

Breda 51436

ZIP code · IA · Iowa > Carroll County > Breda

BALANCED MARKET

\$112K

MEDIAN SALE PRICE

-15.0%

1-YR CHANGE

12

SALES (12 MO)

\$182K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

Market temperature (0–100)

55 / 100

Sale prices

Median \$61K · Average \$61K

2021 2023 2024 2025 2026

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● Median ● Average
Bars: homes sold per interval

Growth (year over year)

Price -15.0% · Sales +200.0%

Price per square foot

\$73/ft²

2021 2023 2024 2025 2026
● Price ● Sales

2021 2023 2024 2025 2026

Sale premium vs estimated value

-42.4%

Annual turnover (share of homes sold)

2.9%

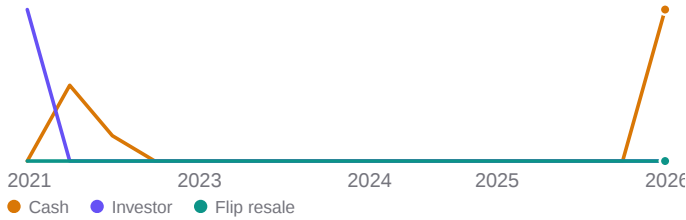
2021 2023 2024 2025 2026

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BUYERS & OUTCOMES

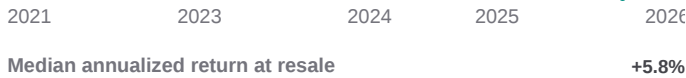
Buyer mix

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



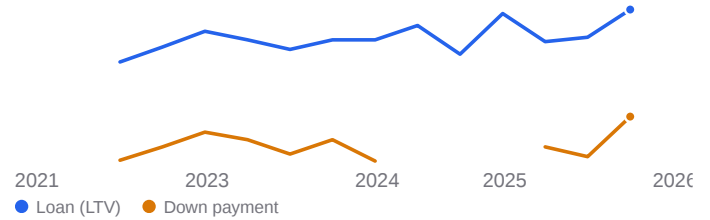
Sellers who sold at a gain

100%



Median annualized return at resale

Financing (share of purchase price) Loan (LTV) 111% · Down payment 36%



Typical hold before selling

18.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1

HOUSING STOCK

Homes	420
Median value (AVM)	\$182K
Median size	1,736 ft²
Median bedrooms	3
Median year built	1936
Single family	70%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	43%
Underwater (LTV 125% or more)	10%
Owner occupied	77%
Company owned	18%
Median loan-to-value	58%
Typical ownership tenure	20.8 yrs

COMMUNITY

Population	697
Density	12 / mi ²
Median household income	\$80K
Average household income	\$95K
Crime index (US avg 100)	117
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	13
Homes occupied	92%
Bachelor's or higher	16%
Poverty rate	4.7%
Unemployment	1.0%
Average temp	48°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.