

Cumming 50061

ZIP code · IA · Iowa · Warren County · Cumming

BUYER'S MARKET

\$433K

MEDIAN SALE PRICE

-32.7%

1-YR CHANGE

38

SALES (12 MO)

\$608K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



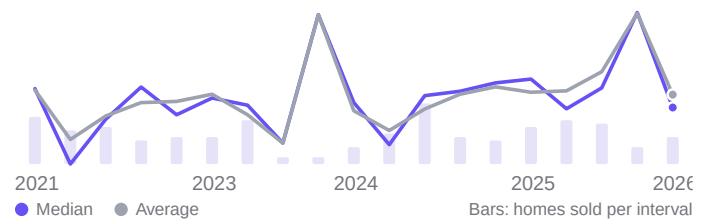
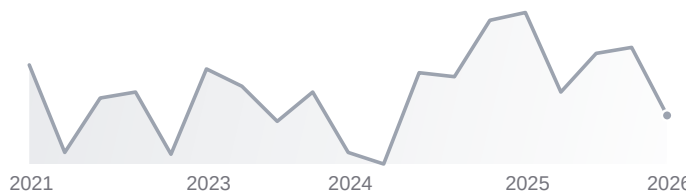
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

37 / 100

Sale prices

Median \$472K · Average \$546K

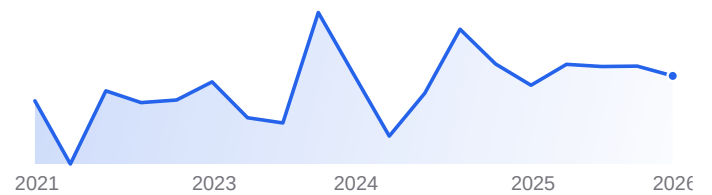
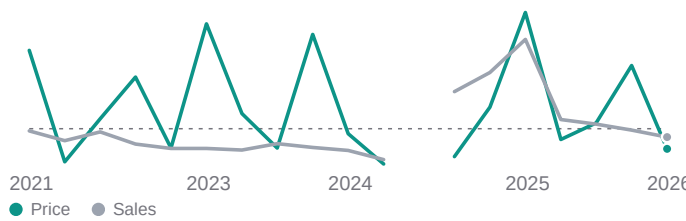


Growth (year over year)

Price -32.7% · Sales -13.6%

Price per square foot

\$250/ft²



Sale premium vs estimated value

-20.7%

Annual turnover (share of homes sold)

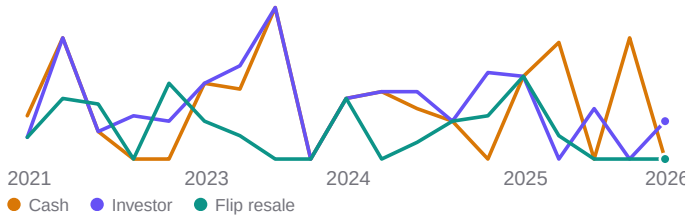
4.1%



BUYERS & OUTCOMES

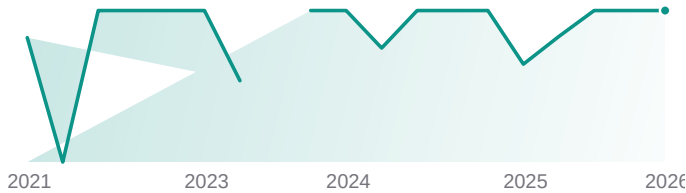
Buyer mix

Cash 0% · Investor 13% · Flip resale 0%



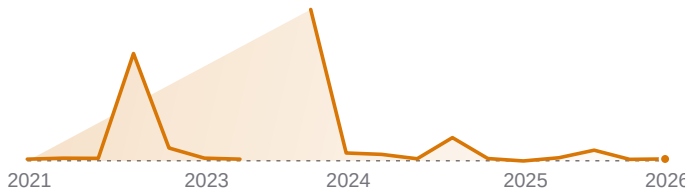
Sellers who sold at a gain

100%

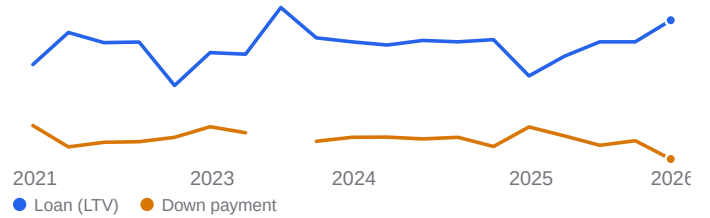


Median annualized return at resale

+4.1%

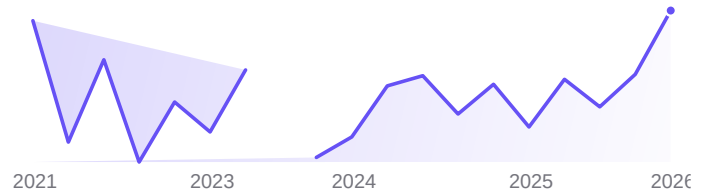


Financing (share of purchase price) Loan (LTV) 94% · Down payment 6.4%



Typical hold before selling

6.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	916
Median value (AVM)	\$608K
Median size	2,042 ft²
Median bedrooms	4
Median year built	2000
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	4.4%
Owner occupied	90%
Company owned	27%
Median loan-to-value	52%
Typical ownership tenure	8.7 yrs

COMMUNITY

Population	1,802
Density	56 / mi²
Median household income	\$145K
Average household income	\$161K
Crime index (US avg 100)	35
Air pollution index (US avg 100)	119
Earthquake index (US avg 100)	13
Homes occupied	96%
Bachelor's or higher	33%
Poverty rate	7.0%
Unemployment	0.9%
Average temp	50°F
Annual precip	35 in
Sunshine	59%

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.