

Carson 51525

ZIP code · IA · Iowa > Pottawattamie County > Carson

BALANCED MARKET

\$108K

MEDIAN SALE PRICE

-71.1%

1-YR CHANGE

25

SALES (12 MO)

\$232K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



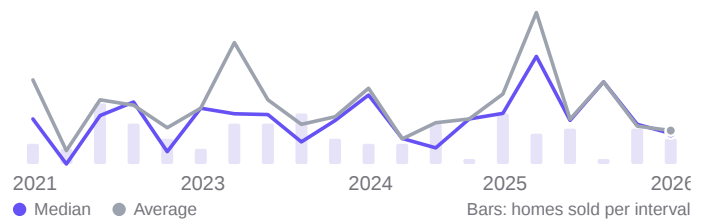
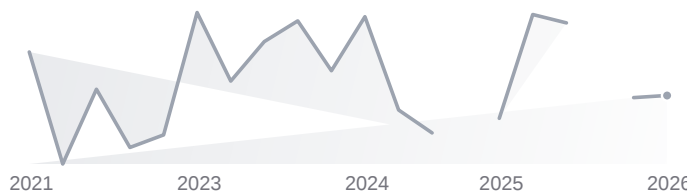
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$125K · Average \$132K

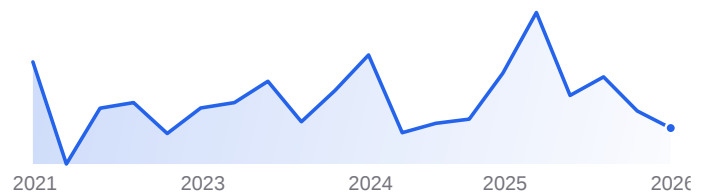
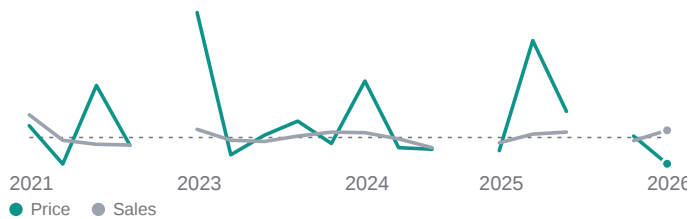


Growth (year over year)

Price -71.1% · Sales +19.0%

Price per square foot

\$101/ft²

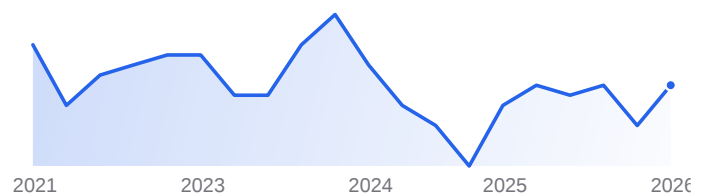
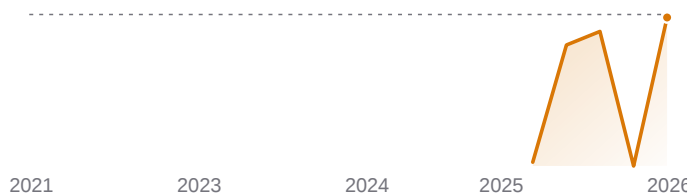


Sale premium vs estimated value

-0.7%

Annual turnover (share of homes sold)

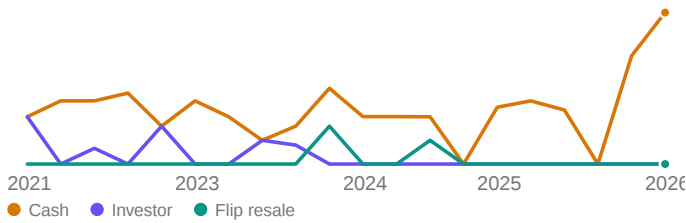
4.3%



BUYERS & OUTCOMES

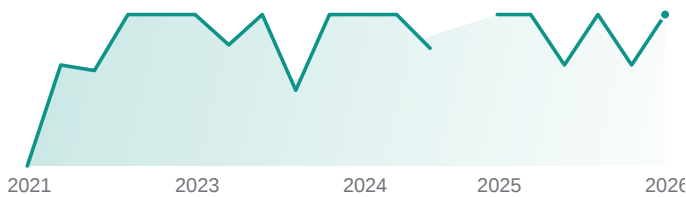
Buyer mix

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



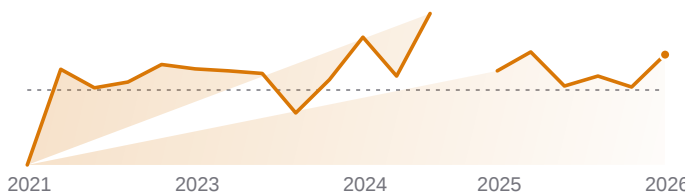
Sellers who sold at a gain

100%



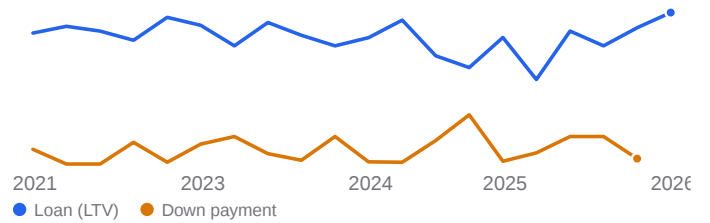
Median annualized return at resale

+11.9%



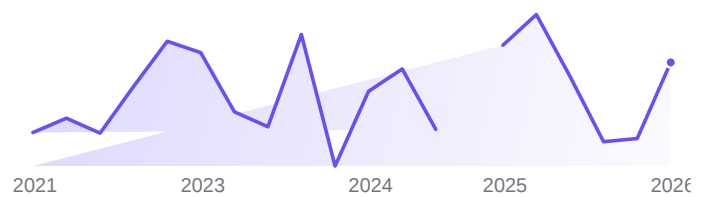
Financing (share of purchase price)

Loan (LTV) 102% · Down payment 5.4%



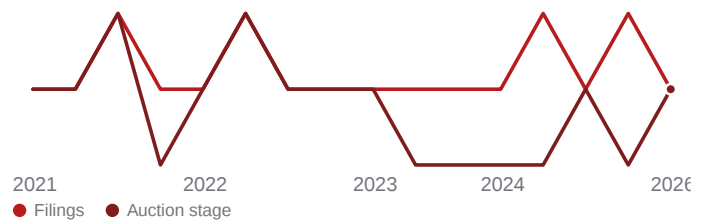
Typical hold before selling

9.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	587
Median value (AVM)	\$232K
Median size	1,248 ft²
Median bedrooms	3
Median year built	1960
Single family	87%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	6.2%
Owner occupied	71%
Company owned	18%
Median loan-to-value	48%
Typical ownership tenure	8.4 yrs

COMMUNITY

Population	1,144
Density	20 / mi²
Median household income	\$75K
Average household income	\$91K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	18
Homes occupied	93%
Bachelor's or higher	20%
Poverty rate	5.0%
Unemployment	1.1%
Average temp	50°F
Annual precip	34 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.