

Morning Sun 52640

ZIP code · IA · Iowa · Louisa County · Morning Sun

BALANCED MARKET

\$366K

MEDIAN SALE PRICE

8

SALES (12 MO)

\$131K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100

Buyer's market

Balanced

Seller's market

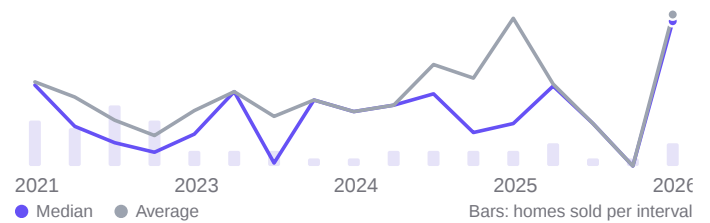
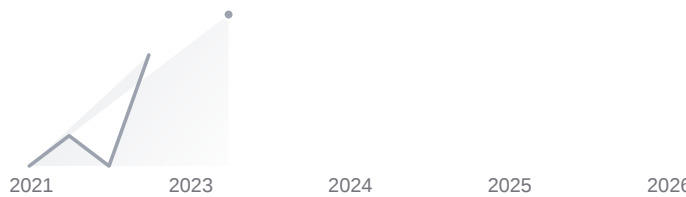
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$274K · Average \$286K

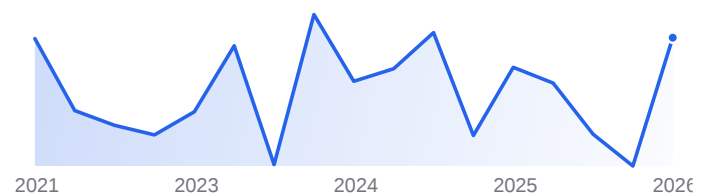
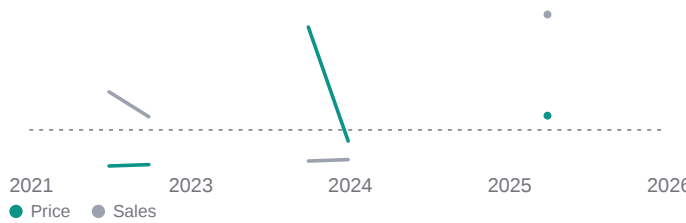


Growth (year over year)

Price +28.8% · Sales +233.3%

Price per square foot

\$111/ft²

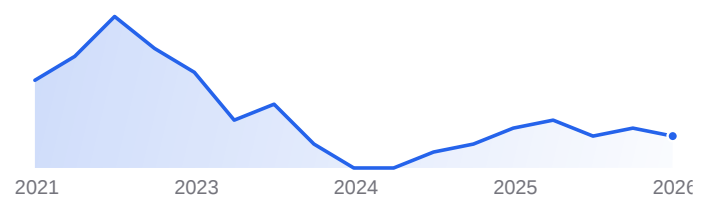


Sale premium vs estimated value

+55.3%

Annual turnover (share of homes sold)

1.3%



BUYERS & OUTCOMES

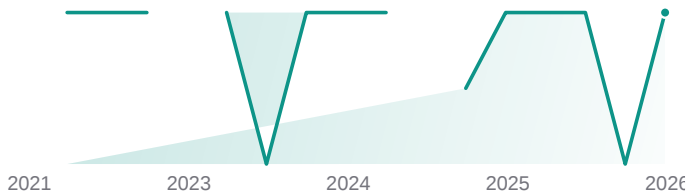
Buyer mix

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



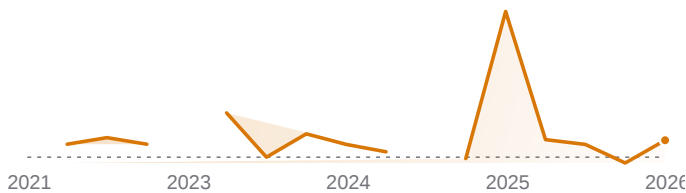
Sellers who sold at a gain

100%

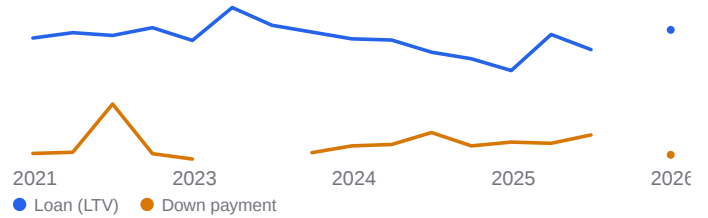


Median annualized return at resale

+7.8%

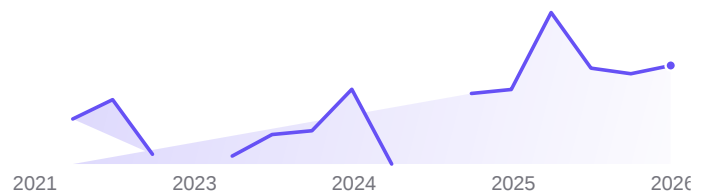


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.3%



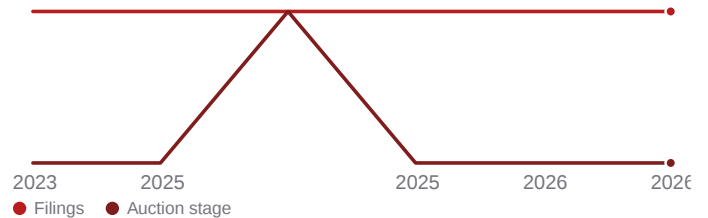
Typical hold before selling

7.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	604
Median value (AVM)	\$131K
Median size	1,500 ft²
Median bedrooms	3
Median year built	1940
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	6.0%
Owner occupied	79%
Company owned	14%
Median loan-to-value	53%
Typical ownership tenure	12.5 yrs

COMMUNITY

Population	1,375
Density	19 / mi²
Median household income	\$72K
Average household income	\$99K
Crime index (US avg 100)	75
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	20
Homes occupied	90%
Bachelor's or higher	10%
Poverty rate	8.1%
Unemployment	1.0%
Average temp	51°F
Annual precip	36 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.