

ZIP code · IA · Iowa › Audubon County › Gray

MEDIAN SALE PRICE

SALES (12 MO)

MEDIAN VALUE (AVM)

Sale prices

Price per square foot

Bars: homes sold per interval

Year	Median	Average
2023	~10	~10
2024	~1	~1

The chart illustrates the projected increase in the number of people aged 65 and over from 2023 to 2024. The x-axis represents the years 2023 and 2024, and the y-axis represents the number of people in millions. The line shows a steady upward trend, with the number of people increasing from approximately 1.5 million in 2023 to approximately 1.8 million in 2024.

Year	Number of people (millions)
2023	1.5
2024	1.8

Annual turnover (share of homes sold)

Year	Annual turnover (share of homes sold)
2023	~2.5%
2024	4.7%

BUYERS & OUTCOMES

Buyer mix

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

Financing (share of purchase price) Loan (LTV) 91% · Down payment 9.3%

2023 2024
● Cash ● Investor ● Flip resale

2023 2024
● Loan (LTV) ● Down payment

HOUSING STOCK

Homes	43
Median value (AVM)	\$113K
Median size	1,334 ft²
Median year built	1913
Single family	95%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	82%
Underwater (LTV 125% or more)	0%
Owner occupied	54%
Company owned	0%
Median loan-to-value	20%
Typical ownership tenure	7.1 yrs

COMMUNITY

Density	5 / mi²
Median household income	\$86K
Average household income	\$97K
Crime index (US avg 100)	127
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	17
Homes occupied	87%
Bachelor's or higher	29%
Poverty rate	10.6%
Unemployment	0.9%

Average temp	48°F
Annual precip	33 in
Sunshine	59%

Market metrics are derived from recorded arms-length deeds through April 2024, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.