

Kanawha 50447

ZIP code · IA · Iowa > Hancock County > Kanawha

SELLER'S MARKET

\$105K

MEDIAN SALE PRICE

+2.6%

1-YR CHANGE

17

SALES (12 MO)

\$98K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



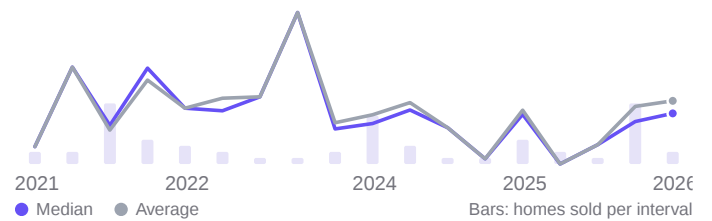
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$121K · Average \$143K

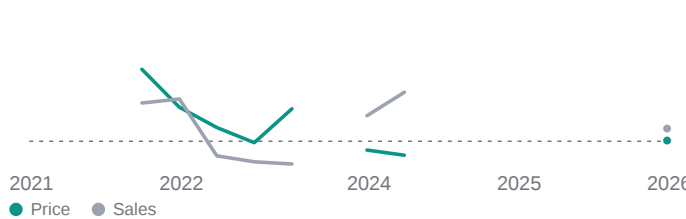


Growth (year over year)

Price +2.6% · Sales +41.7%

Price per square foot

\$81/ft²

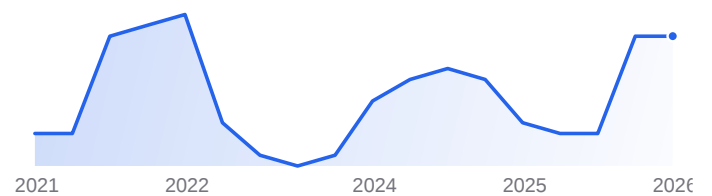


Sale premium vs estimated value

+7.1%

Annual turnover (share of homes sold)

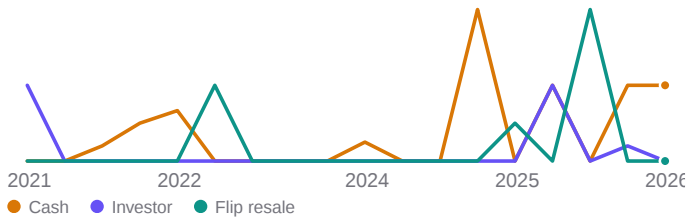
3.5%



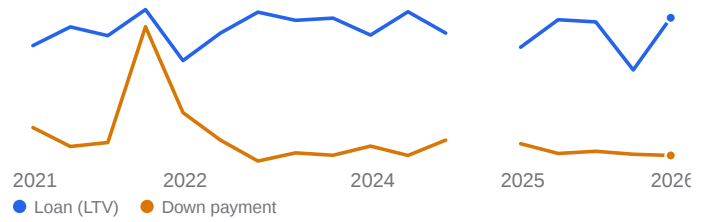
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



Sellers who sold at a gain

100%



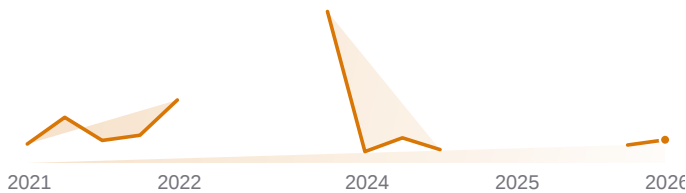
Typical hold before selling

19.8 yrs



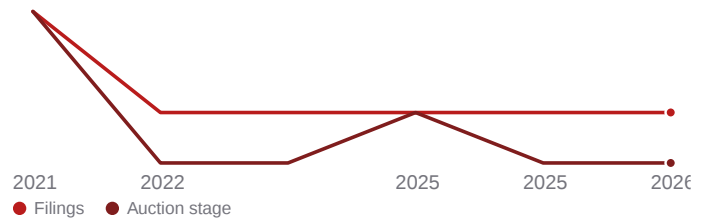
Median annualized return at resale

+6.3%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	488
Median value (AVM)	\$98K
Median size	1,390 ft²
Median bedrooms	3
Median year built	1930
Single family	73%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	6.6%
Owner occupied	72%
Company owned	13%
Median loan-to-value	45%
Typical ownership tenure	18.7 yrs

COMMUNITY

Population	1,257
Density	11 / mi ²
Median household income	\$68K
Average household income	\$79K
Crime index (US avg 100)	154
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	15
Homes occupied	83%
Bachelor's or higher	22%
Poverty rate	7.8%
Unemployment	0.7%
Average temp	46°F
Annual precip	32 in
Sunshine	61%

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.