

Belle Plaine 52208

ZIP code · IA · Iowa > Benton County > Belle Plaine

BUYER'S MARKET

\$86K

MEDIAN SALE PRICE

-22.1%

1-YR CHANGE

47

SALES (12 MO)

\$124K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 27 / 100



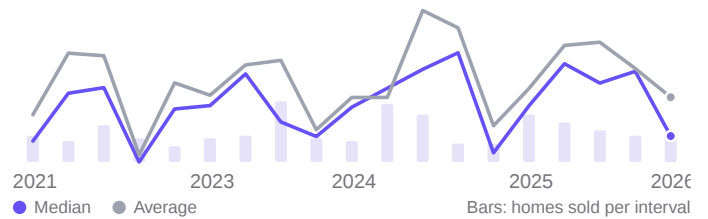
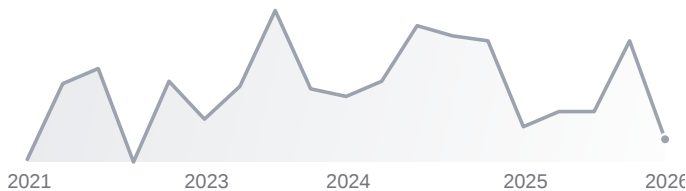
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

27 / 100

Sale prices

Median \$86K · Average \$117K

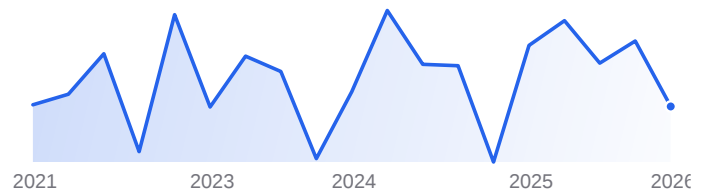
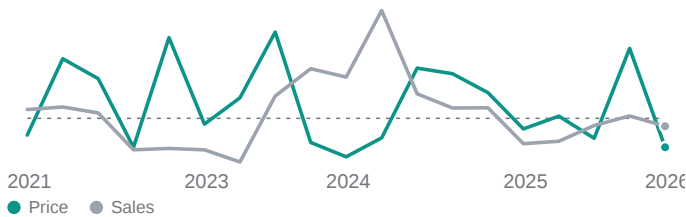


Growth (year over year)

Price -22.1% · Sales -6.0%

Price per square foot

\$75/ft²

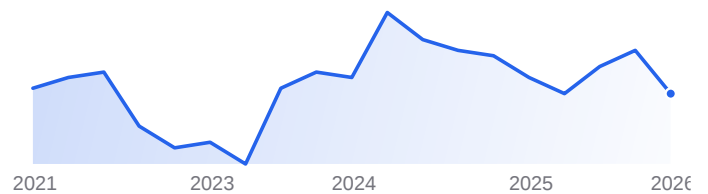
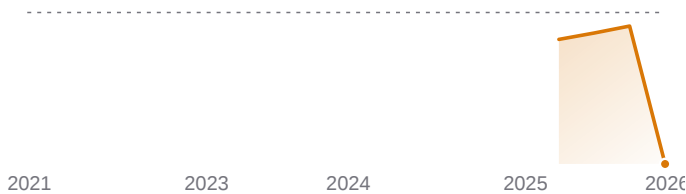


Sale premium vs estimated value

-23.3%

Annual turnover (share of homes sold)

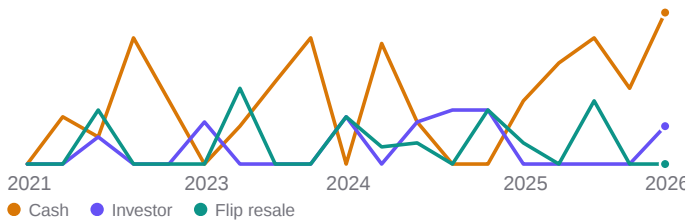
3.4%



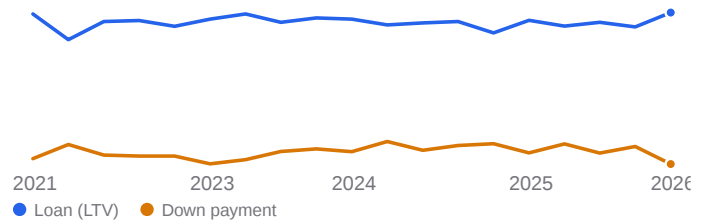
BUYERS & OUTCOMES

Buyer mix

Cash 40% · Investor 10% · Flip resale 0%

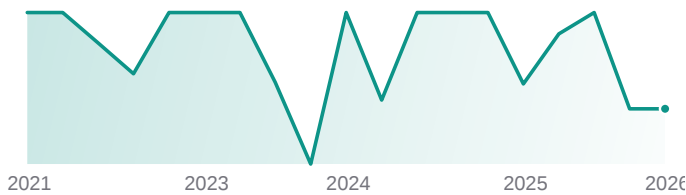


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.2%



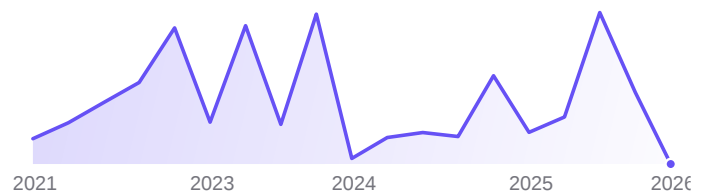
Sellers who sold at a gain

70%



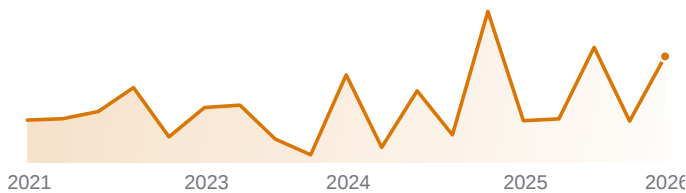
Typical hold before selling

3.0 yrs



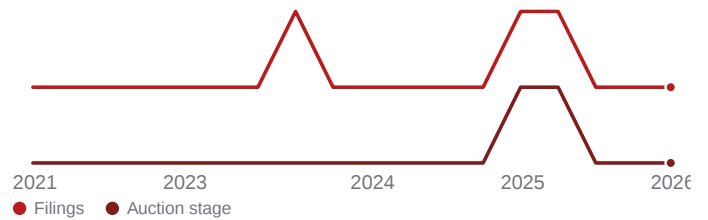
Median annualized return at resale

+14.7%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,387
Median value (AVM)	\$124K
Median size	1,341 ft²
Median bedrooms	3
Median year built	1920
Single family	82%
Condos	0.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	5.3%
Owner occupied	83%
Company owned	9.2%
Median loan-to-value	53%

Typical ownership tenure

9.2 yrs

COMMUNITY

Population	3,104
Density	57 / mi²
Median household income	\$70K
Average household income	\$81K
Crime index (US avg 100)	155
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	19
Homes occupied	88%
Bachelor's or higher	13%
Poverty rate	6.7%
Unemployment	1.1%
Average temp	49°F
Annual precip	36 in
Sunshine	60%

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.