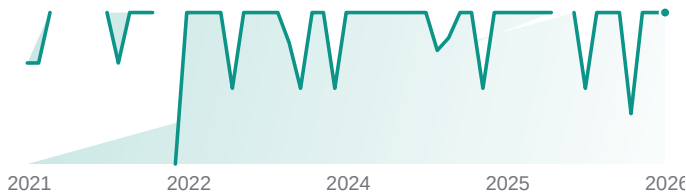
Buyer mix

Cash 11% · Investor 0% · Flip resale 0%



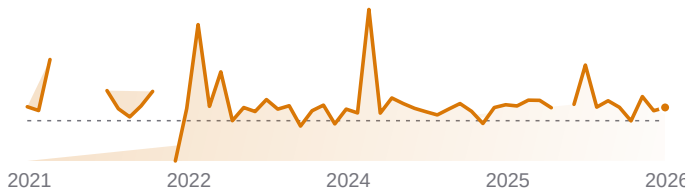
Sellers who sold at a gain

100%

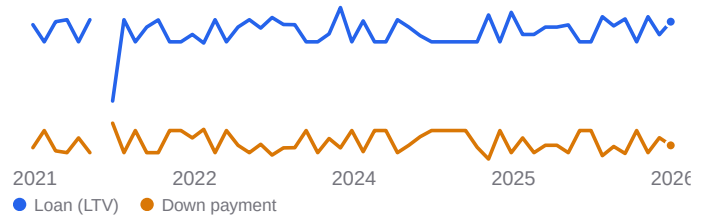


Median annualized return at resale

+4.8%

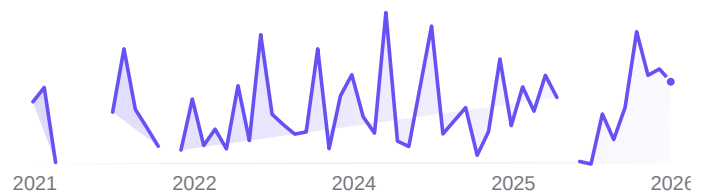


Financing (share of purchase price) Loan (LTV) 94% · Down payment 10%



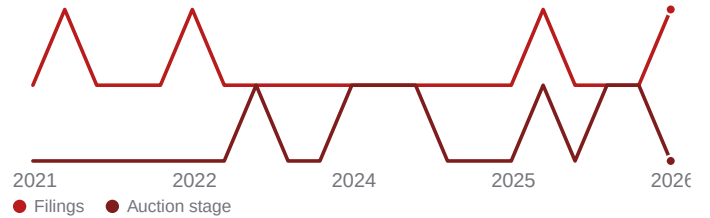
Typical hold before selling

10.0 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	2,231
Median value (AVM)	\$153K
Median size	1,368 ft²
Median bedrooms	3
Median year built	1966
Single family	81%
Condos	1.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	42%
Underwater (LTV 125% or more)	5.6%
Owner occupied	82%
Company owned	15%
Median loan-to-value	58%

Typical ownership tenure

9.7 yrs

COMMUNITY

Population	4,235
Density	922 / mi²
Median household income	\$63K
Average household income	\$83K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	9
Homes occupied	91%
Bachelor's or higher	19%
Poverty rate	9.8%
Unemployment	0.8%
Average temp	46°F
Annual precip	33 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.