

Manson 50563

ZIP code · IA · Iowa > Calhoun County > Manson

BUYER'S MARKET

\$132K

MEDIAN SALE PRICE

-29.3%

1-YR CHANGE

26

SALES (12 MO)

\$211K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



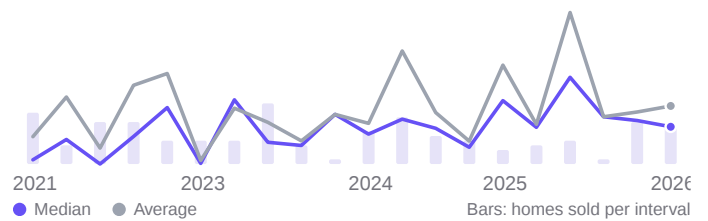
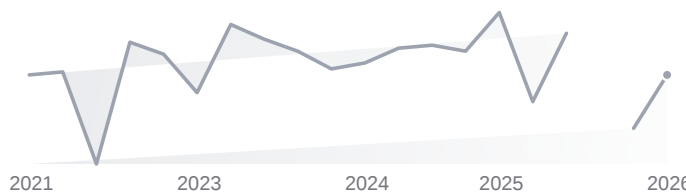
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

37 / 100

Sale prices

Median \$160K · Average \$199K

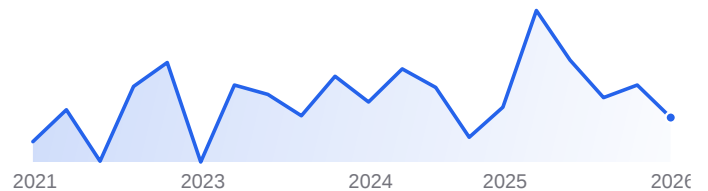
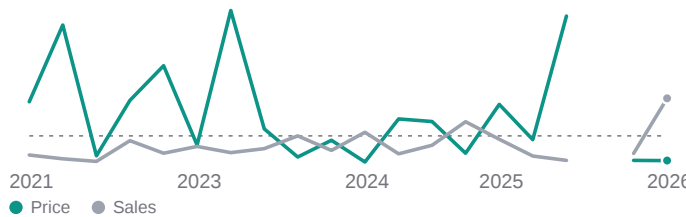


Growth (year over year)

Price -29.3% · Sales +44.4%

Price per square foot

\$93/ft²

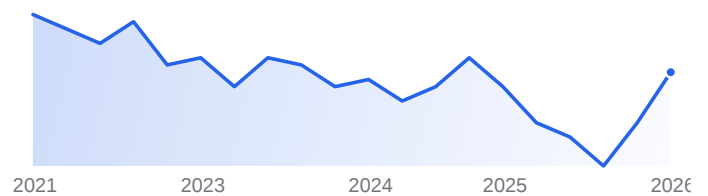


Sale premium vs estimated value

-25.5%

Annual turnover (share of homes sold)

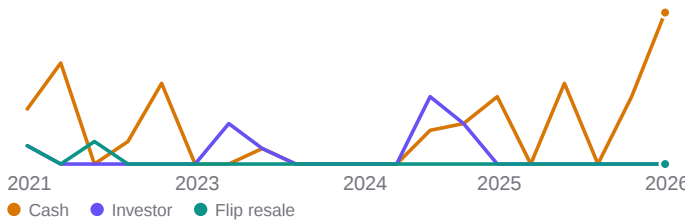
2.0%



BUYERS & OUTCOMES

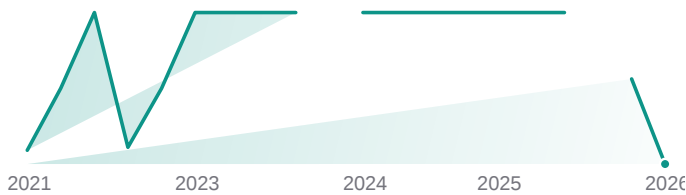
Buyer mix

Cash 75% · Investor 0% · Flip resale 0%



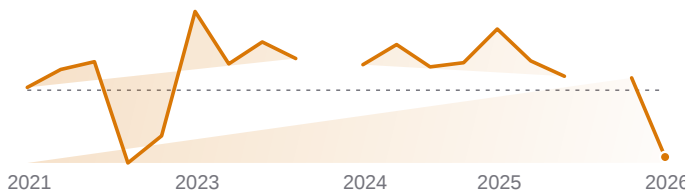
Sellers who sold at a gain

50%

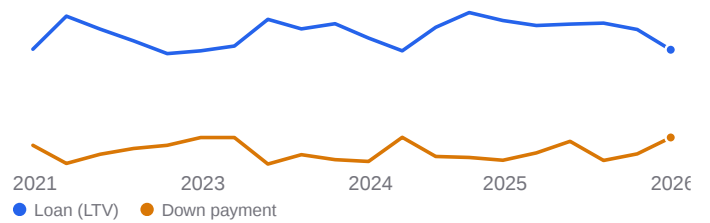


Median annualized return at resale

-15.3%

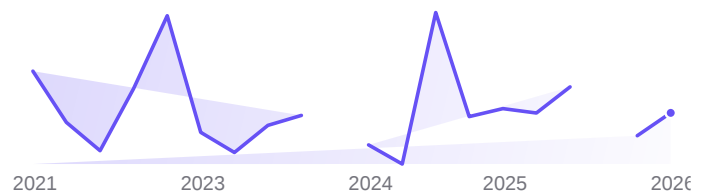


Financing (share of purchase price) Loan (LTV) 78% · Down payment 20%



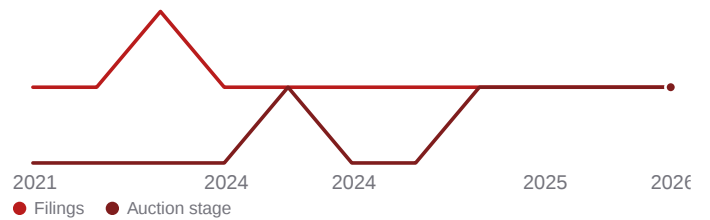
Typical hold before selling

5.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,288
Median value (AVM)	\$211K
Median size	1,476 ft²
Median bedrooms	3
Median year built	1960
Single family	85%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	2.7%
Owner occupied	68%
Company owned	18%
Median loan-to-value	36%
Typical ownership tenure	9.4 yrs

COMMUNITY

Population	2,525
Density	25 / mi²
Median household income	\$83K
Average household income	\$91K
Crime index (US avg 100)	104
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	11
Homes occupied	70%
Bachelor's or higher	23%
Poverty rate	4.0%
Unemployment	0.7%
Average temp	47°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.