

Council Bluffs 51501

ZIP code · IA · Iowa · Pottawattamie County · Council Bluffs

SELLER'S MARKET

\$184K

MEDIAN SALE PRICE

+2.6%

1-YR CHANGE

545

SALES (12 MO)

\$187K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



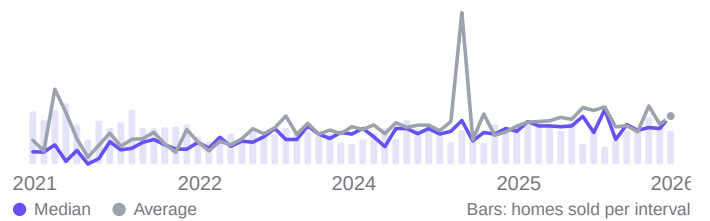
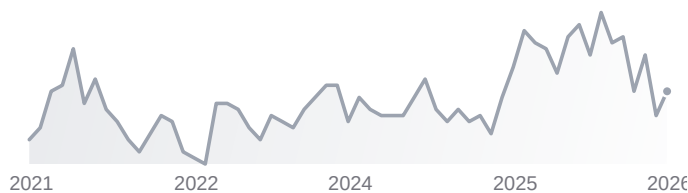
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$200K · Average \$198K

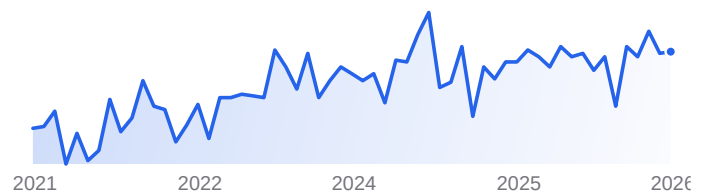
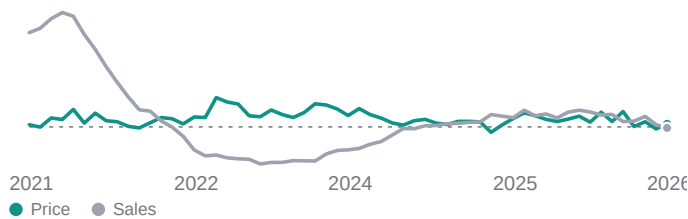


Growth (year over year)

Price +2.6% · Sales -0.9%

Price per square foot

\$191/ft²

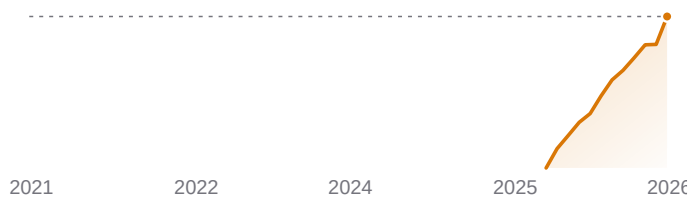


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

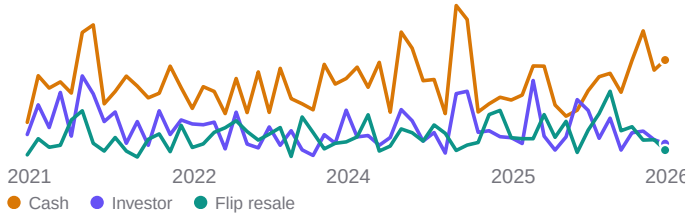
4.6%



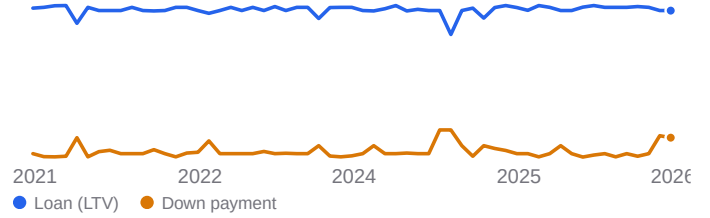
BUYERS & OUTCOMES

Buyer mix

Cash 35% · Investor 6.5% · Flip resale 4.3%

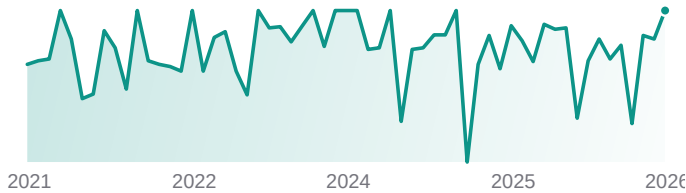


Financing (share of purchase price) Loan (LTV) 95% · Down payment 15%



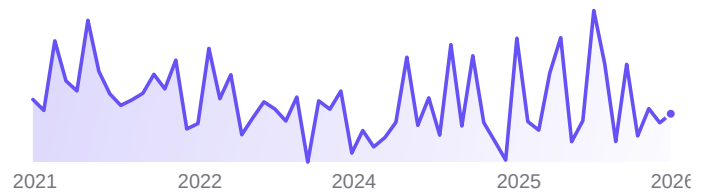
Sellers who sold at a gain

100%



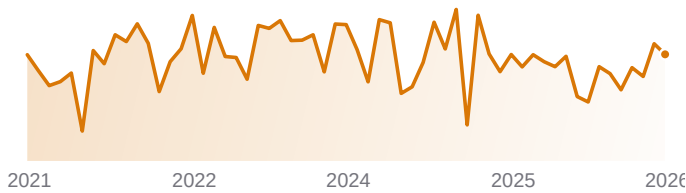
Typical hold before selling

5.4 yrs



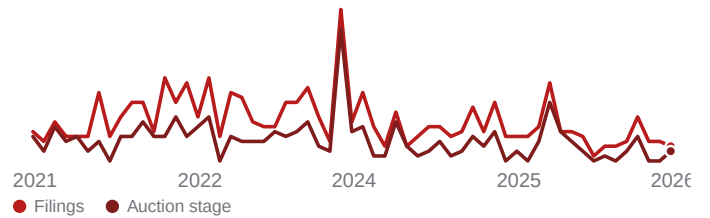
Median annualized return at resale

+6.2%



Preforeclosure filings

Filings 3 · Auction stage 2



HOUSING STOCK

Homes	11,899
Median value (AVM)	\$187K
Median size	935 ft²
Median bedrooms	3
Median year built	1954
Single family	96%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	2.8%
Owner occupied	70%
Company owned	16%
Median loan-to-value	46%
Typical ownership tenure	8.8 yrs

COMMUNITY

Population	33,688
Density	1,282 / mi²
Median household income	\$60K
Average household income	\$70K
Crime index (US avg 100)	117
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	24
Homes occupied	94%
Bachelor's or higher	11%
Poverty rate	14.3%
Unemployment	0.9%
Average temp	51°F
Annual precip	31 in
Sunshine	59%

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.