

Chariton 50049

ZIP code · IA · Iowa · Lucas County > Chariton

BALANCED MARKET

\$153K

MEDIAN SALE PRICE

+0.2%

1-YR CHANGE

62

SALES (12 MO)

\$172K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



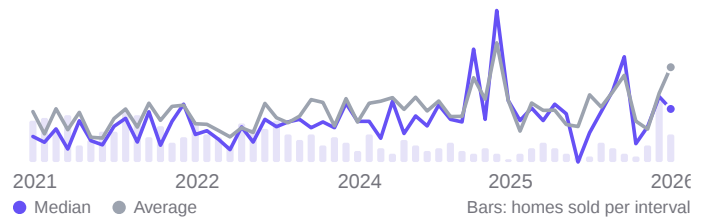
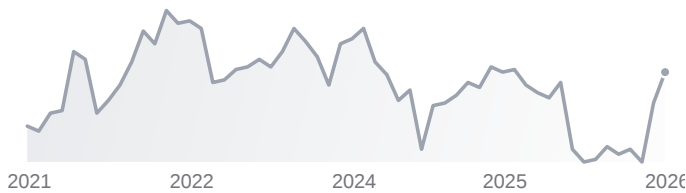
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$158K · Average \$268K

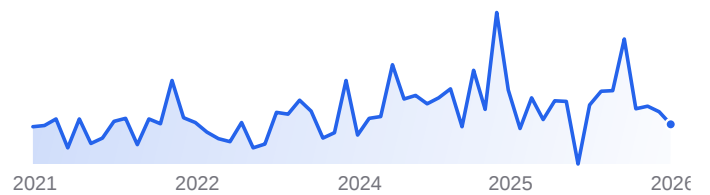
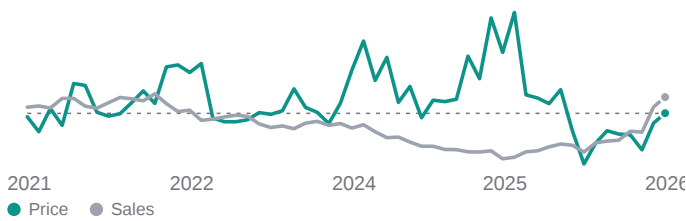


Growth (year over year)

Price +0.2% · Sales +19.2%

Price per square foot

\$80/ft²

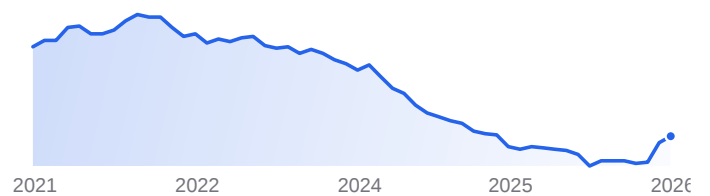
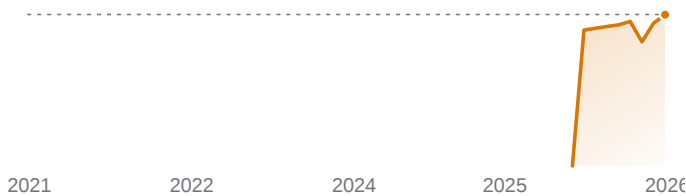


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

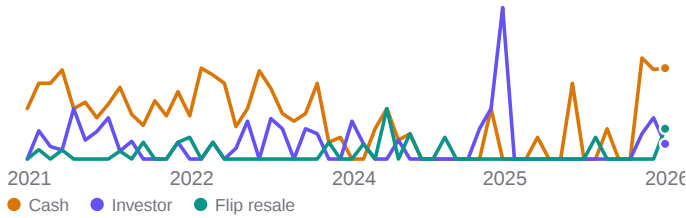
2.0%



BUYERS & OUTCOMES

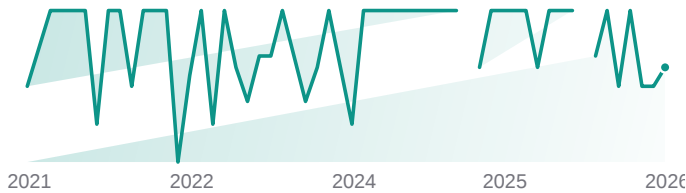
Buyer mix

Cash 60% · Investor 10% · Flip resale 20%



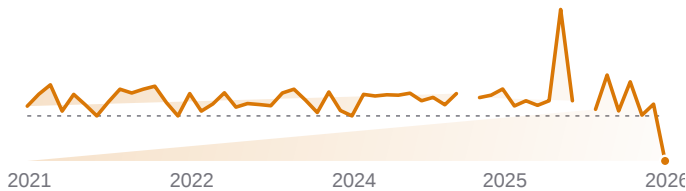
Sellers who sold at a gain

75%

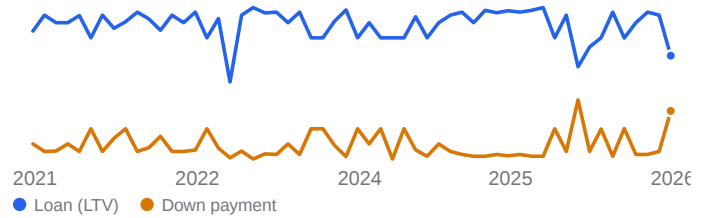


Median annualized return at resale

-22.3%

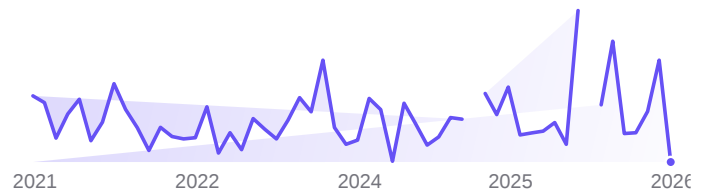


Financing (share of purchase price) Loan (LTV) 68% · Down payment 32%



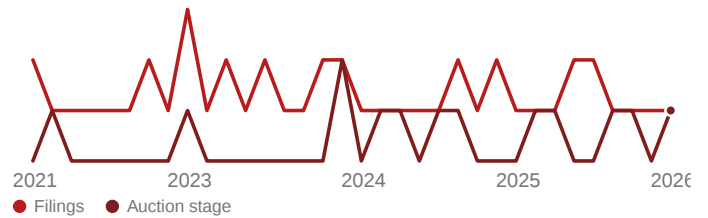
Typical hold before selling

0.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,153
Median value (AVM)	\$172K
Median size	1,288 ft²
Median bedrooms	3
Median year built	1951
Single family	73%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	3.4%
Owner occupied	79%
Company owned	14%
Median loan-to-value	27%
Typical ownership tenure	6.5 yrs

COMMUNITY

Population	6,386
Density	31 / mi²
Median household income	\$61K
Average household income	\$78K
Crime index (US avg 100)	131
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	14
Homes occupied	90%
Bachelor's or higher	9%
Poverty rate	22.4%
Unemployment	1.1%
Average temp	50°F
Annual precip	36 in
Sunshine	59%

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.