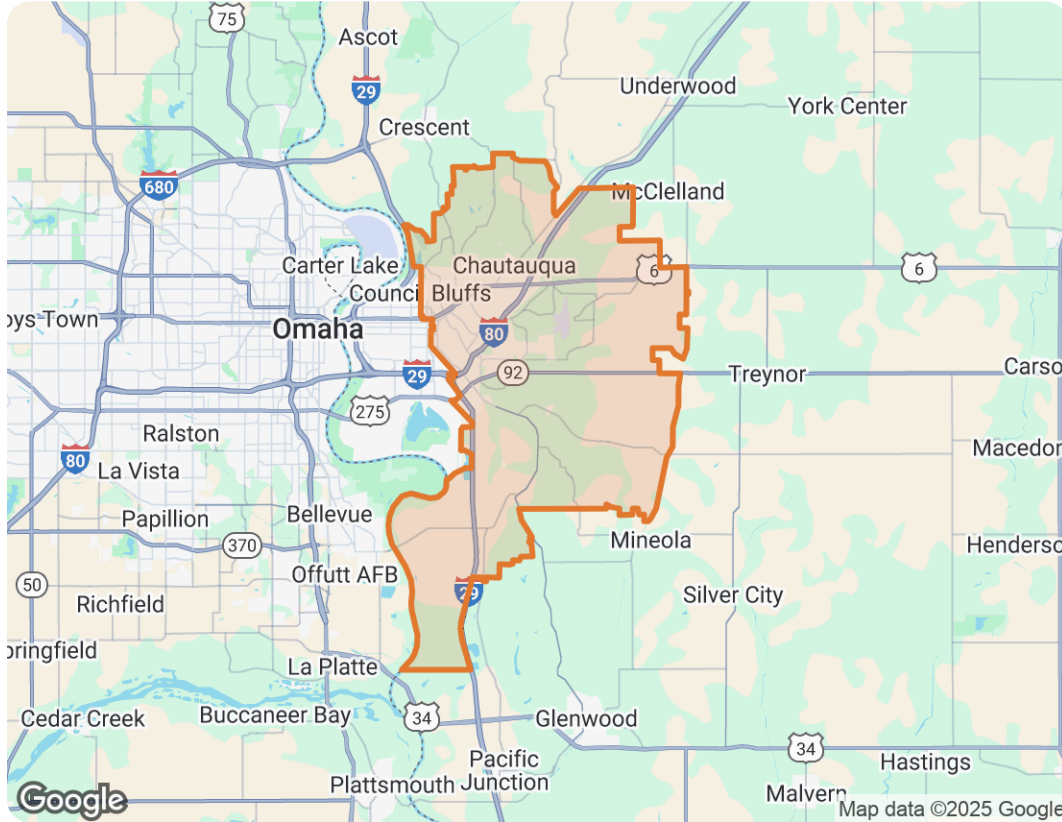


# Council Bluffs, IA 51503



## Jonie Sturek

Broker, Better Homes and Gardens | SRES

Iowa Real Estate License #B60705000

Nebraska Real Estate License #20130686

📞 Home (402) 305-8195

✉️ [jonie.sturek@betteromaha.com](mailto:jonie.sturek@betteromaha.com)

🌐 [welcomehometeamomaha.com](http://welcomehometeamomaha.com)



## Welcome Home Team

4949 Underwood Ave

Omaha, NE 68132

Market Trends

Market Trends for Council Bluffs, IA 51503

Single Family + Condo/Townhouse/Apt.

