

West Branch 52358

ZIP code · IA · Iowa > Cedar County > West Branch

SELLER'S MARKET

\$498K

MEDIAN SALE PRICE

+46.3%

1-YR CHANGE

77

SALES (12 MO)

\$285K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 75 / 100



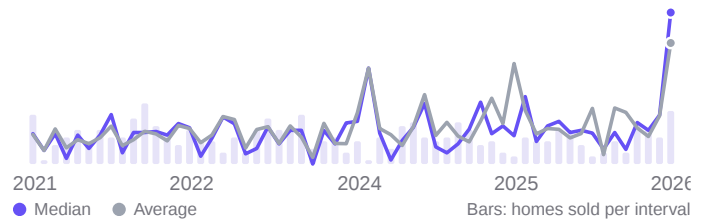
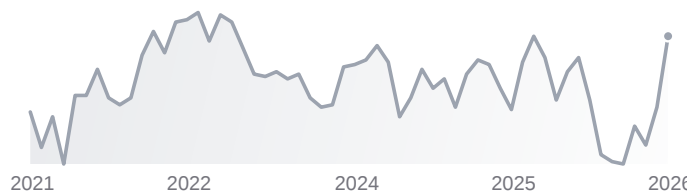
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

75 / 100

Sale prices

Median \$825K · Average \$689K

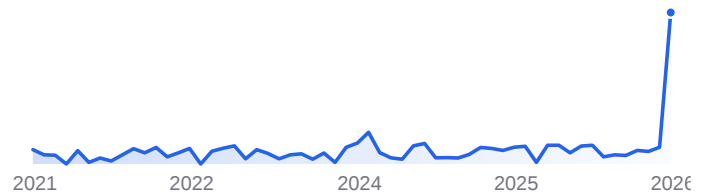
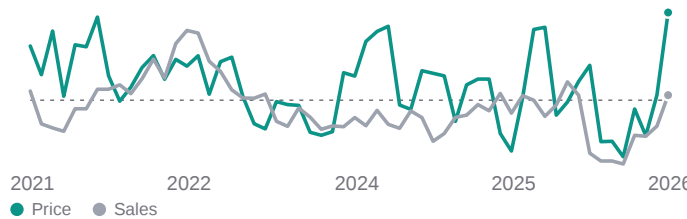


Growth (year over year)

Price +46.3% · Sales +2.7%

Price per square foot

\$1021/ft²

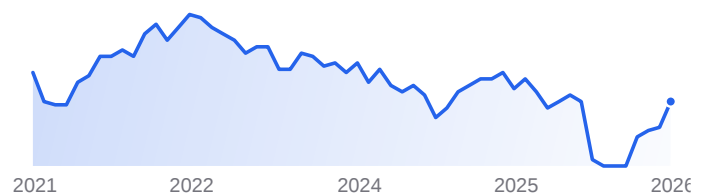


Sale premium vs estimated value

+1319.7%

Annual turnover (share of homes sold)

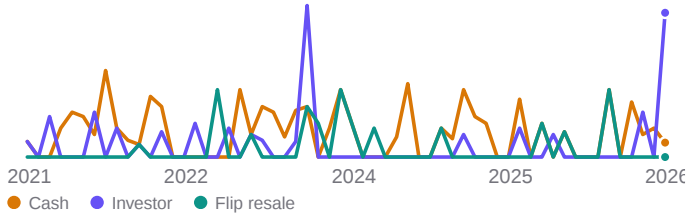
4.4%



BUYERS & OUTCOMES

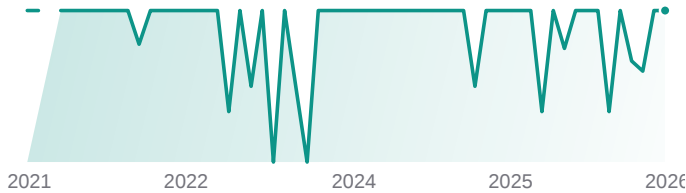
Buyer mix

Cash 7.1% · Investor 71% · Flip resale 0%



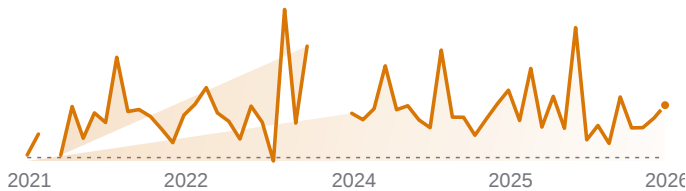
Sellers who sold at a gain

100%

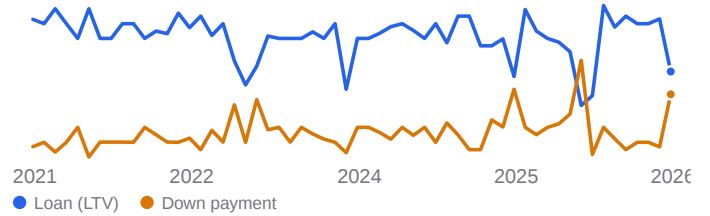


Median annualized return at resale

+5.4%

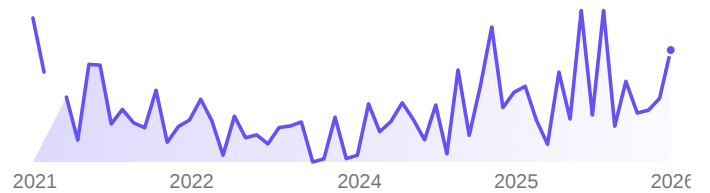


Financing (share of purchase price) Loan (LTV) 58% · Down payment 42%



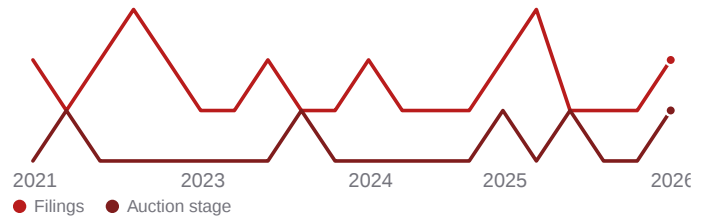
Typical hold before selling

10.1 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	1,755
Median value (AVM)	\$285K
Median size	1,480 ft²
Median bedrooms	3
Median year built	1991
Single family	68%
Condos	7.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	42%
Underwater (LTV 125% or more)	4.7%
Owner occupied	80%
Company owned	18%
Median loan-to-value	57%

Typical ownership tenure

8.0 yrs

COMMUNITY

Population	3,642
Density	47 / mi²
Median household income	\$80K
Average household income	\$89K
Crime index (US avg 100)	99
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	20
Homes occupied	93%
Bachelor's or higher	16%
Poverty rate	6.6%
Unemployment	1.1%
Average temp	49°F
Annual precip	36 in
Sunshine	61%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.