

Mechanicsville 52306

ZIP code · IA · Iowa > Cedar County > Mechanicsville

BALANCED MARKET

\$201K

MEDIAN SALE PRICE

24

SALES (12 MO)

\$203K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



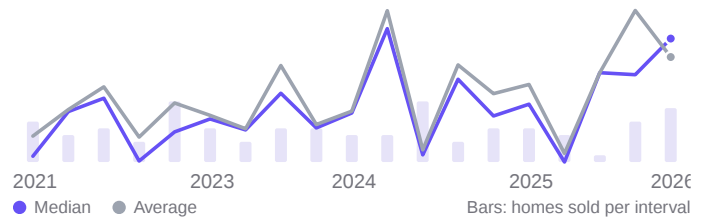
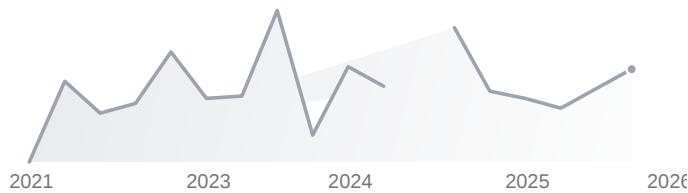
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$268K · Average \$242K

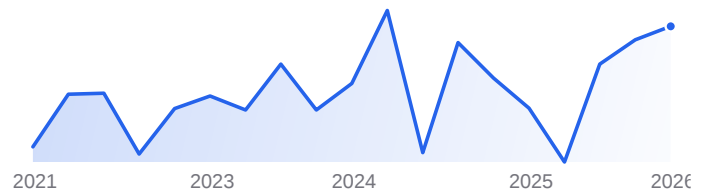
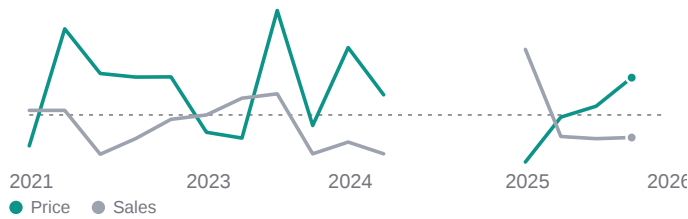


Growth (year over year)

Price +39.4% · Sales -23.8%

Price per square foot

\$174/ft²

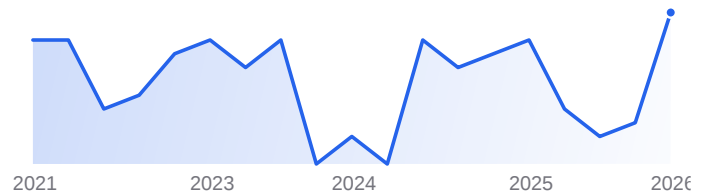
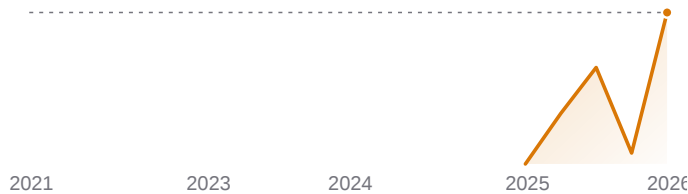


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

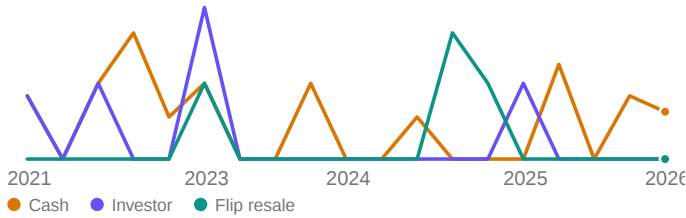
3.4%



BUYERS & OUTCOMES

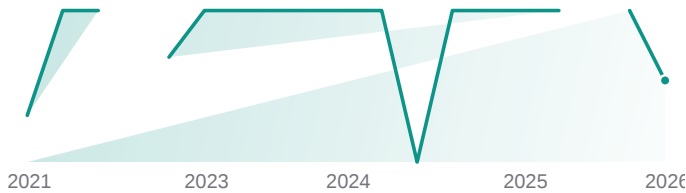
Buyer mix

Cash 13% · Investor 0% · Flip resale 0%



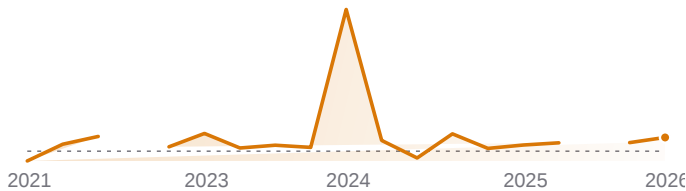
Sellers who sold at a gain

67%

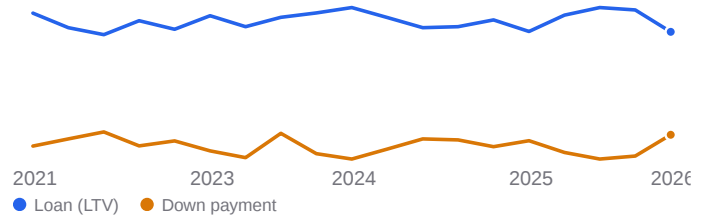


Median annualized return at resale

+9.8%

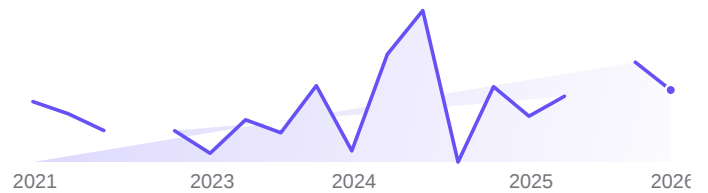


Financing (share of purchase price) Loan (LTV) 83% · Down payment 17%



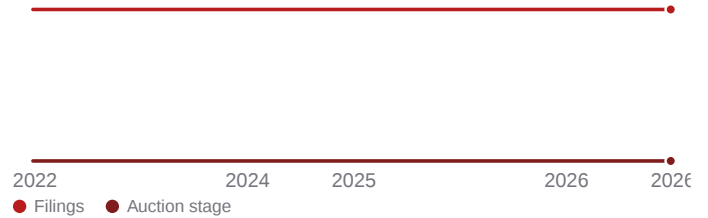
Typical hold before selling

6.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	700
Median value (AVM)	\$203K
Median size	1,528 ft²
Median bedrooms	3
Median year built	1940
Single family	72%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	45%
Underwater (LTV 125% or more)	5.3%
Owner occupied	86%
Company owned	13%
Median loan-to-value	55%
Typical ownership tenure	9.2 yrs

COMMUNITY

Population	2,413
Density	32 / mi²
Median household income	\$76K
Average household income	\$84K
Crime index (US avg 100)	142
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	22
Homes occupied	94%
Bachelor's or higher	10%
Poverty rate	6.5%
Unemployment	1.0%
Average temp	48°F
Annual precip	36 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.