

Crescent 51526

ZIP code · IA · Iowa · Pottawattamie County · Crescent

BALANCED MARKET

\$299K

MEDIAN SALE PRICE

+4.4%

1-YR CHANGE

27

SALES (12 MO)

\$344K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



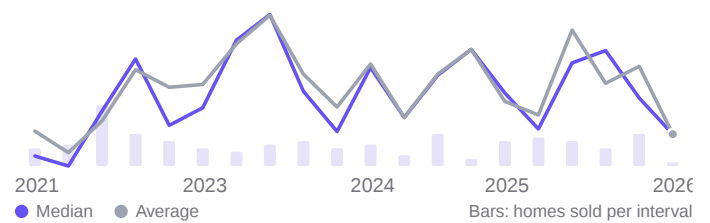
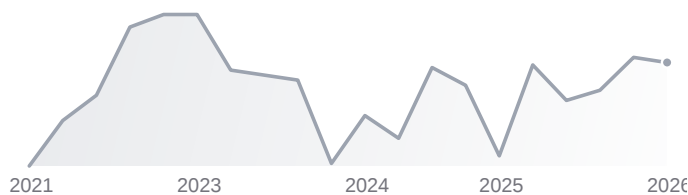
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$240K · Average \$240K

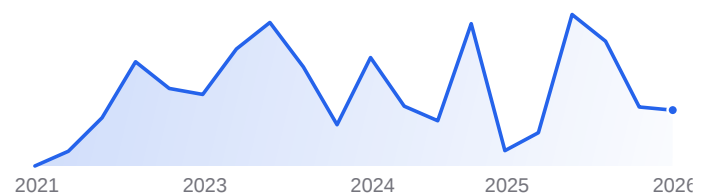
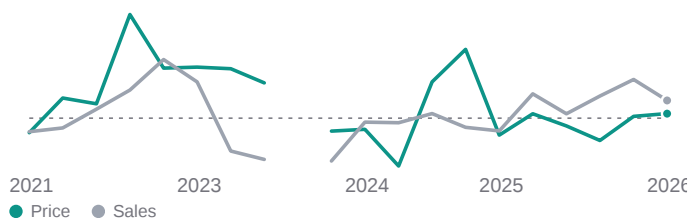


Growth (year over year)

Price +4.4% · Sales +17.4%

Price per square foot

\$197/ft²

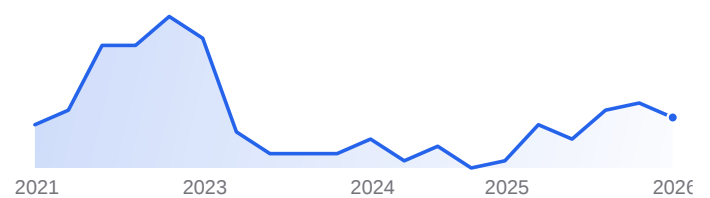


Sale premium vs estimated value

-22.2%

Annual turnover (share of homes sold)

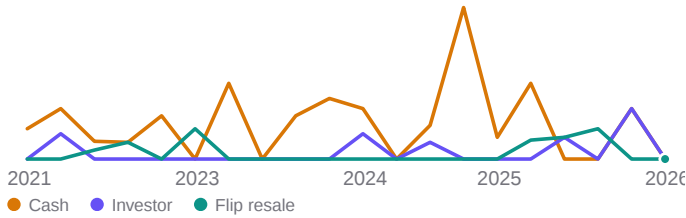
3.1%



BUYERS & OUTCOMES

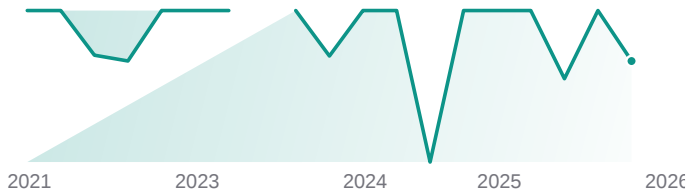
Buyer mix

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



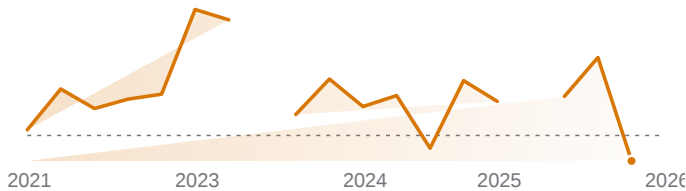
Sellers who sold at a gain

78%

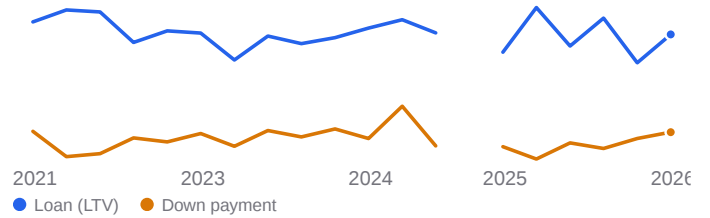


Median annualized return at resale

-3.5%

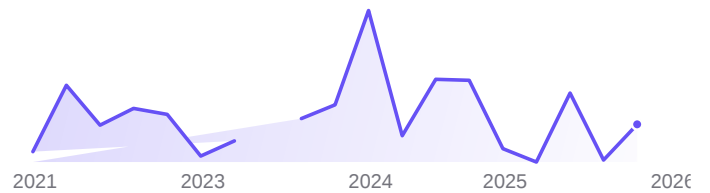


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



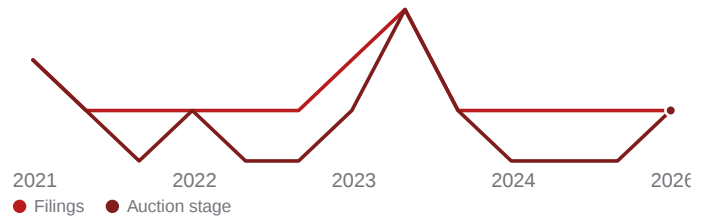
Typical hold before selling

4.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	875
Median value (AVM)	\$344K
Median size	1,397 ft²
Median bedrooms	3
Median year built	1978
Single family	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	3.4%
Owner occupied	76%
Company owned	11%
Median loan-to-value	43%
Typical ownership tenure	9.7 yrs

COMMUNITY

Population	1,685
Density	45 / mi²
Median household income	\$79K
Average household income	\$108K
Crime index (US avg 100)	66
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	24
Homes occupied	96%
Bachelor's or higher	21%
Poverty rate	4.8%
Unemployment	1.1%
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.