

Denison

City · IA · Iowa · Crawford County

BALANCED MARKET

\$156K

MEDIAN SALE PRICE

-8.9%

1-YR CHANGE

58

SALES (12 MO)

\$190K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



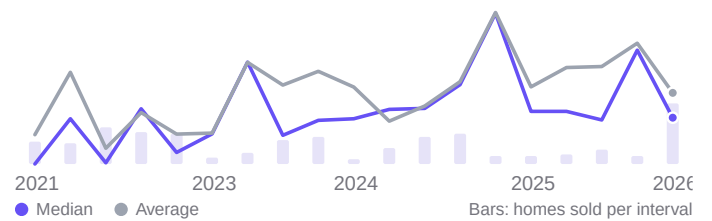
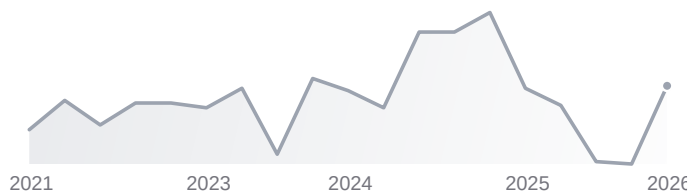
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$161K · Average \$189K

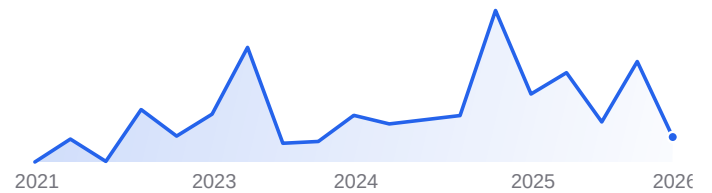
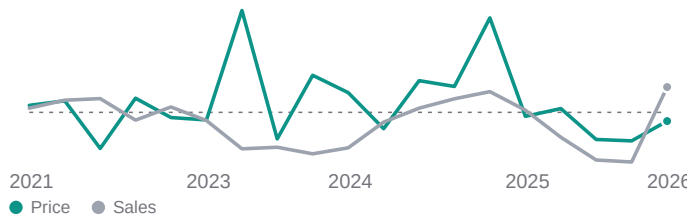


Growth (year over year)

Price -8.9% · Sales +26.1%

Price per square foot

\$116/ft²

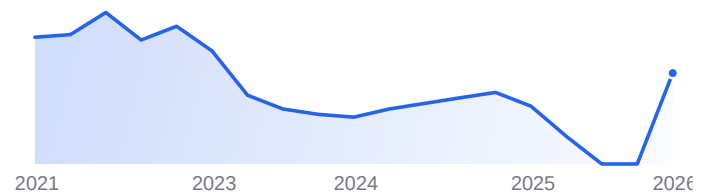
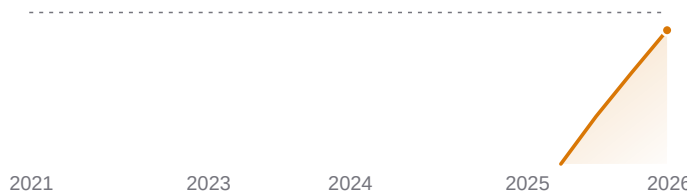


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

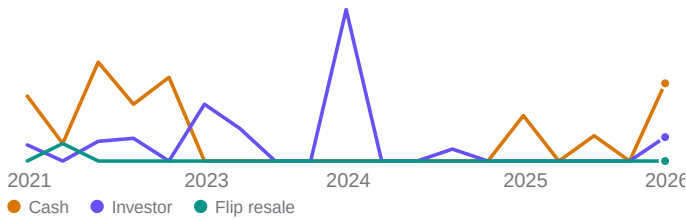
1.8%



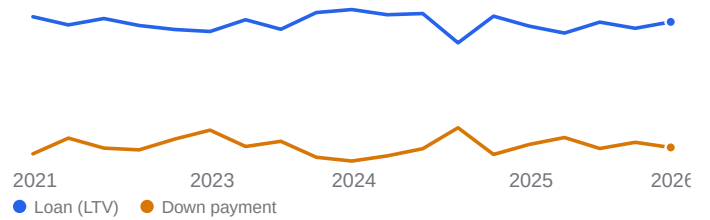
BUYERS & OUTCOMES

Buyer mix

Cash 34% · Investor 11% · Flip resale 0%

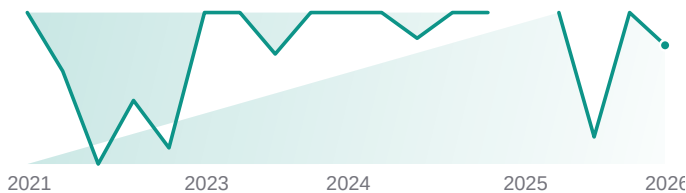


Financing (share of purchase price) Loan (LTV) 90% · Down payment 11%



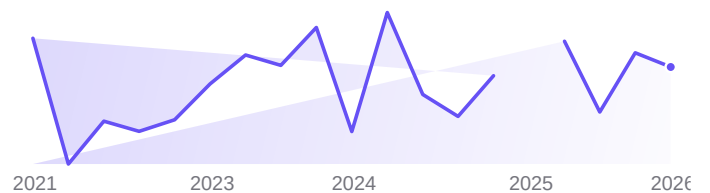
Sellers who sold at a gain

92%



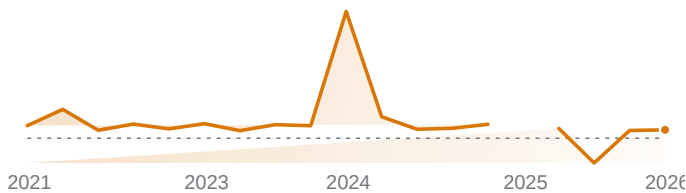
Typical hold before selling

9.4 yrs



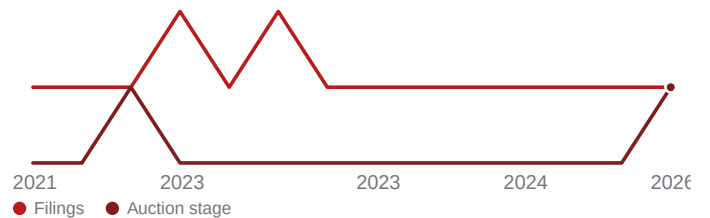
Median annualized return at resale

+3.6%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,311
Median value (AVM)	\$190K
Median size	1,344 ft²
Median bedrooms	3
Median year built	1960
Single family	80%
Condos	2.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	4.0%
Owner occupied	73%
Company owned	14%
Median loan-to-value	48%

Typical ownership tenure

11.8 yrs

COMMUNITY

Population	8,236
Density	1,258 / mi²
Median household income	\$57K
Average household income	\$72K
Crime index (US avg 100)	98
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	15
Homes occupied	93%
Bachelor's or higher	10%
Poverty rate	16.0%
Unemployment	1.3%
Average temp	48°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.