

Mount Pleasant 52641

ZIP code · IA · Iowa > Henry County > Mount Pleasant

SELLER'S MARKET

\$168K

MEDIAN SALE PRICE

+10.8%

1-YR CHANGE

158

SALES (12 MO)

\$176K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

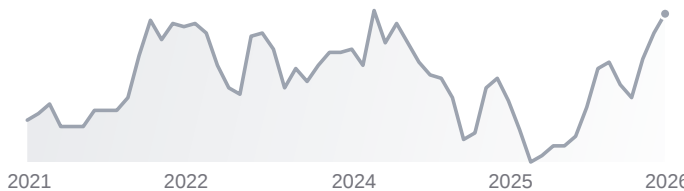
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

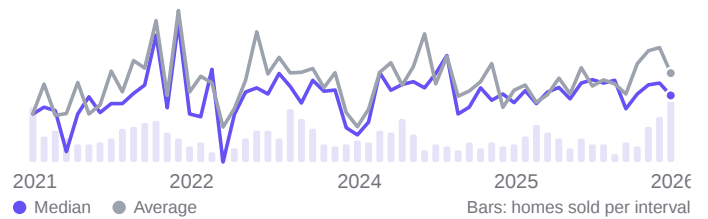
Market temperature (0–100)

65 / 100



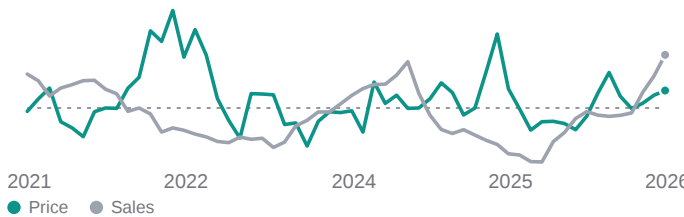
Sale prices

Median \$157K · Average \$190K



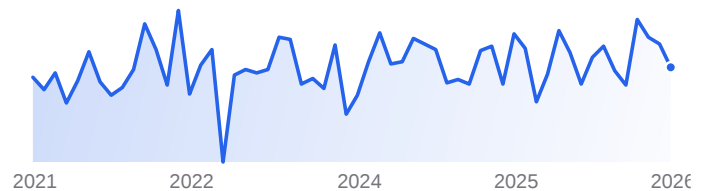
Growth (year over year)

Price +10.8% · Sales +32.8%



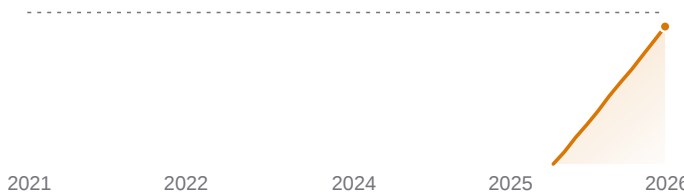
Price per square foot

\$125/ft²



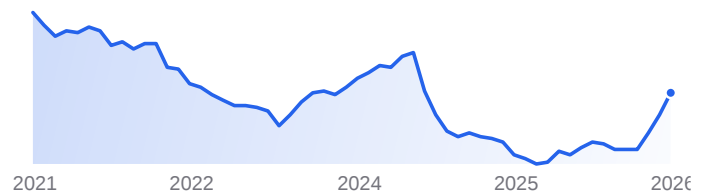
Sale premium vs estimated value

-0.6%



Annual turnover (share of homes sold)

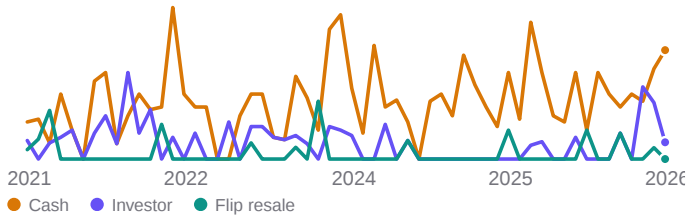
3.7%



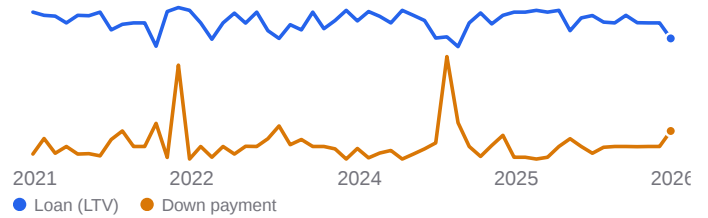
BUYERS & OUTCOMES

Buyer mix

Cash 42% · Investor 6.5% · Flip resale 0%

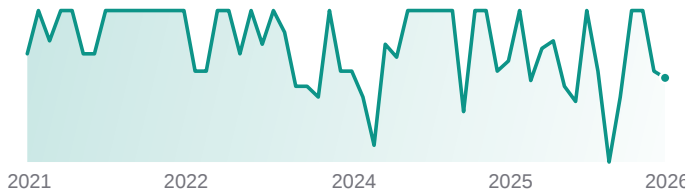


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



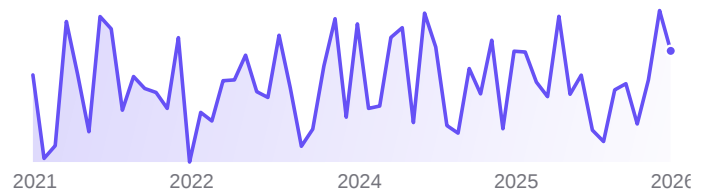
Sellers who sold at a gain

78%



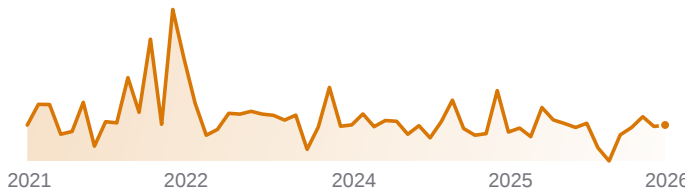
Typical hold before selling

7.0 yrs



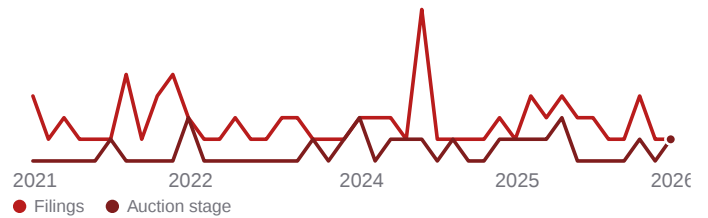
Median annualized return at resale

+4.1%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,228
Median value (AVM)	\$176K
Median size	1,366 ft²
Median bedrooms	3
Median year built	1967
Single family	76%
Condos	2.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	5.4%
Owner occupied	80%
Company owned	16%
Median loan-to-value	52%

Typical ownership tenure

9.4 yrs

COMMUNITY

Population	12,067
Density	58 / mi²
Median household income	\$69K
Average household income	\$82K
Crime index (US avg 100)	104
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	27
Homes occupied	92%
Bachelor's or higher	20%
Poverty rate	13.1%
Unemployment	1.0%
Average temp	51°F
Annual precip	37 in
Sunshine	59%

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