Montezuma 50171

ZIP code · IA · Iowa › Poweshiek County › Montezuma

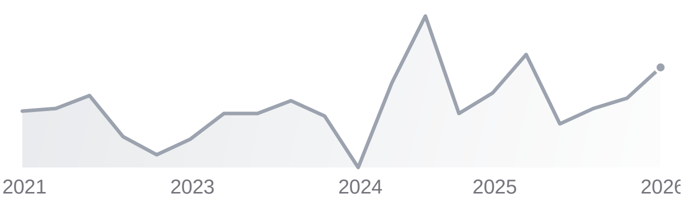
SELLER'S MARKET

$385K	+168.9%	56	$238K
MEDIAN SALE PRICE	1-YR CHANGE	SALES (12 MO)	MEDIAN VALUE (AVM)

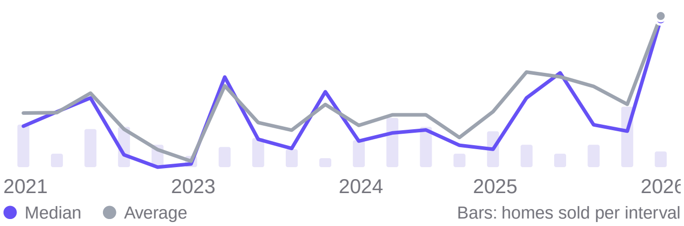
Market temperature Seller's market · 60 / 100

MARKET TRENDS (5 YEARS)

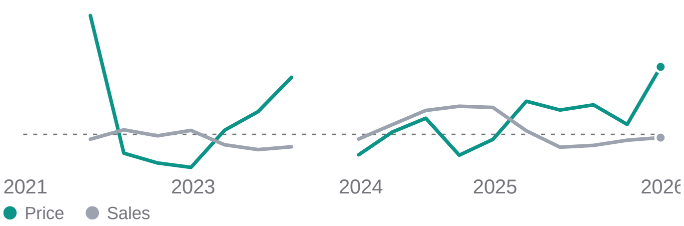
Market temperature (0–100) 60 / 100



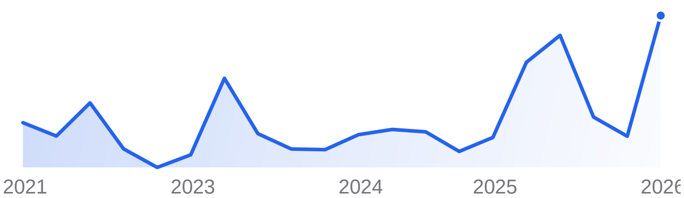
Sale prices Median $680K · Average $694K



Growth (year over year) Price +168.9% · Sales -8.2%

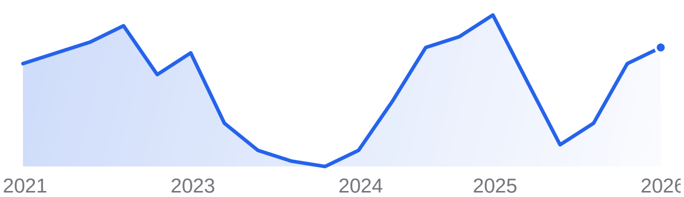


Price per square foot $514/ft²



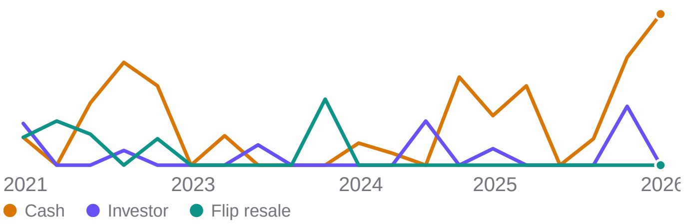
Sale premium vs estimated value -3.4%

Annual turnover (share of homes sold) 3.1%

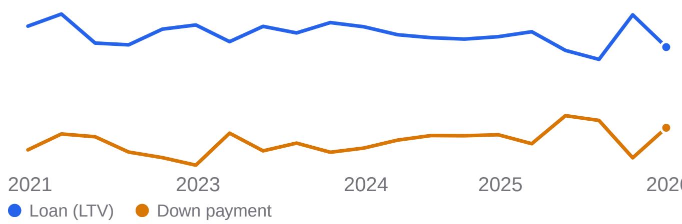


BUYERS & OUTCOMES

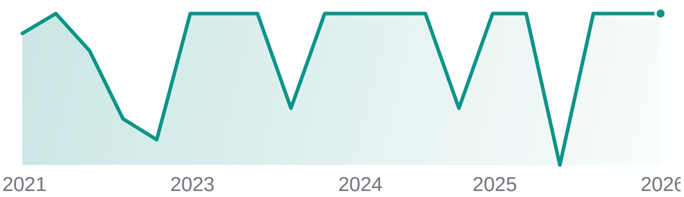
Buyer mix — Cash 57% · Investor 0% · Flip resale 0%



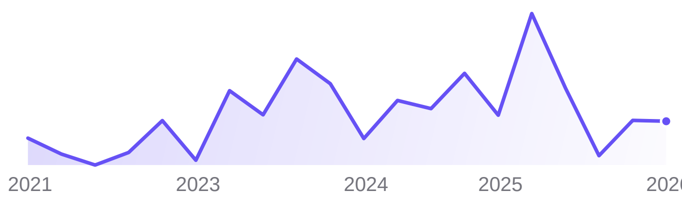
Financing (share of purchase price) — Loan (LTV) 75% · Down payment 25%



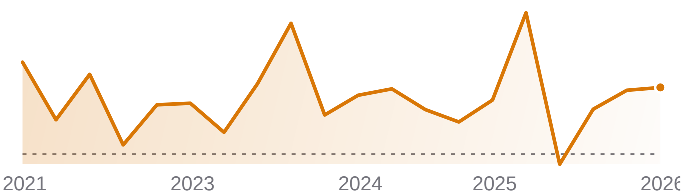
Sellers who sold at a gain — 100%



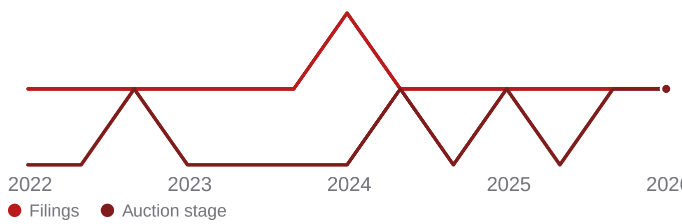
Typical hold before selling — 6.2 yrs



Median annualized return at resale — +7.2%



Preforeclosure filings — Filings 1 · Auction stage 1



HOUSING STOCK

Homes	**1,821**
Median value (AVM)	**$238K**
Median size	**1,400 ft²**
Median bedrooms	**3**
Median year built	**1979**
Single family	**83%**
Condos	**0.5%**

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	**48%**
Underwater (LTV 125% or more)	**8.5%**
Owner occupied	**61%**
Company owned	**16%**
Median loan-to-value	**53%**

Typical ownership tenure	**11.9 yrs**

COMMUNITY

Population	**2,753**
Density	**25 / mi²**
Median household income	**$60K**
Average household income	**$78K**
Crime index (US avg 100)	**130**
Air pollution index (US avg 100)	**88**
Earthquake index (US avg 100)	**16**
Homes occupied	**74%**
Bachelor's or higher	**13%**
Poverty rate	**8.7%**
Unemployment	**0.9%**
Average temp	**49°F**
Annual precip	**36 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.