

Villisca 50864

ZIP code · IA · Iowa · Montgomery County · Villisca

SELLER'S MARKET

\$78K

MEDIAN SALE PRICE

-51.1%

1-YR CHANGE

3

SALES (12 MO)

\$111K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 77 / 100

Buyer's market

Balanced

Seller's market

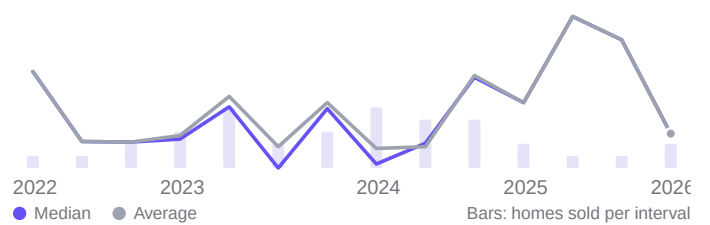
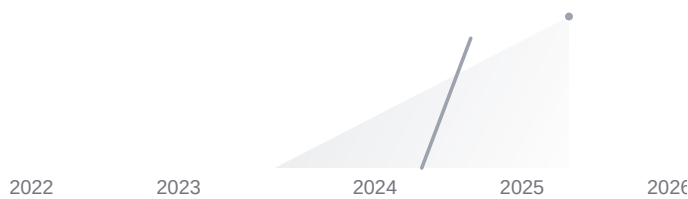
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

77 / 100

Sale prices

Median \$78K · Average \$78K

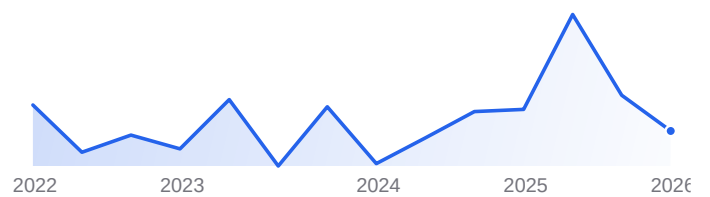
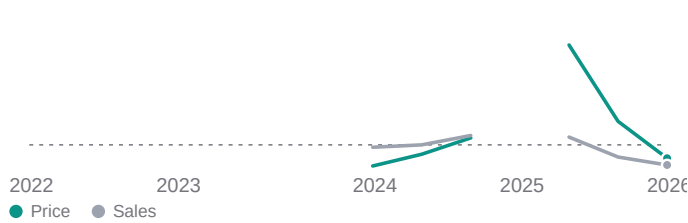


Growth (year over year)

Price -51.1% · Sales -76.9%

Price per square foot

\$63/ft²

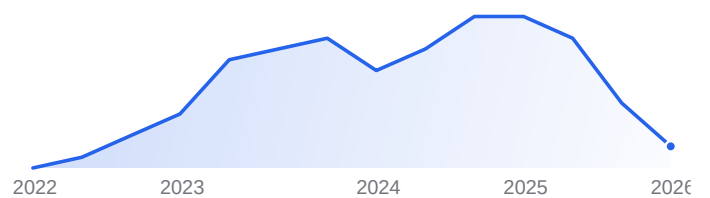


Sale premium vs estimated value

-12.0%

Annual turnover (share of homes sold)

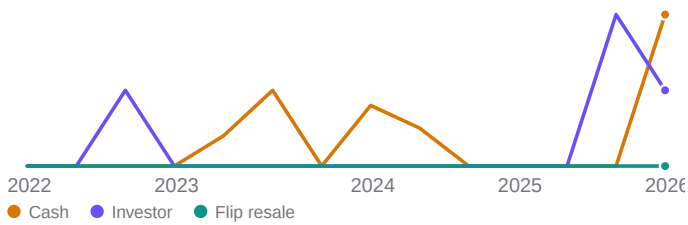
0.3%



BUYERS & OUTCOMES

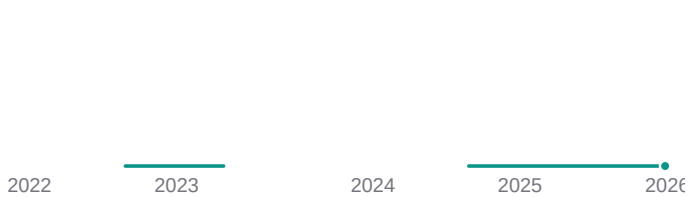
Buyer mix

Cash 100% · Investor 50% · Flip resale 0%



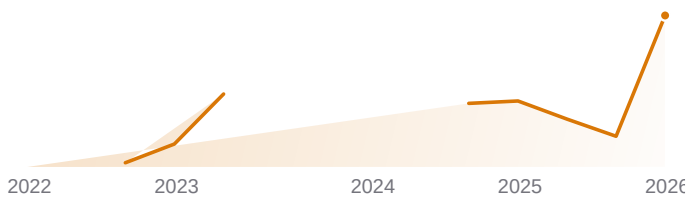
Sellers who sold at a gain

100%



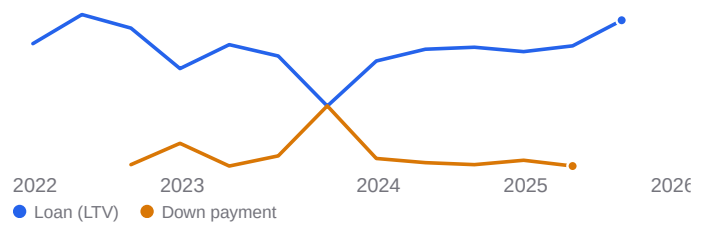
Median annualized return at resale

+28.8%



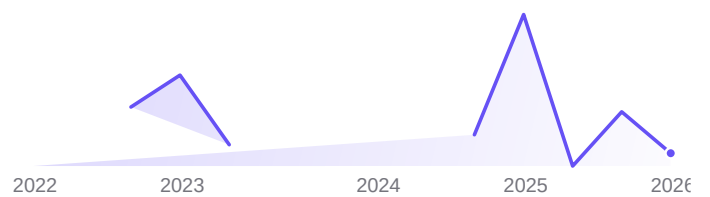
Financing (share of purchase price)

Loan (LTV) 119% · Down payment 1.8%



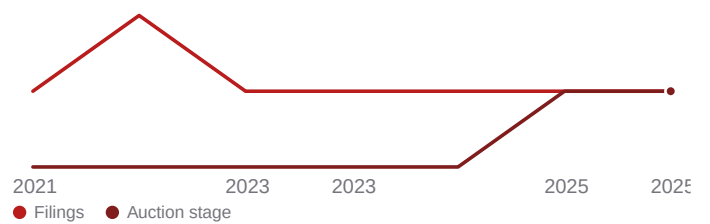
Typical hold before selling

3.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	966
Median value (AVM)	\$111K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1916
Single family	74%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	6.6%
Owner occupied	76%
Company owned	14%
Median loan-to-value	40%
Typical ownership tenure	9.1 yrs

COMMUNITY

Population	2,038
Density	14 / mi²
Median household income	\$68K
Average household income	\$74K
Crime index (US avg 100)	119
Air pollution index (US avg 100)	122
Earthquake index (US avg 100)	24
Homes occupied	90%
Bachelor's or higher	12%
Poverty rate	11.0%
Unemployment	0.8%
Average temp	50°F
Annual precip	35 in
Sunshine	59%

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.