

Beacon

City · IA · Iowa · Mahaska County

\$136K

MEDIAN SALE PRICE

10

SALES (12 MO)

\$107K

MEDIAN VALUE (AVM)

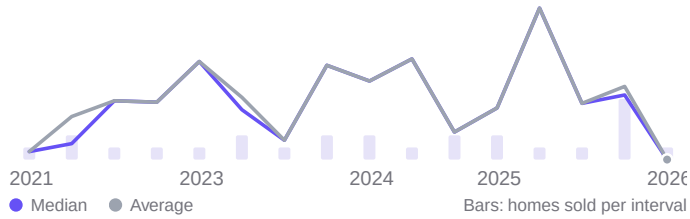
MARKET TRENDS (5 YEARS)

Sale prices

Median \$27K · Average \$27K

Growth (year over year)

Price +825.0% · Sales -16.7%

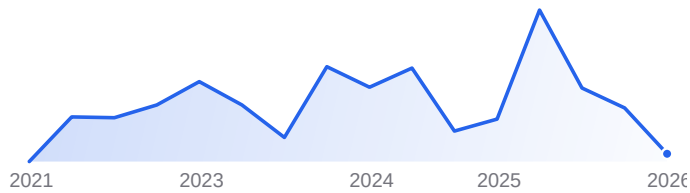


Price per square foot

\$35/ft²

Sale premium vs estimated value

+36.1%



Annual turnover (share of homes sold)

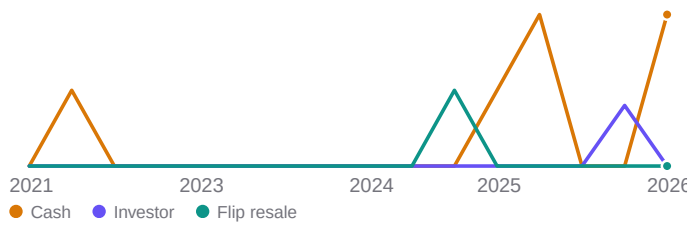
6.3%



BUYERS & OUTCOMES

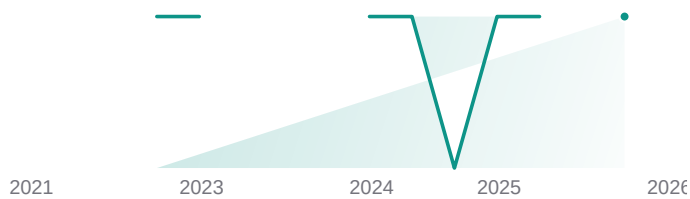
Buyer mix

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



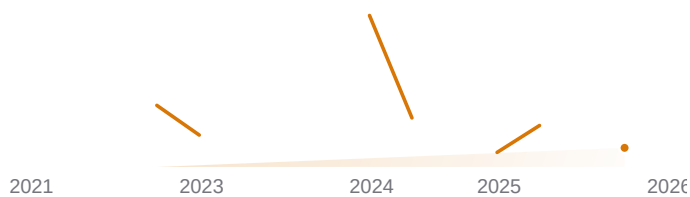
Sellers who sold at a gain

100%

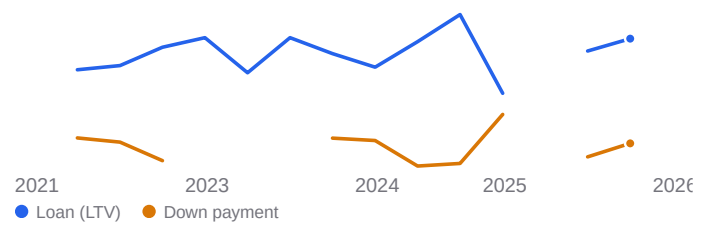


Median annualized return at resale

+6.5%

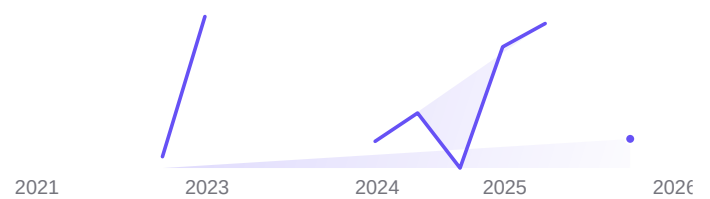


Financing (share of purchase price) Loan (LTV) 99% · Down payment 20%



Typical hold before selling

3.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	159
Median value (AVM)	\$107K
Median size	1,152 ft²
Median bedrooms	3
Median year built	1974
Single family	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	5.9%
Owner occupied	69%
Company owned	5.0%
Median loan-to-value	40%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	440
Density	436 / mi²
Median household income	\$68K
Average household income	\$79K
Crime index (US avg 100)	146
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	20
Homes occupied	94%
Bachelor's or higher	17%
Poverty rate	4.3%
Unemployment	0.9%
Average temp	50°F
Annual precip	36 in
Sunshine	59%

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.