

Cedar Falls 50613

ZIP code · IA · Iowa · Black Hawk County · Cedar Falls

BALANCED MARKET

\$284K

MEDIAN SALE PRICE

-4.1%

1-YR CHANGE

576

SALES (12 MO)

\$259K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

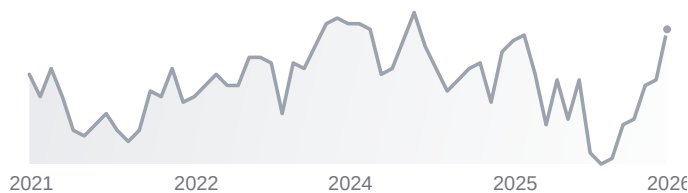
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

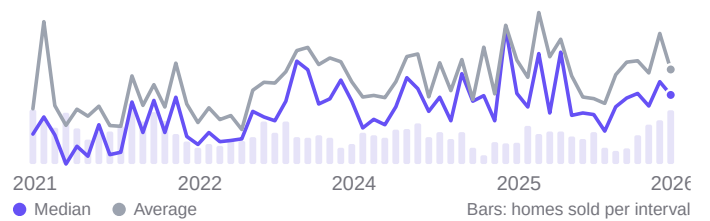
Market temperature (0–100)

58 / 100



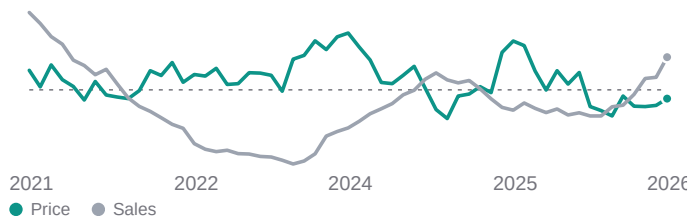
Sale prices

Median \$283K · Average \$315K



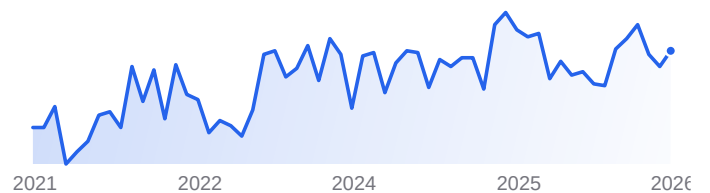
Growth (year over year)

Price -4.1% · Sales +15.0%



Price per square foot

\$204/ft²



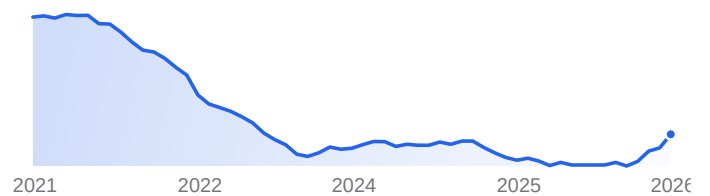
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

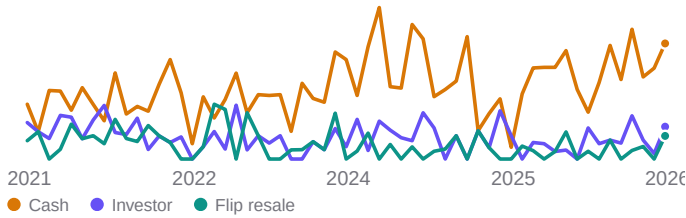
3.8%



BUYERS & OUTCOMES

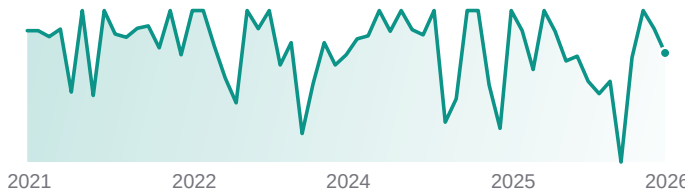
Buyer mix

Cash 29% · Investor 8.1% · Flip resale 5.8%



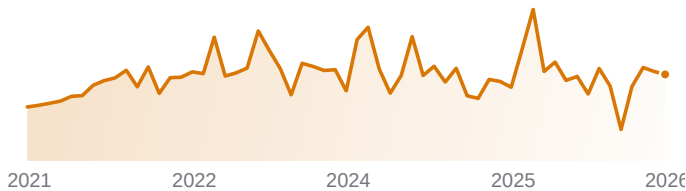
Sellers who sold at a gain

94%

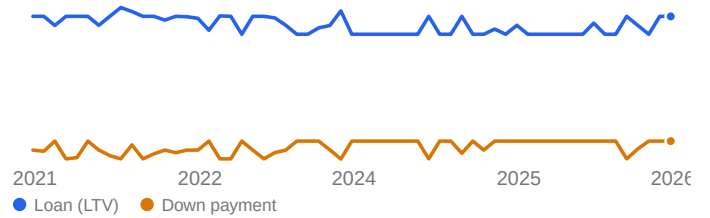


Median annualized return at resale

+4.6%

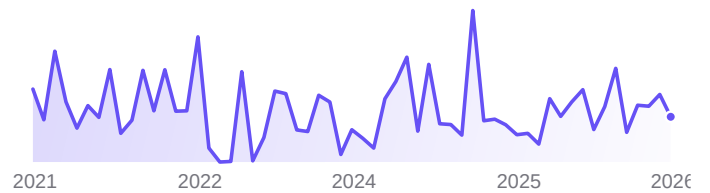


Financing (share of purchase price) Loan (LTV) 90% · Down payment 20%



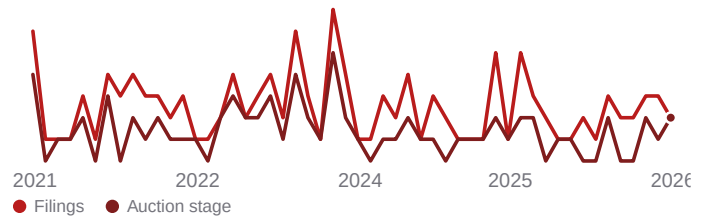
Typical hold before selling

4.8 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	15,140
Median value (AVM)	\$259K
Median size	1,411 ft²
Median bedrooms	3
Median year built	1974
Single family	76%
Condos	15%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	39%
Underwater (LTV 125% or more)	5.4%
Owner occupied	76%
Company owned	20%
Median loan-to-value	61%

Typical ownership tenure

15.9 yrs

COMMUNITY

Population	43,092
Density	332 / mi²
Median household income	\$82K
Average household income	\$102K
Crime index (US avg 100)	93
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	12
Homes occupied	93%
Bachelor's or higher	27%
Poverty rate	15.3%
Unemployment	1.1%
Average temp	47°F
Annual precip	34 in
Sunshine	61%

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