

Early 50535

ZIP code · IA · Iowa > Sac County > Early

BUYER'S MARKET

\$106K

MEDIAN SALE PRICE

+31.7%

1-YR CHANGE

11

SALES (12 MO)

\$103K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 22 / 100



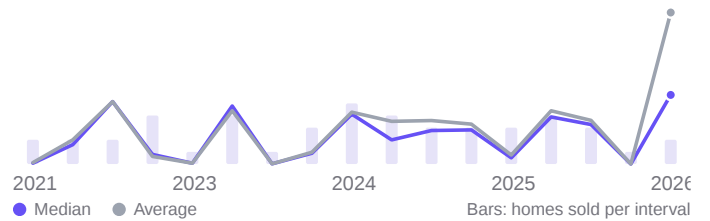
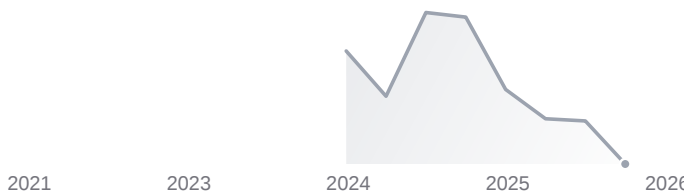
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

22 / 100

Sale prices

Median \$176K · Average \$343K



Growth (year over year)

Price +31.7% · Sales -21.4%

Price per square foot

\$169/ft²

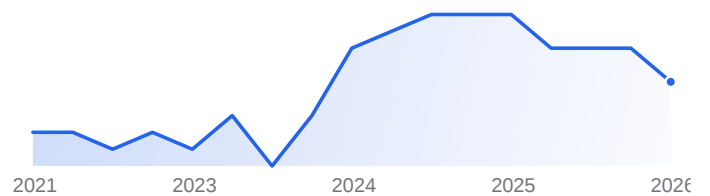


Sale premium vs estimated value

+29.5%

Annual turnover (share of homes sold)

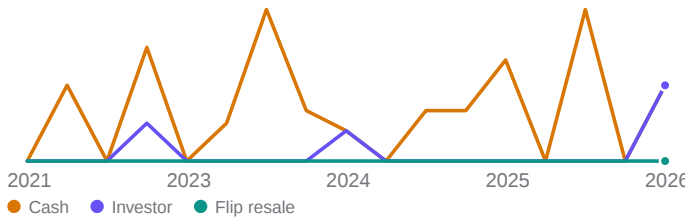
2.7%



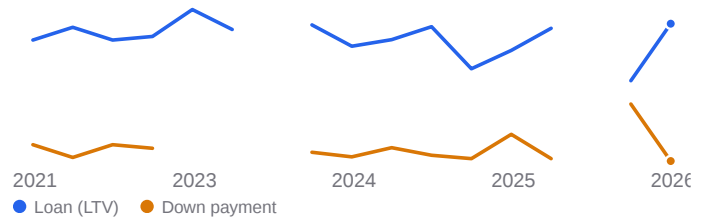
BUYERS & OUTCOMES

Buyer mix

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

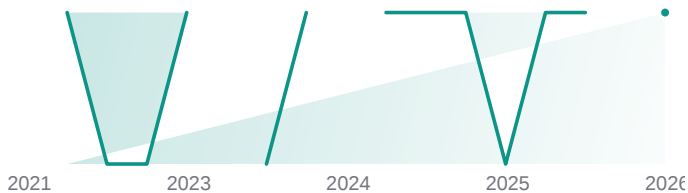


Financing (share of purchase price) Loan (LTV) 99% · Down payment 0.8%



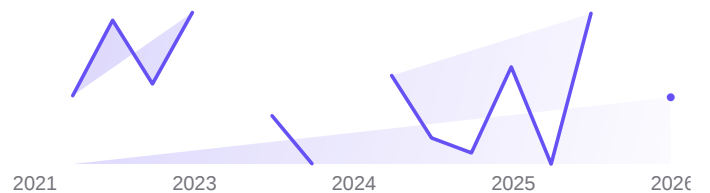
Sellers who sold at a gain

100%



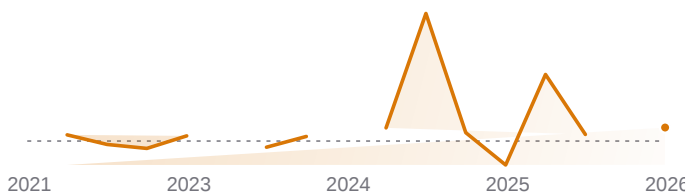
Typical hold before selling

9.6 yrs



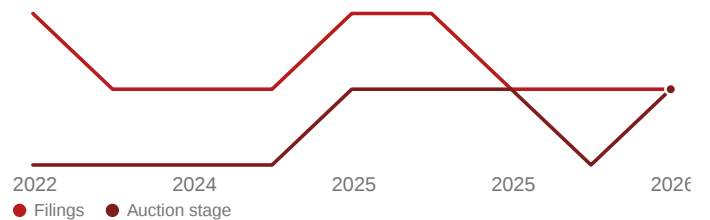
Median annualized return at resale

+9.7%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	405
Median value (AVM)	\$103K
Median size	1,510 ft²
Median year built	1940
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	6.0%
Owner occupied	84%
Company owned	17%
Median loan-to-value	41%
Typical ownership tenure	7.1 yrs

COMMUNITY

Population	778
Density	12 / mi ²
Median household income	\$74K
Average household income	\$119K
Crime index (US avg 100)	151
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	12
Homes occupied	91%
Bachelor's or higher	19%
Poverty rate	6.0%
Unemployment	1.4%
Average temp	47°F
Annual precip	32 in
Sunshine	61%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.