

Avoca 51521

ZIP code · IA · Iowa · Pottawattamie County · Avoca

BALANCED MARKET

\$142K

MEDIAN SALE PRICE

-1.2%

1-YR CHANGE

32

SALES (12 MO)

\$178K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



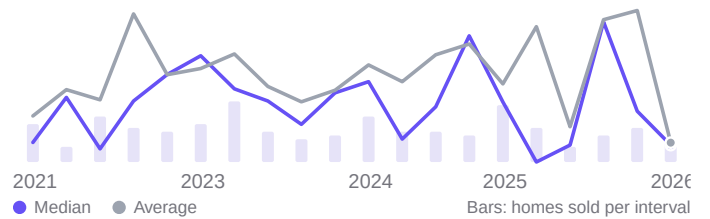
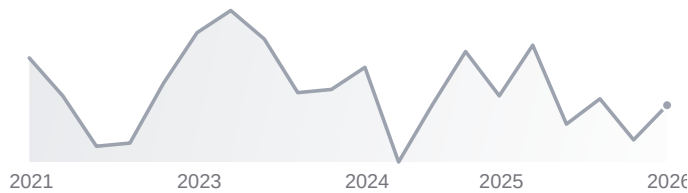
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$110K · Average \$114K

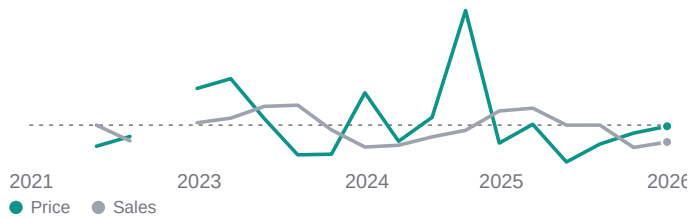


Growth (year over year)

Price -1.2% · Sales -17.9%

Price per square foot

\$64/ft²

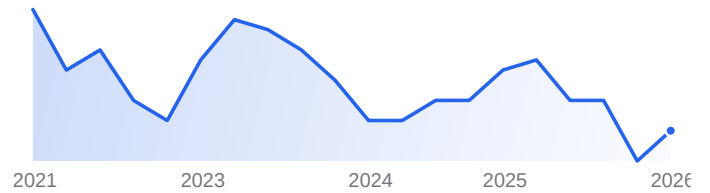


Sale premium vs estimated value

-21.1%

Annual turnover (share of homes sold)

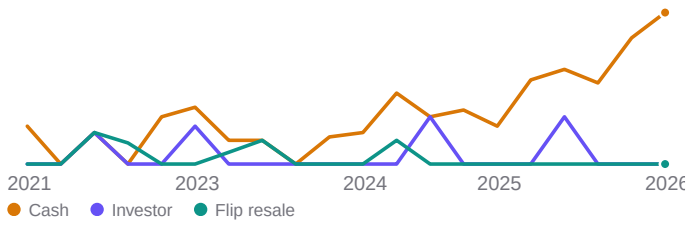
3.1%



BUYERS & OUTCOMES

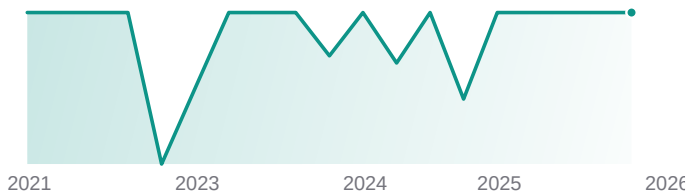
Buyer mix

Cash 80% · Investor 0% · Flip resale 0%



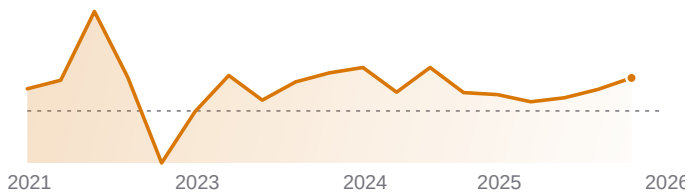
Sellers who sold at a gain

100%

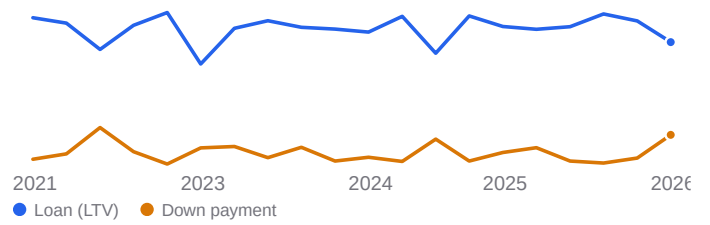


Median annualized return at resale

+10.6%

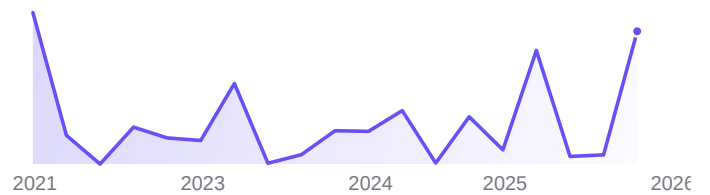


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



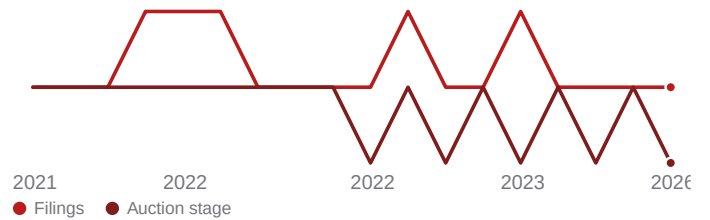
Typical hold before selling

13.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,036
Median value (AVM)	\$178K
Median size	1,252 ft²
Median bedrooms	3
Median year built	1940
Single family	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	5.3%
Owner occupied	74%
Company owned	19%
Median loan-to-value	52%
Typical ownership tenure	8.8 yrs

COMMUNITY

Population	2,321
Density	27 / mi²
Median household income	\$73K
Average household income	\$91K
Crime index (US avg 100)	135
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	15
Homes occupied	92%
Bachelor's or higher	21%
Poverty rate	9.8%
Unemployment	0.9%
Average temp	49°F
Annual precip	35 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.