

Lake View 51450

ZIP code · IA · Iowa > Sac County > Lake View

BUYER'S MARKET

\$226K

MEDIAN SALE PRICE

+5.6%

1-YR CHANGE

13

SALES (12 MO)

\$178K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



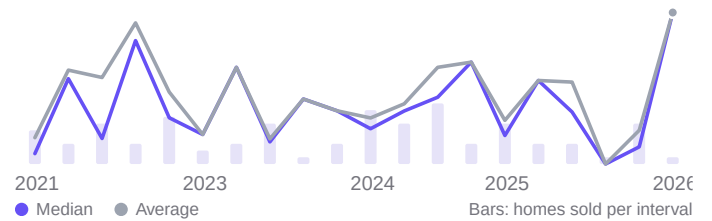
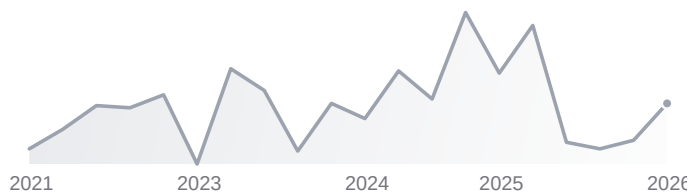
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

36 / 100

Sale prices

Median \$500K · Average \$500K

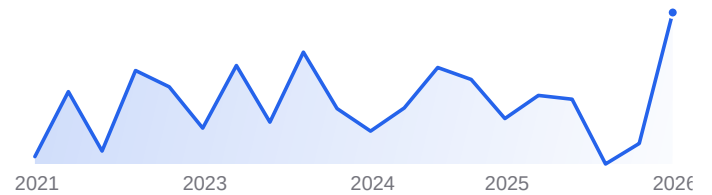
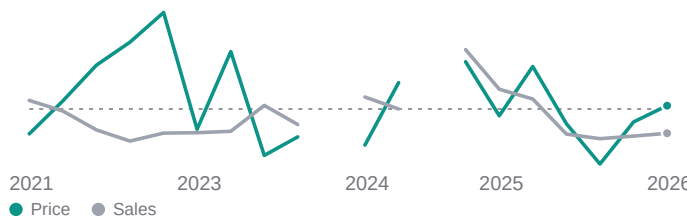


Growth (year over year)

Price +5.6% · Sales -40.9%

Price per square foot

\$342/ft²



Sale premium vs estimated value

+58.7%

Annual turnover (share of homes sold)

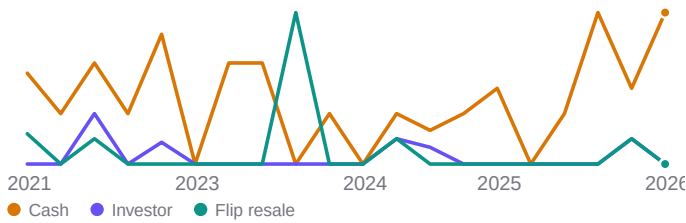
1.1%



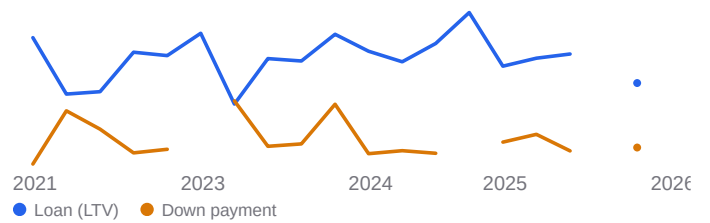
BUYERS & OUTCOMES

Buyer mix

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

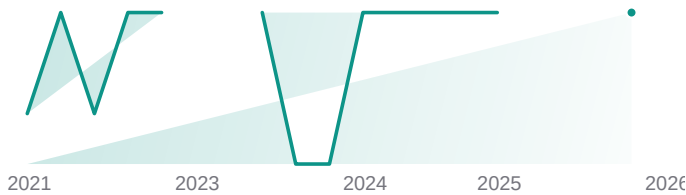


Financing (share of purchase price) Loan (LTV) 64% · Down payment 17%



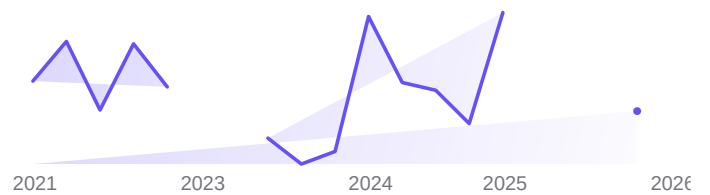
Sellers who sold at a gain

100%



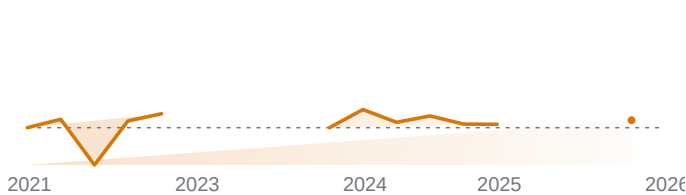
Typical hold before selling

4.4 yrs



Median annualized return at resale

+7.1%



HOUSING STOCK

Homes	1,160
Median value (AVM)	\$178K
Median size	1,418 ft²
Median bedrooms	2
Median year built	1956
Single family	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	6.4%
Owner occupied	59%
Company owned	23%
Median loan-to-value	29%
Typical ownership tenure	8.1 yrs

COMMUNITY

Population	1,380
Density	23 / mi²
Median household income	\$71K
Average household income	\$90K
Crime index (US avg 100)	120
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	12
Homes occupied	70%
Bachelor's or higher	23%
Poverty rate	9.5%
Unemployment	1.1%
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.