

Granger 50109

ZIP code · IA · Iowa > Polk County > Granger

SELLER'S MARKET

\$381K

MEDIAN SALE PRICE

+9.0%

1-YR CHANGE

86

SALES (12 MO)

\$378K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 77 / 100



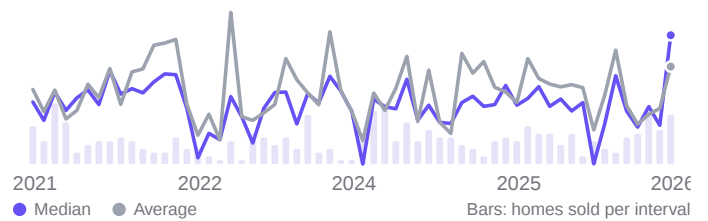
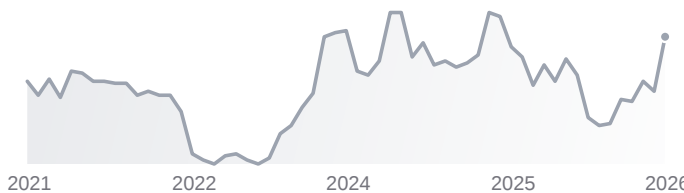
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

77 / 100

Sale prices

Median \$600K · Average \$472K

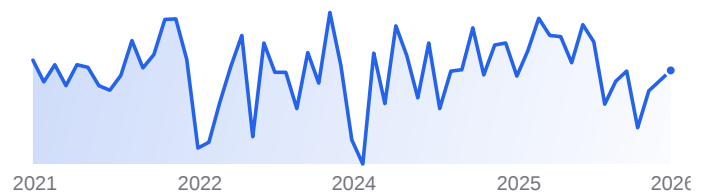
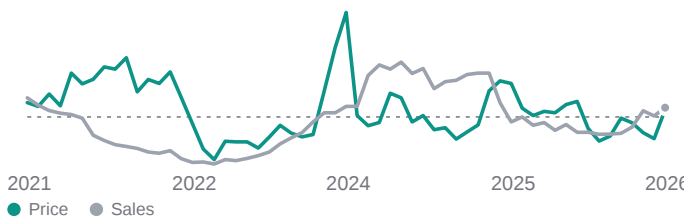


Growth (year over year)

Price +9.0% · Sales +11.7%

Price per square foot

\$209/ft²

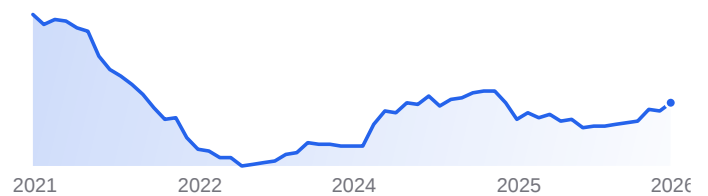
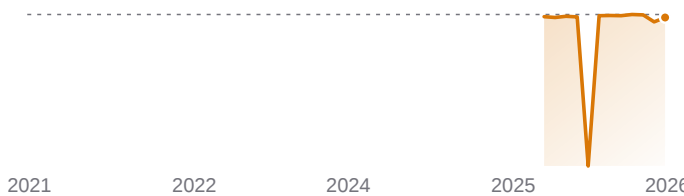


Sale premium vs estimated value

-1.5%

Annual turnover (share of homes sold)

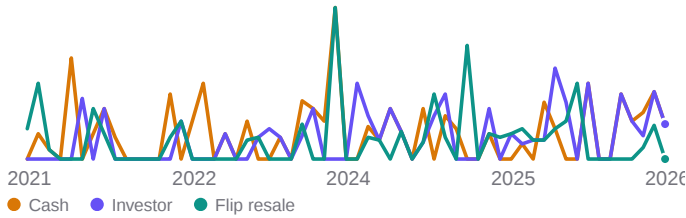
5.8%



BUYERS & OUTCOMES

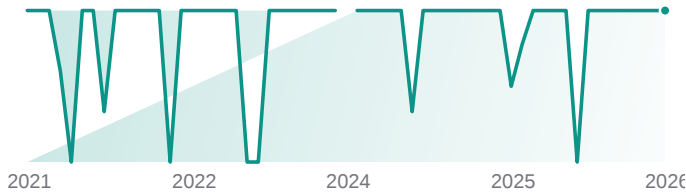
Buyer mix

Cash 23% · Investor 23% · Flip resale 0%



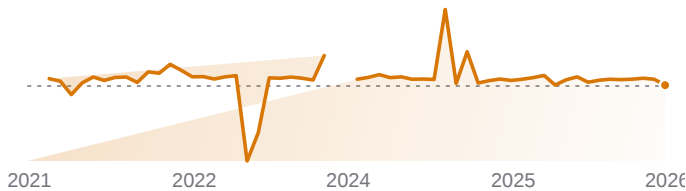
Sellers who sold at a gain

100%

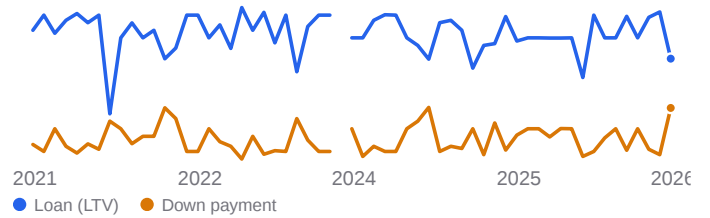


Median annualized return at resale

+0.6%

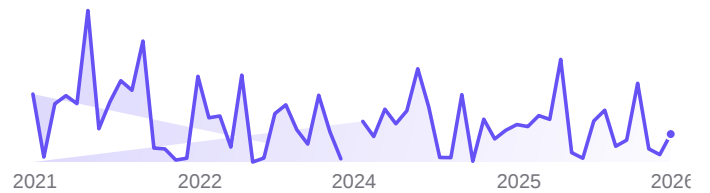


Financing (share of purchase price) Loan (LTV) 66% · Down payment 34%



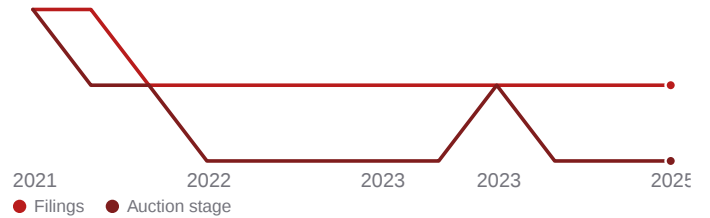
Typical hold before selling

2.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,478
Median value (AVM)	\$378K
Median size	1,602 ft²
Median bedrooms	3
Median year built	2004
Single family	93%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	39%
Underwater (LTV 125% or more)	3.2%
Owner occupied	91%
Company owned	12%
Median loan-to-value	60%
Typical ownership tenure	7.4 yrs

COMMUNITY

Population	4,138
Density	170 / mi²
Median household income	\$138K
Average household income	\$164K
Crime index (US avg 100)	73
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	15
Homes occupied	94%
Bachelor's or higher	39%
Poverty rate	5.6%
Unemployment	1.1%
Average temp	49°F
Annual precip	34 in
Sunshine	60%

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.