

Hancock 51536

ZIP code · IA · Iowa > Pottawattamie County > Hancock

\$132K

MEDIAN SALE PRICE

6

SALES (12 MO)

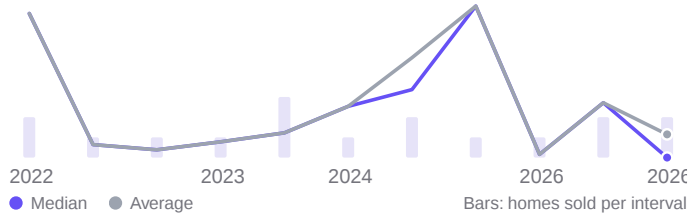
\$199K

MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)

Sale prices

Median \$15K · Average \$89K



Price per square foot

\$11/ft²



Sale premium vs estimated value

-96.3%



Annual turnover (share of homes sold)

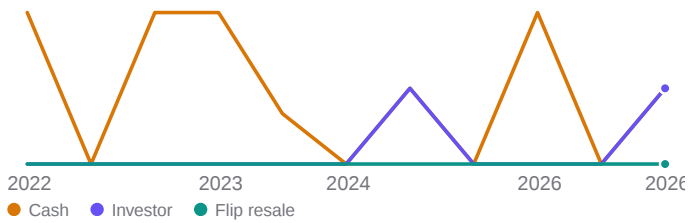
2.5%



BUYERS & OUTCOMES

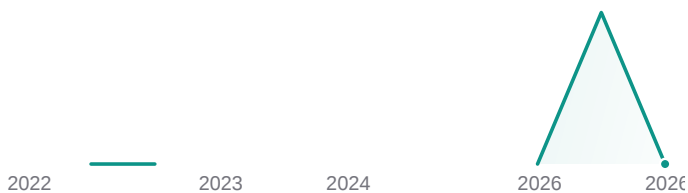
Buyer mix

Cash 50% · Investor 50% · Flip resale 0%



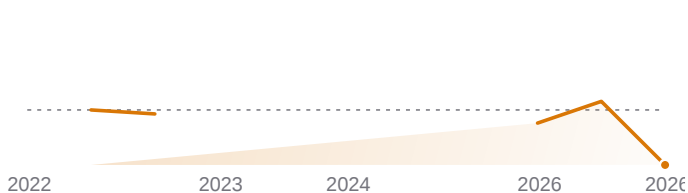
Sellers who sold at a gain

0%

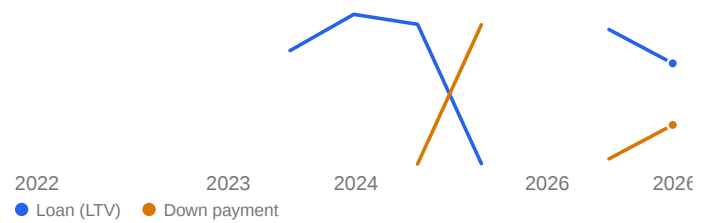


Median annualized return at resale

-18.2%

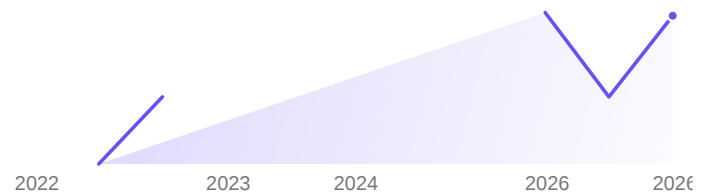


Financing (share of purchase price) Loan (LTV) 71% · Down payment 29%



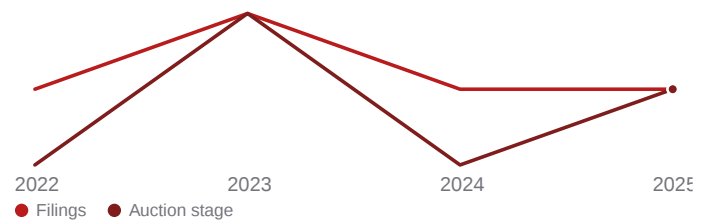
Typical hold before selling

18.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	237
Median value (AVM)	\$199K
Median size	1,152 ft²
Median bedrooms	3
Median year built	1920
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	7.4%
Owner occupied	68%
Company owned	17%
Median loan-to-value	33%
Typical ownership tenure	12.4 yrs

COMMUNITY

Population	452
Density	10 / mi²
Median household income	\$81K
Average household income	\$103K
Crime index (US avg 100)	155
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	17
Homes occupied	92%
Bachelor's or higher	30%
Poverty rate	13.1%
Unemployment	1.3%
Average temp	50°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.