July 2025

Market Type

Seller's Market

Balanced Market

Buyer's Market

Key Details

Months of Inventory

1.62

↑ 7.28% MoM

Sold to List Price %

99.3%

↓ 1.62% MoM

Median Days in RPR

5

Median Sold Price

\$348,000

↑ 7.08% MoM

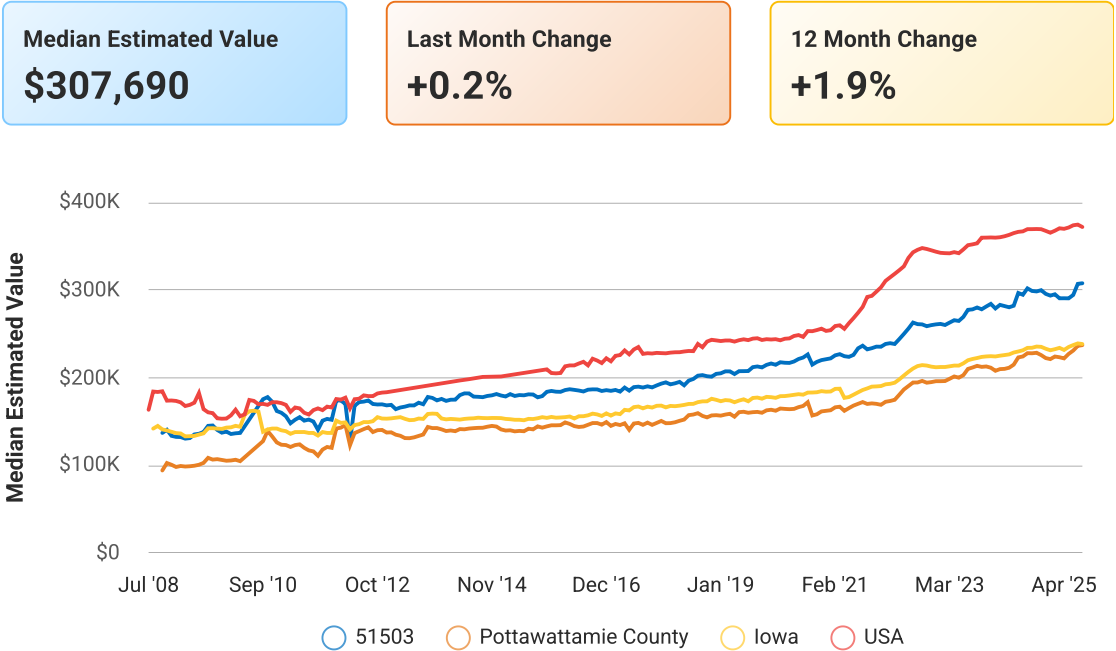
August 2025 Median Estimated Property Value

Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly



# Council Bluffs, IA 51503

## July 2025 Active Listings

Council Bluffs, IA 51503

Single Family + Condo/Townhouse/Apt.

This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - \$292,250

↓ 14% Month over Month



# Council Bluffs, IA 51503

## July 2025 Sold Listings

Council Bluffs, IA 51503

Single Family + Condo/Townhouse/Apt.

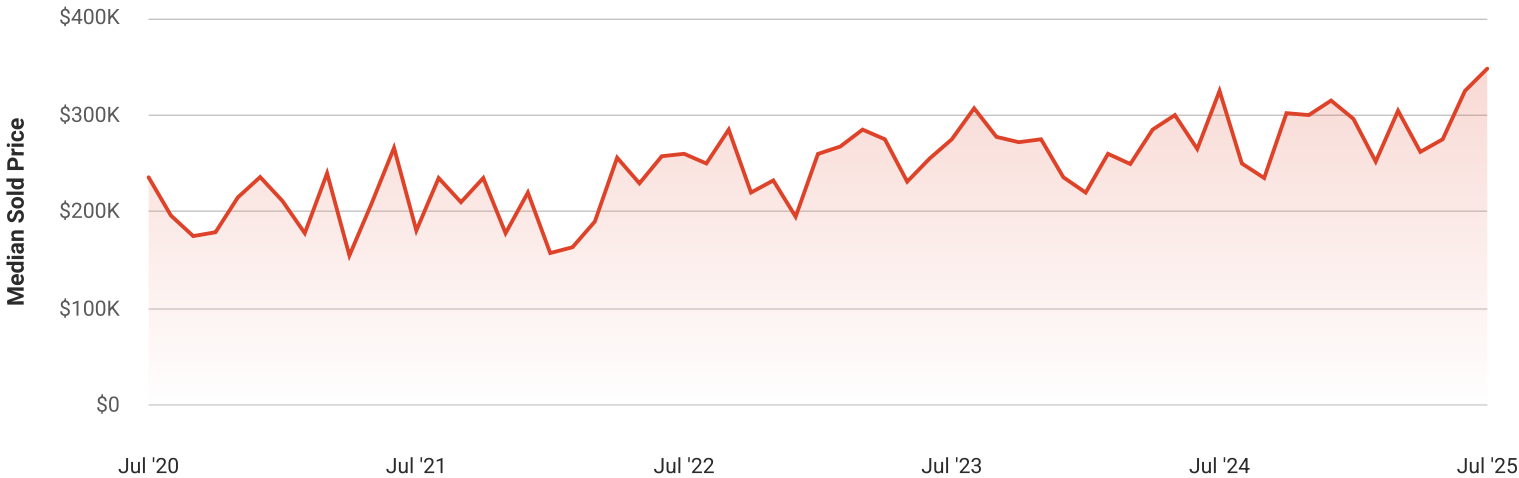
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

