

Lewis 51544

ZIP code · IA · Iowa > Cass County > Lewis

SELLER'S MARKET

\$193K

MEDIAN SALE PRICE

11

SALES (12 MO)

\$134K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 78 / 100

Buyer's market

Balanced

Seller's market

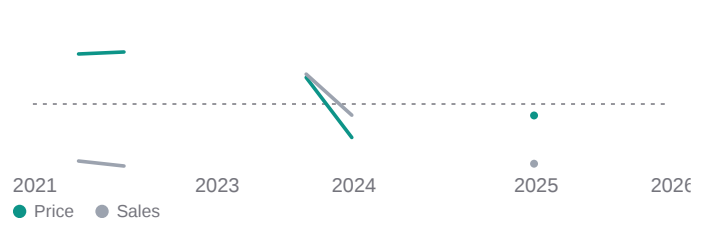
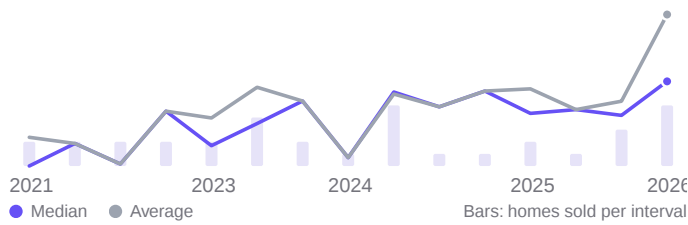
MARKET TRENDS (5 YEARS)

Sale prices

Median \$170K · Average \$289K

Growth (year over year)

Price -12.8% · Sales -66.7%

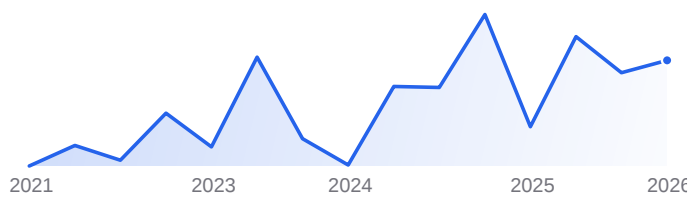


Price per square foot

\$129/ft²

Sale premium vs estimated value

+10.6%



Annual turnover (share of homes sold)

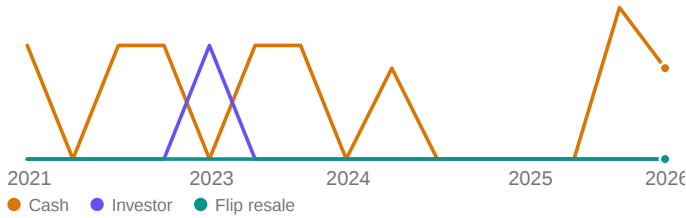
3.4%



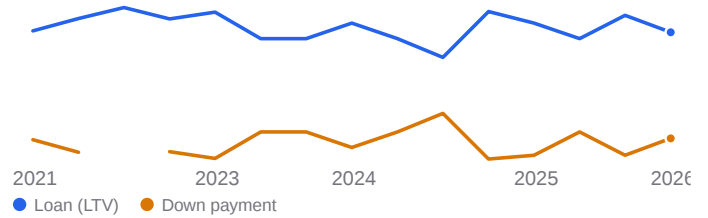
BUYERS & OUTCOMES

Buyer mix

Cash 40% · Investor 0% · Flip resale 0%

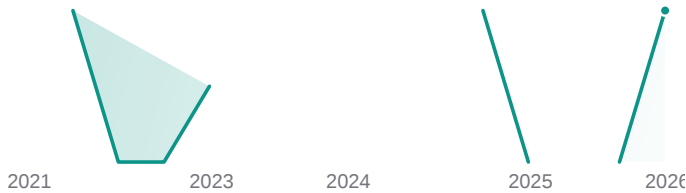


Financing (share of purchase price) Loan (LTV) 84% · Down payment 16%



Sellers who sold at a gain

100%



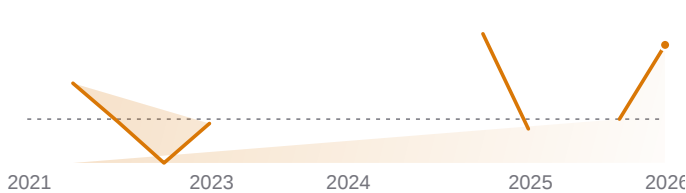
Typical hold before selling

8.7 yrs



Median annualized return at resale

+6.8%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	319
Median value (AVM)	\$134K
Median size	1,436 ft²
Median bedrooms	3
Median year built	1920
Single family	72%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	4.5%
Owner occupied	82%
Company owned	16%
Median loan-to-value	27%
Typical ownership tenure	9.1 yrs

COMMUNITY

Population	540
Density	10 / mi²
Median household income	\$74K
Average household income	\$108K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	15
Homes occupied	91%
Bachelor's or higher	20%
Poverty rate	10.6%
Unemployment	0.9%
Average temp	50°F
Annual precip	35 in
Sunshine	59%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.