

Montrose 52639

ZIP code · IA · Iowa > Lee County > Montrose

SELLER'S MARKET

\$121K

MEDIAN SALE PRICE

28

SALES (12 MO)

\$137K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100

Buyer's market

Balanced

Seller's market

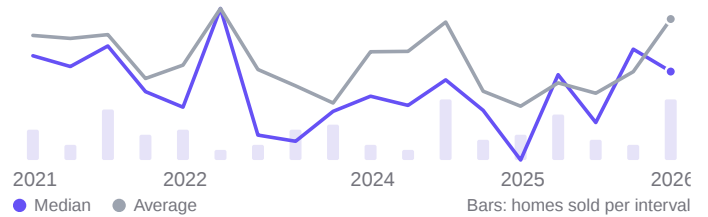
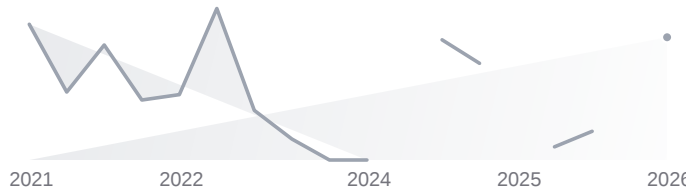
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

64 / 100

Sale prices

Median \$156K · Average \$236K

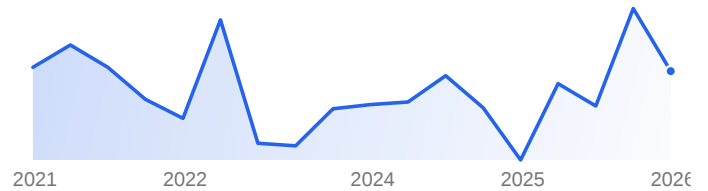
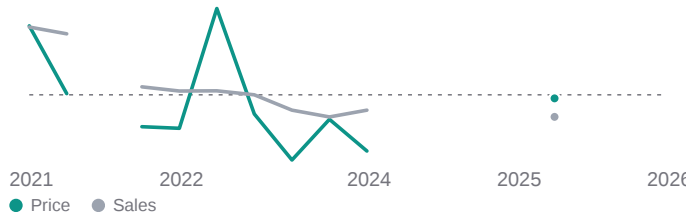


Growth (year over year)

Price -4.0% · Sales -25.0%

Price per square foot

\$117/ft²



Sale premium vs estimated value

-2.6%

Annual turnover (share of homes sold)

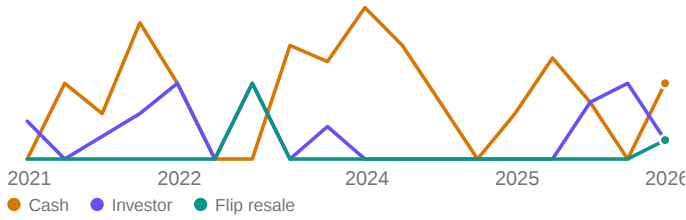
3.2%



BUYERS & OUTCOMES

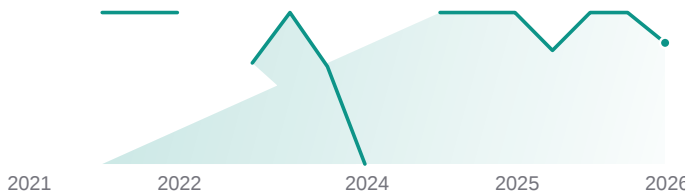
Buyer mix

Cash 33% · Investor 8.3% · Flip resale 8.3%



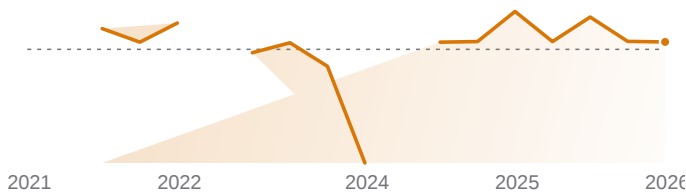
Sellers who sold at a gain

80%

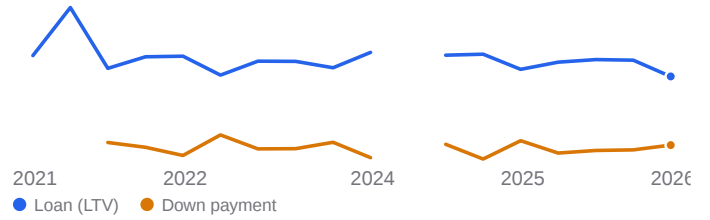


Median annualized return at resale

+4.3%

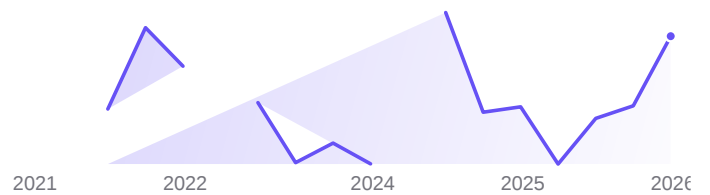


Financing (share of purchase price) Loan (LTV) 76% · Down payment 14%



Typical hold before selling

11.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	871
Median value (AVM)	\$137K
Median size	1,320 ft²
Median bedrooms	3
Median year built	1974
Single family	74%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	9.2%
Owner occupied	79%
Company owned	8.7%
Median loan-to-value	51%
Typical ownership tenure	12.9 yrs

COMMUNITY

Population	1,897
Density	42 / mi²
Median household income	\$60K
Average household income	\$68K
Crime index (US avg 100)	111
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	23
Homes occupied	89%
Bachelor's or higher	11%
Poverty rate	9.1%
Unemployment	0.9%
Average temp	52°F
Annual precip	38 in
Sunshine	59%

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.