

Coggon 52218

ZIP code · IA · Iowa > Buchanan County > Coggon

BALANCED MARKET

\$223K

MEDIAN SALE PRICE

+75.7%

1-YR CHANGE

23

SALES (12 MO)

\$205K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



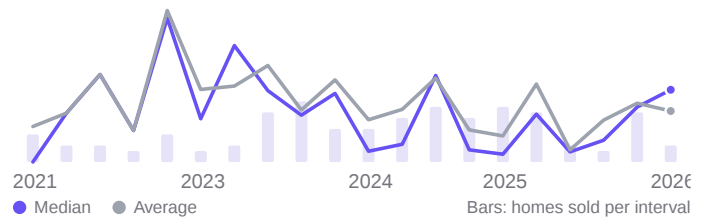
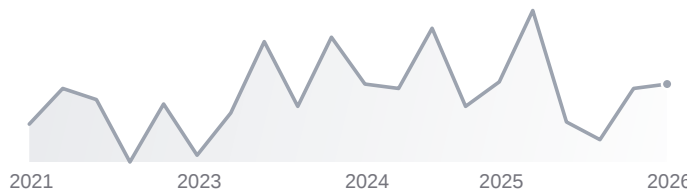
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$200K · Average \$163K

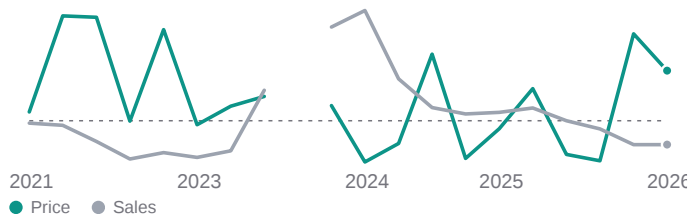


Growth (year over year)

Price +75.7% · Sales -36.1%

Price per square foot

\$137/ft²

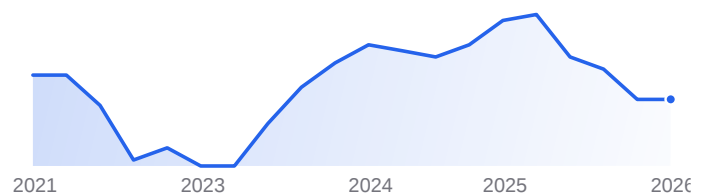
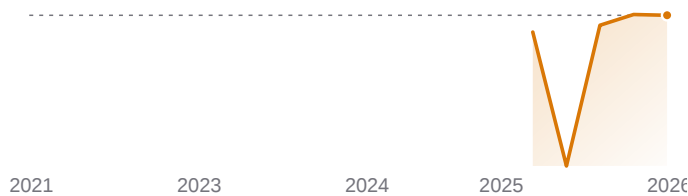


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

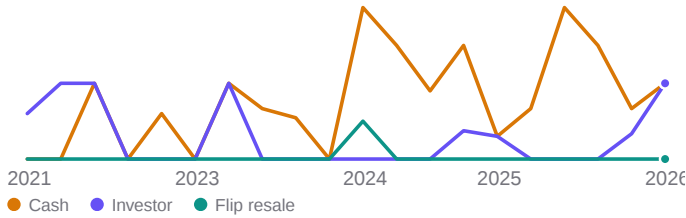
2.6%



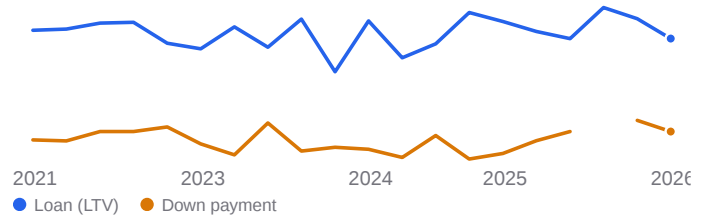
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 33% · Flip resale 0%

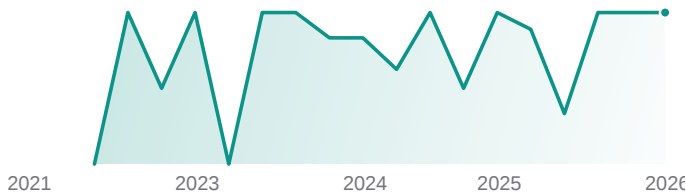


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



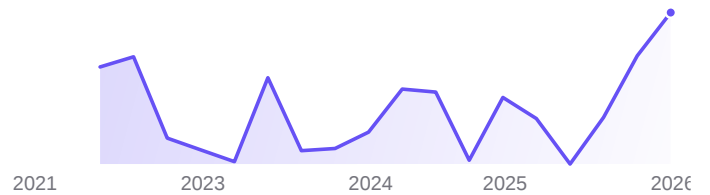
Sellers who sold at a gain

100%



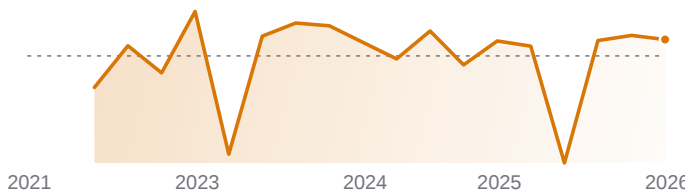
Typical hold before selling

12.1 yrs



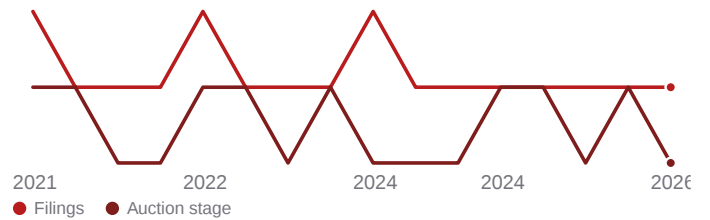
Median annualized return at resale

+5.3%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	887
Median value (AVM)	\$205K
Median size	1,424 ft²
Median bedrooms	3
Median year built	1958
Single family	77%
Condos	1.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	5.8%
Owner occupied	74%
Company owned	15%
Median loan-to-value	47%

Typical ownership tenure

11.2 yrs

COMMUNITY

Population	1,901
Density	26 / mi²
Median household income	\$87K
Average household income	\$111K
Crime index (US avg 100)	124
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	17
Homes occupied	90%
Bachelor's or higher	19%
Poverty rate	9.2%
Unemployment	1.3%
Average temp	47°F
Annual precip	35 in
Sunshine	61%

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.