

Ankeny 50023

ZIP code · IA · Iowa · Polk County · Ankeny

BALANCED MARKET

\$340K

MEDIAN SALE PRICE

-7.3%

1-YR CHANGE

831

SALES (12 MO)

\$362K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



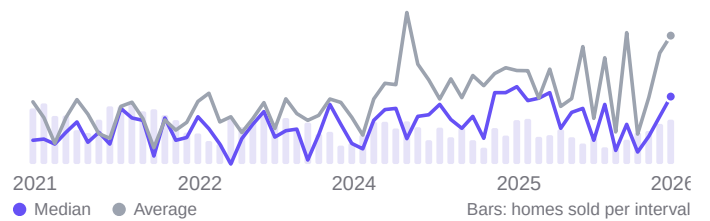
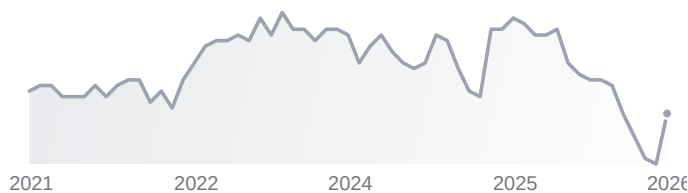
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

45 / 100

Sale prices

Median \$365K · Average \$442K

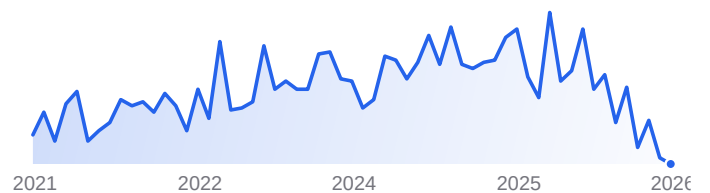
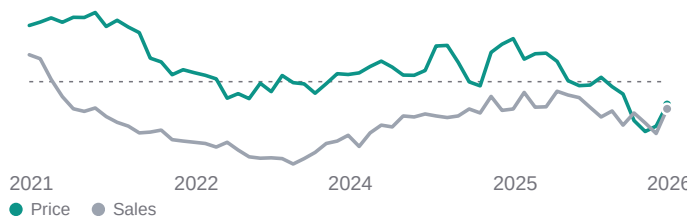


Growth (year over year)

Price -7.3% · Sales -8.7%

Price per square foot

\$172/ft²

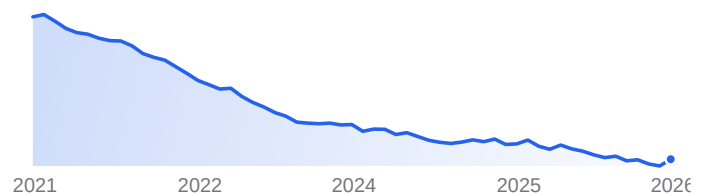
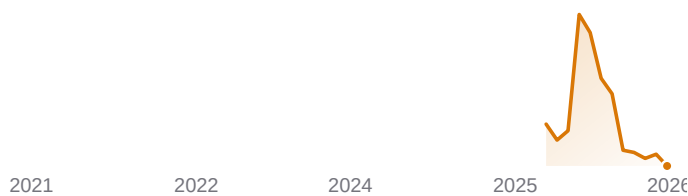


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

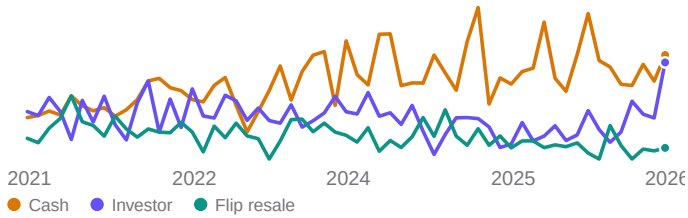
5.2%



BUYERS & OUTCOMES

Buyer mix

Cash 26% · Investor 25% · Flip resale 2.8%



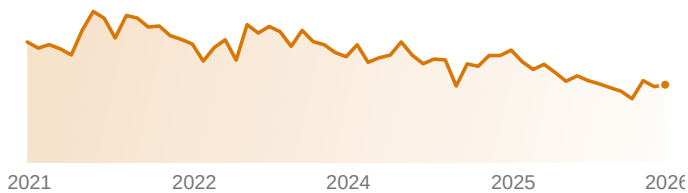
Sellers who sold at a gain

92%

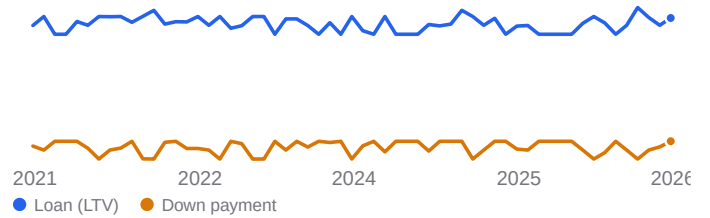


Median annualized return at resale

+3.7%



Financing (share of purchase price) Loan (LTV) 89% · Down payment 20%



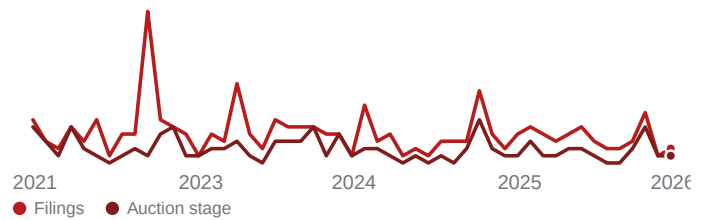
Typical hold before selling

5.8 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	15,925
Median value (AVM)	\$362K
Median size	1,594 ft²
Median bedrooms	3
Median year built	2005
Single family	77%
Condos	4.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	40%
Underwater (LTV 125% or more)	1.9%
Owner occupied	89%
Company owned	14%
Median loan-to-value	59%

Typical ownership tenure

7.2 yrs

COMMUNITY

Population	39,988
Density	2,012 / mi²
Median household income	\$103K
Average household income	\$117K
Crime index (US avg 100)	66
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	11
Homes occupied	94%
Bachelor's or higher	40%
Poverty rate	5.8%
Unemployment	1.1%
Average temp	49°F
Annual precip	34 in
Sunshine	59%

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