

Coon Rapids 50058

ZIP code · IA · Iowa > Guthrie County > Coon Rapids

BUYER'S MARKET

\$72K

MEDIAN SALE PRICE

-50.4%

1-YR CHANGE

9

SALES (12 MO)

\$141K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



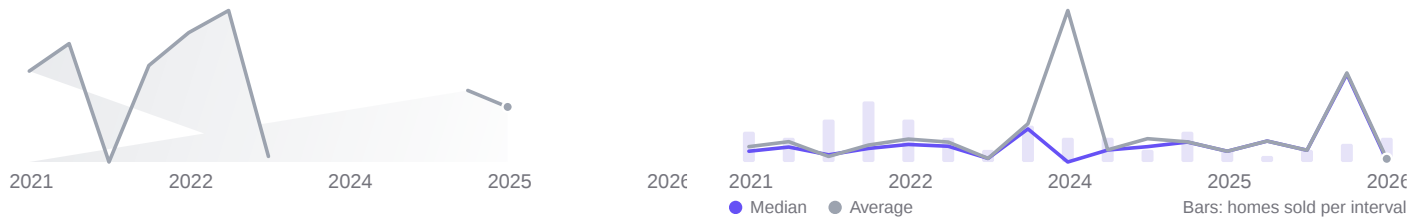
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

38 / 100

Sale prices

Median \$79K · Average \$84K

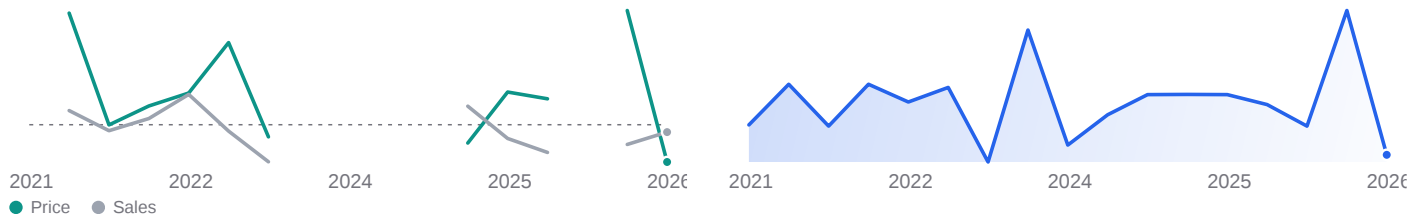


Growth (year over year)

Price -50.4% · Sales -10.0%

Price per square foot

\$58/ft²

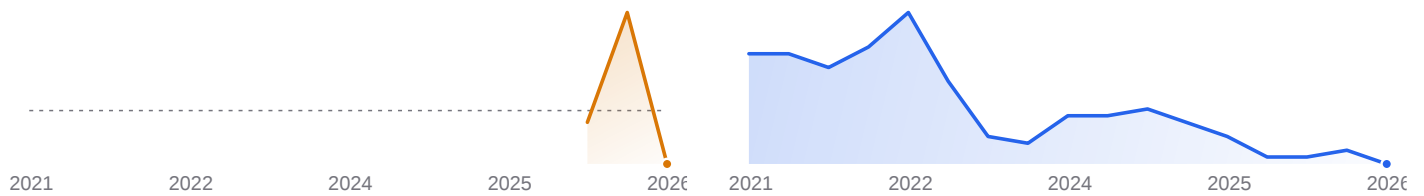


Sale premium vs estimated value

-31.5%

Annual turnover (share of homes sold)

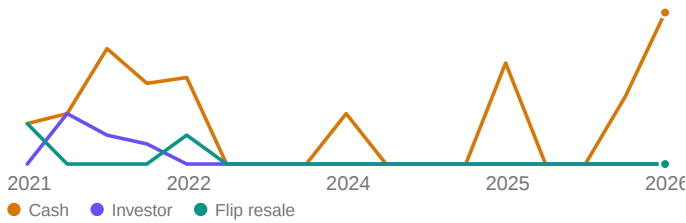
1.0%



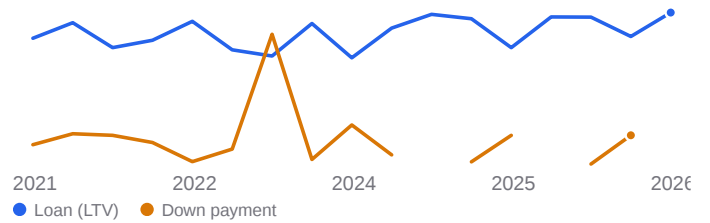
BUYERS & OUTCOMES

Buyer mix

Cash 75% · Investor 0% · Flip resale 0%



Financing (share of purchase price) Loan (LTV) 104% · Down payment 20%



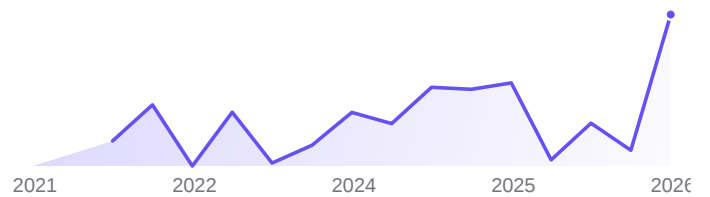
Sellers who sold at a gain

100%



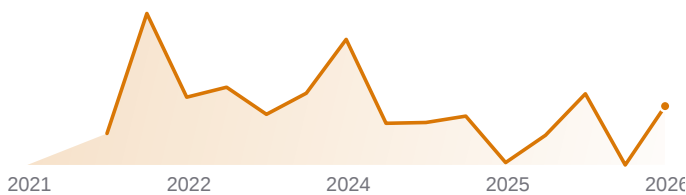
Typical hold before selling

17.8 yrs



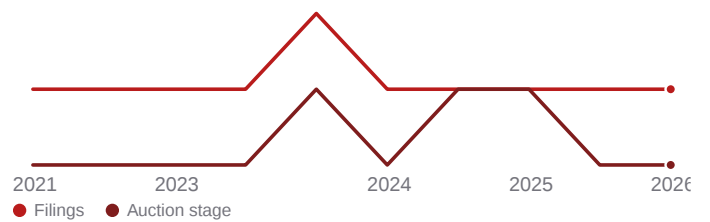
Median annualized return at resale

+11.2%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	890
Median value (AVM)	\$141K
Median size	1,456 ft²
Median bedrooms	3
Median year built	1937
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	8.8%
Owner occupied	76%
Company owned	17%
Median loan-to-value	47%
Typical ownership tenure	20.9 yrs

COMMUNITY

Population	1,928
Density	14 / mi²
Median household income	\$64K
Average household income	\$74K
Crime index (US avg 100)	139
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	14
Homes occupied	88%
Bachelor's or higher	13%
Poverty rate	10.9%
Unemployment	0.8%
Average temp	49°F
Annual precip	34 in
Sunshine	60%

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.