

Elkhart 50073

ZIP code · IA · Iowa > Polk County > Elkhart

BALANCED MARKET

\$278K

MEDIAN SALE PRICE

-19.3%

1-YR CHANGE

33

SALES (12 MO)

\$340K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100

Buyer's market

Balanced

Seller's market

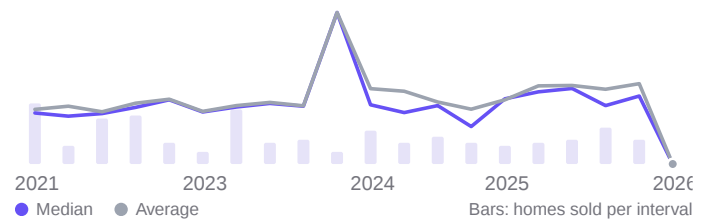
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$80K · Average \$80K

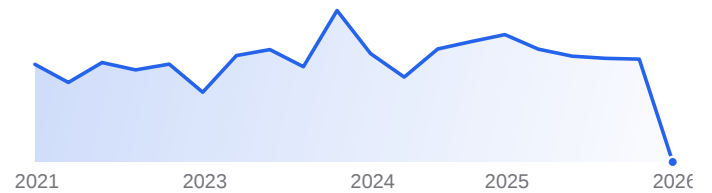
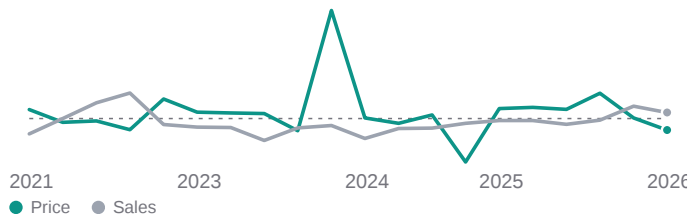


Growth (year over year)

Price -19.3% · Sales +10.0%

Price per square foot

\$64/ft²

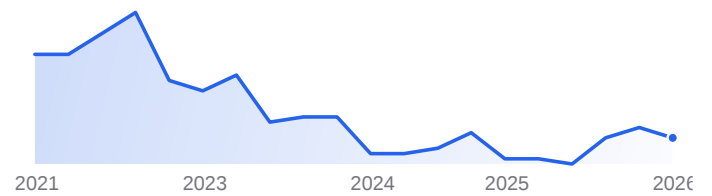


Sale premium vs estimated value

-57.7%

Annual turnover (share of homes sold)

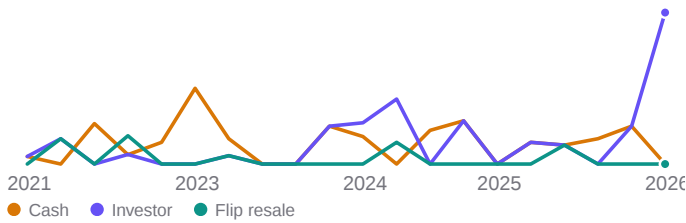
5.1%



BUYERS & OUTCOMES

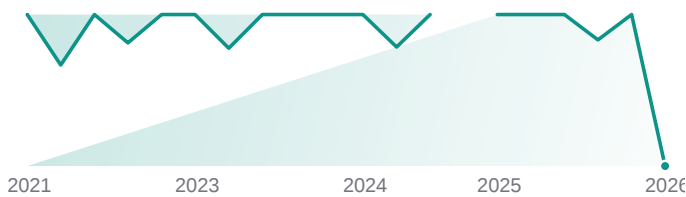
Buyer mix

Cash 0% · Investor 100% · Flip resale 0%



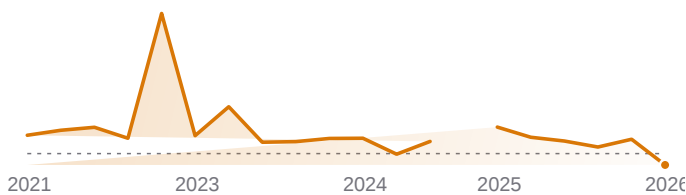
Sellers who sold at a gain

0%



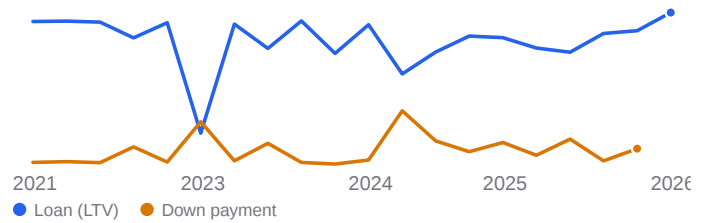
Median annualized return at resale

-3.6%



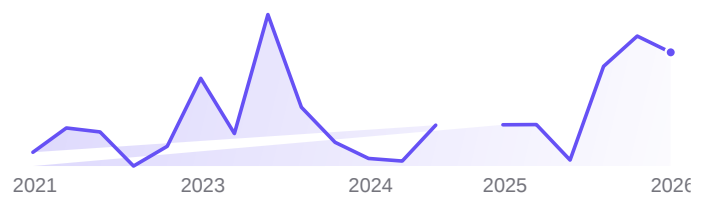
Financing (share of purchase price)

Loan (LTV) 102% · Down payment 13%



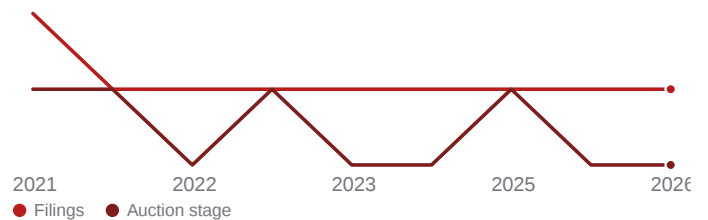
Typical hold before selling

10.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	649
Median value (AVM)	\$340K
Median size	1,409 ft²
Median bedrooms	3
Median year built	2004
Single family	92%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	41%
Underwater (LTV 125% or more)	1.7%
Owner occupied	90%
Company owned	13%
Median loan-to-value	60%
Typical ownership tenure	6.9 yrs

COMMUNITY

Population	1,419
Density	52 / mi²
Median household income	\$112K
Average household income	\$128K
Crime index (US avg 100)	149
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	12
Homes occupied	95%
Bachelor's or higher	37%
Poverty rate	4.0%
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, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.