

Carter Lake 51510

ZIP code · IA · Iowa · Pottawattamie County · Carter Lake

BALANCED MARKET

\$160K

MEDIAN SALE PRICE

-18.3%

1-YR CHANGE

58

SALES (12 MO)

\$189K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



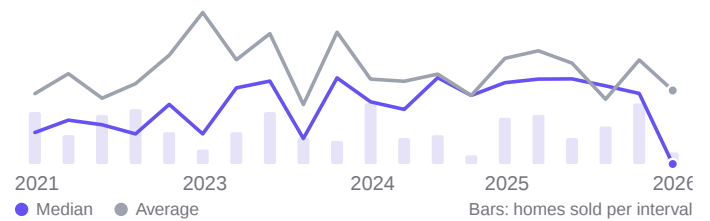
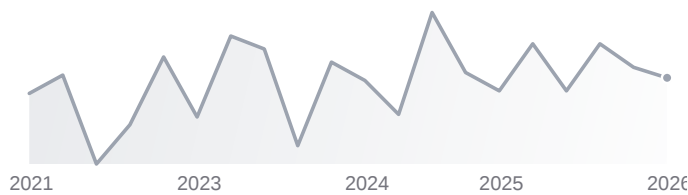
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$100K · Average \$196K

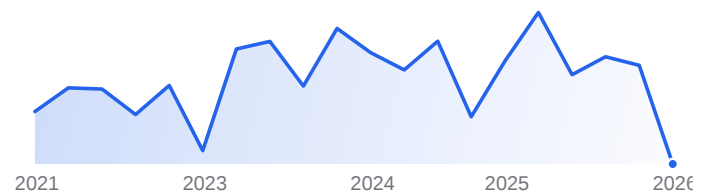
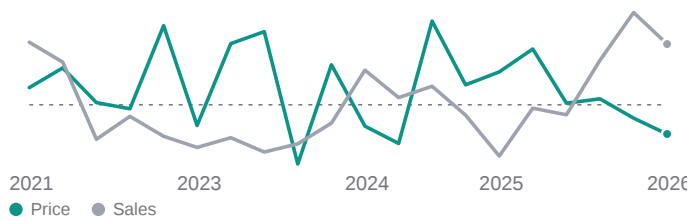


Growth (year over year)

Price -18.3% · Sales +38.1%

Price per square foot

\$100/ft²

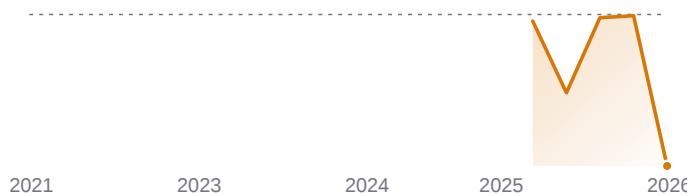


Sale premium vs estimated value

-37.3%

Annual turnover (share of homes sold)

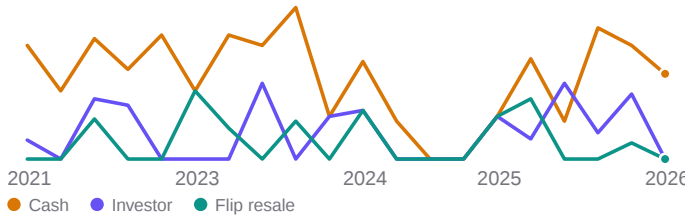
4.3%



BUYERS & OUTCOMES

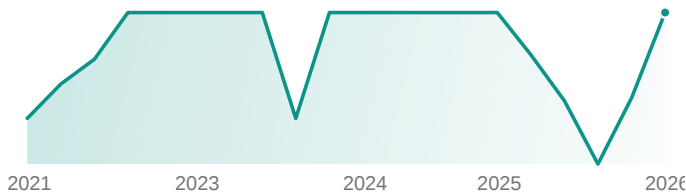
Buyer mix

Cash 25% · Investor 0% · Flip resale 0%



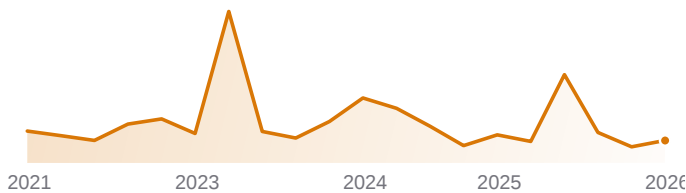
Sellers who sold at a gain

100%

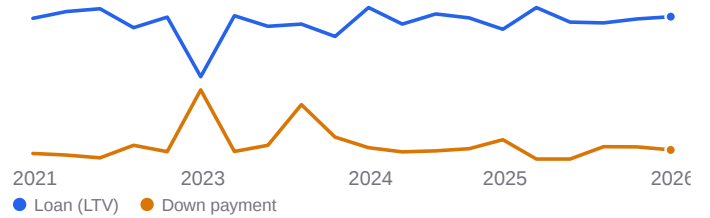


Median annualized return at resale

+3.9%

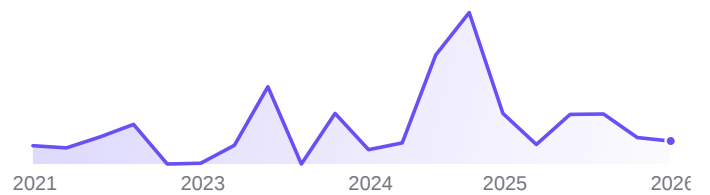


Financing (share of purchase price) Loan (LTV) 92% · Down payment 8.2%



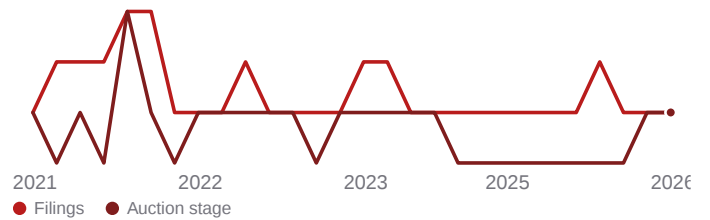
Typical hold before selling

5.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,346
Median value (AVM)	\$189K
Median size	1,020 ft²
Median bedrooms	3
Median year built	1960
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	3.9%
Owner occupied	72%
Company owned	15%
Median loan-to-value	51%
Typical ownership tenure	9.7 yrs

COMMUNITY

Population	3,830
Density	1,938 / mi²
Median household income	\$65K
Average household income	\$85K
Crime index (US avg 100)	72
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	29
Homes occupied	96%
Bachelor's or higher	9%
Poverty rate	15.1%
Unemployment	1.0%
Average temp	51°F
Annual precip	31 in
Sunshine	59%

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.