

Van Horne 52346

ZIP code · IA · Iowa > Benton County > Van Horne

BUYER'S MARKET

\$255K

MEDIAN SALE PRICE

9

SALES (12 MO)

\$223K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 27 / 100



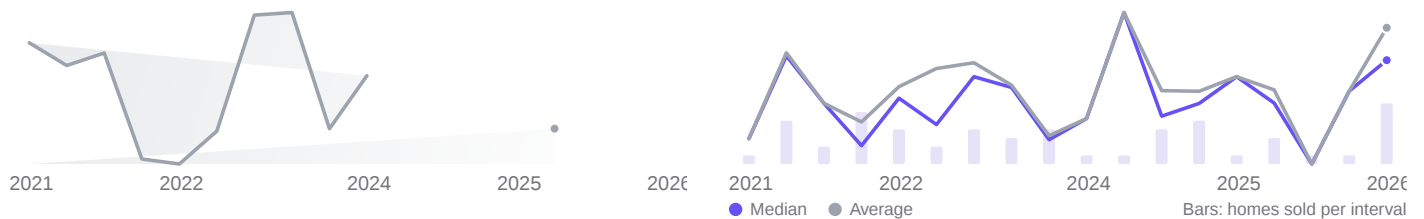
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

27 / 100

Sale prices

Median \$256K · Average \$327K

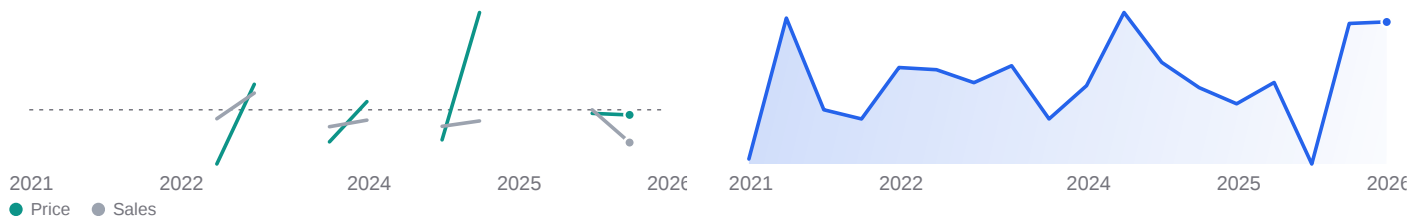


Growth (year over year)

Price -7.1% · Sales -45.5%

Price per square foot

\$171/ft²

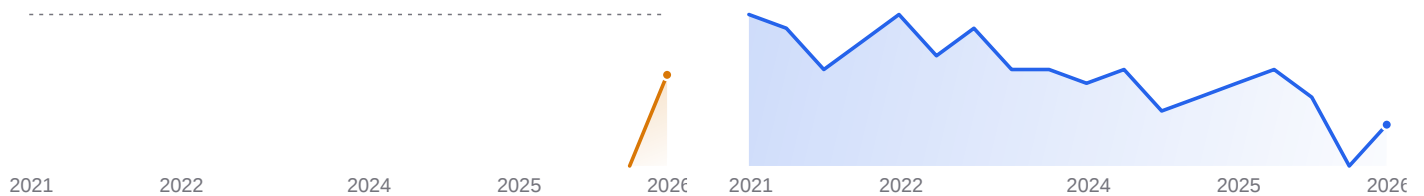


Sale premium vs estimated value

-1.5%

Annual turnover (share of homes sold)

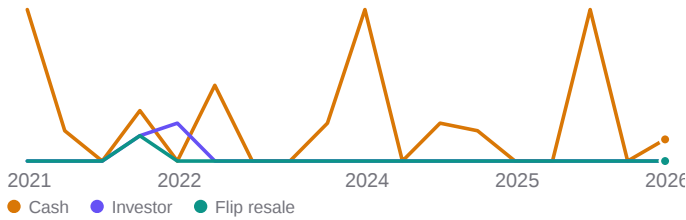
2.1%



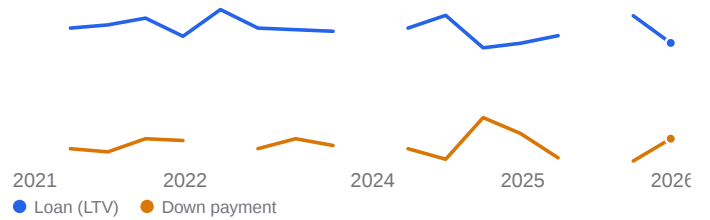
BUYERS & OUTCOMES

Buyer mix

Cash 14% · Investor 0% · Flip resale 0%

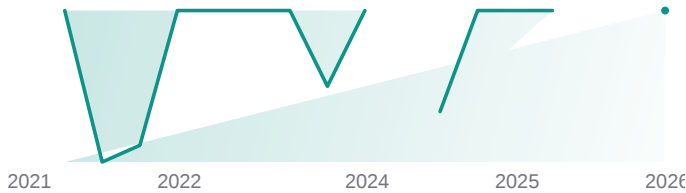


Financing (share of purchase price) Loan (LTV) 80% · Down payment 17%



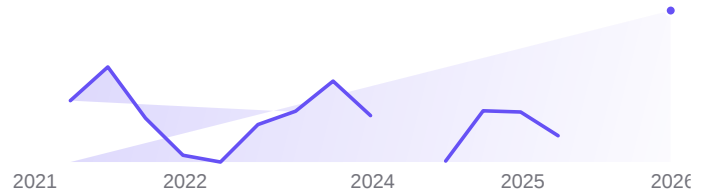
Sellers who sold at a gain

100%



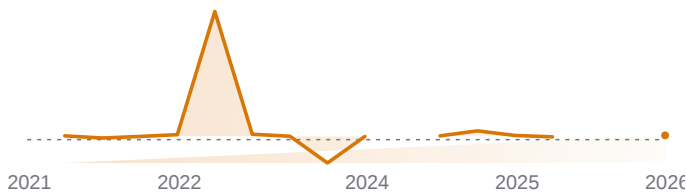
Typical hold before selling

12.0 yrs



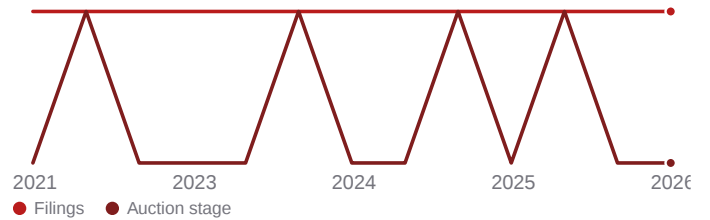
Median annualized return at resale

+6.3%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	437
Median value (AVM)	\$223K
Median size	1,647 ft²
Median bedrooms	3
Median year built	1949
Single family	78%
Condos	1.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	4.5%
Owner occupied	90%
Company owned	13%
Median loan-to-value	54%

Typical ownership tenure

9.4 yrs

COMMUNITY

Population	1,331
Density	25 / mi ²
Median household income	\$86K
Average household income	\$95K
Crime index (US avg 100)	157
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	18
Homes occupied	96%
Bachelor's or higher	21%
Poverty rate	7.8%
Unemployment	1.2%
Average temp	48°F
Annual precip	35 in
Sunshine	61%

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.