

Minden 51553

ZIP code · IA · Iowa · Pottawattamie County · Minden

BUYER'S MARKET

\$238K

MEDIAN SALE PRICE

+21.3%

1-YR CHANGE

11

SALES (12 MO)

\$264K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



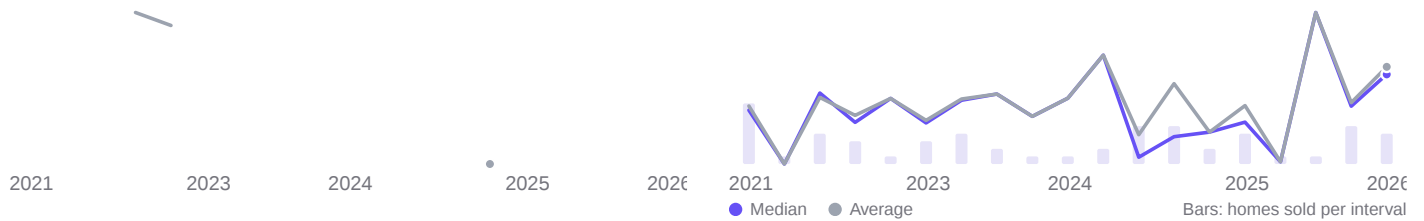
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

35 / 100

Sale prices

Median \$315K · Average \$340K

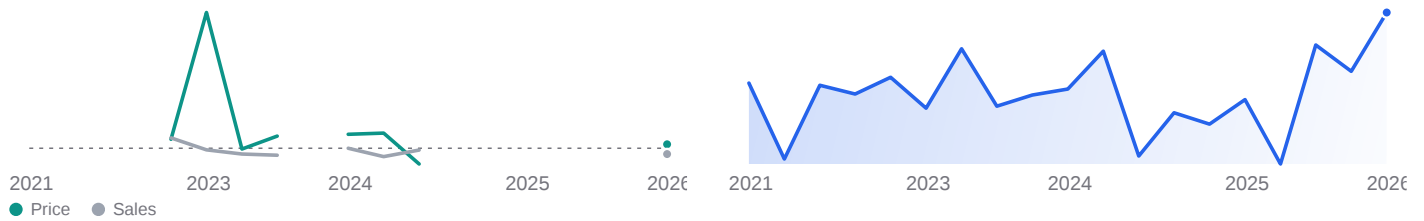


Growth (year over year)

Price +21.3% · Sales -31.3%

Price per square foot

\$314/ft²

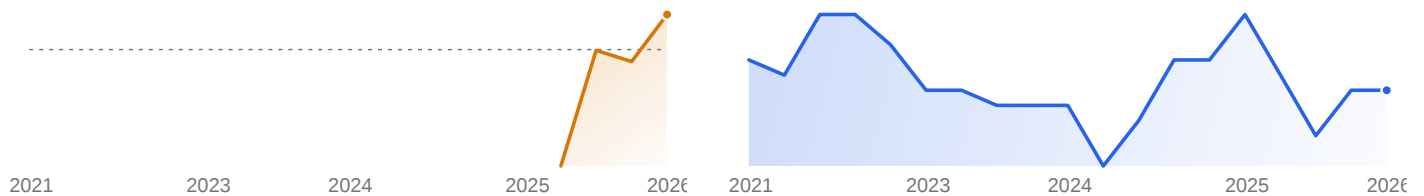


Sale premium vs estimated value

+28.0%

Annual turnover (share of homes sold)

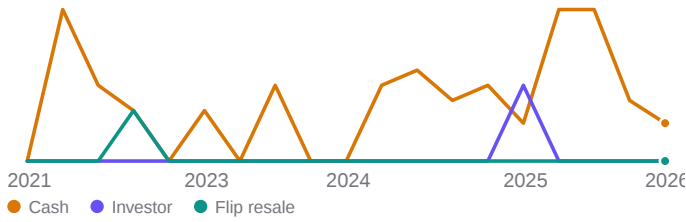
2.7%



BUYERS & OUTCOMES

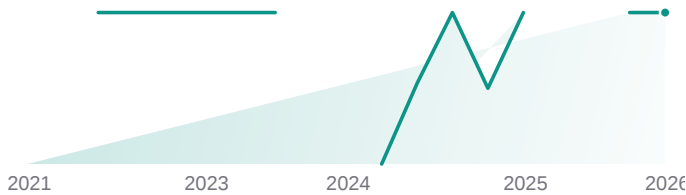
Buyer mix

Cash 25% · Investor 0% · Flip resale 0%



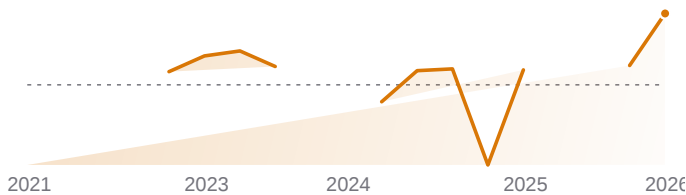
Sellers who sold at a gain

100%

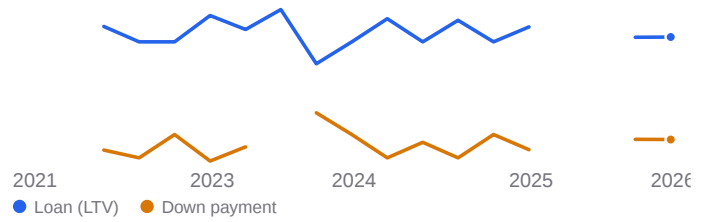


Median annualized return at resale

+22.5%

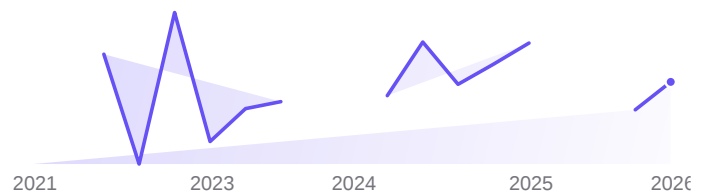


Financing (share of purchase price) Loan (LTV) 83% · Down payment 17%



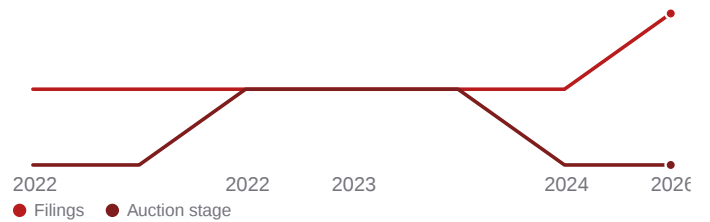
Typical hold before selling

9.8 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	403
Median value (AVM)	\$264K
Median size	1,241 ft²
Median bedrooms	3
Median year built	1954
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	5.9%
Owner occupied	70%
Company owned	22%
Median loan-to-value	49%
Typical ownership tenure	9.3 yrs

COMMUNITY

Population	1,015
Density	24 / mi²
Median household income	\$96K
Average household income	\$106K
Crime index (US avg 100)	77
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	22
Homes occupied	95%
Bachelor's or higher	21%
Poverty rate	4.4%
Unemployment	1.2%
Average temp	50°F
Annual precip	33 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.