Median Sold Price - \$348,000

↑ 7.1% Month over Month



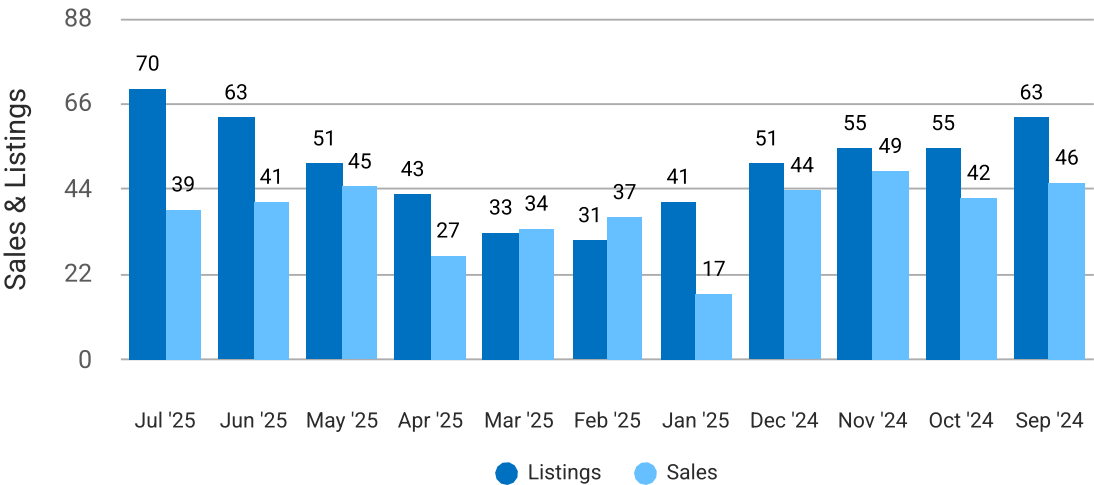
## Total Sales and Active Listings

Single Family + Condo/Townhouse/Apt.

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



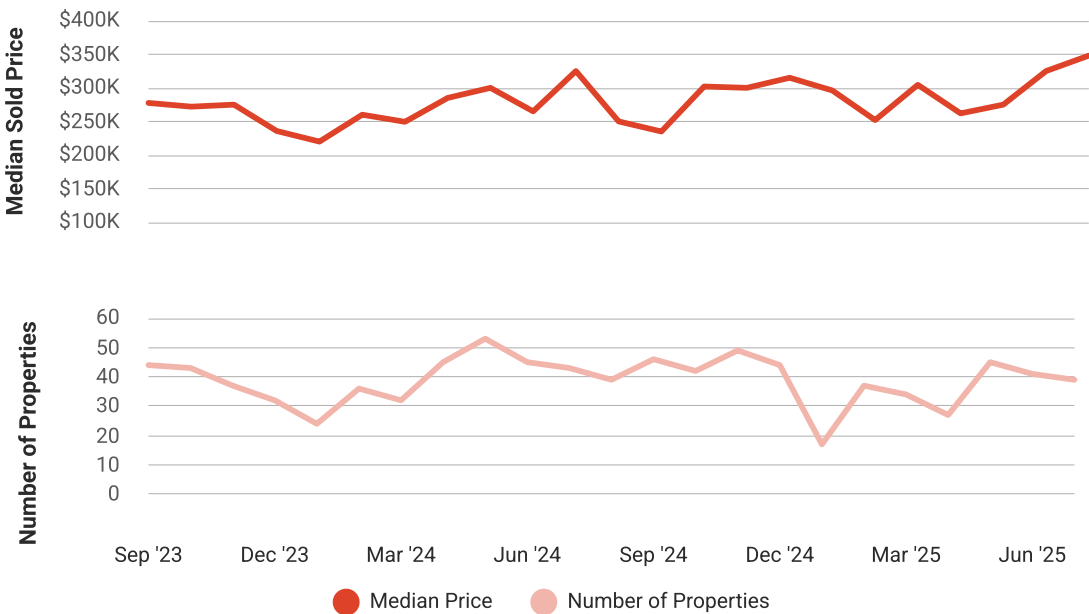
Median Sold Price vs Sold Listings

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



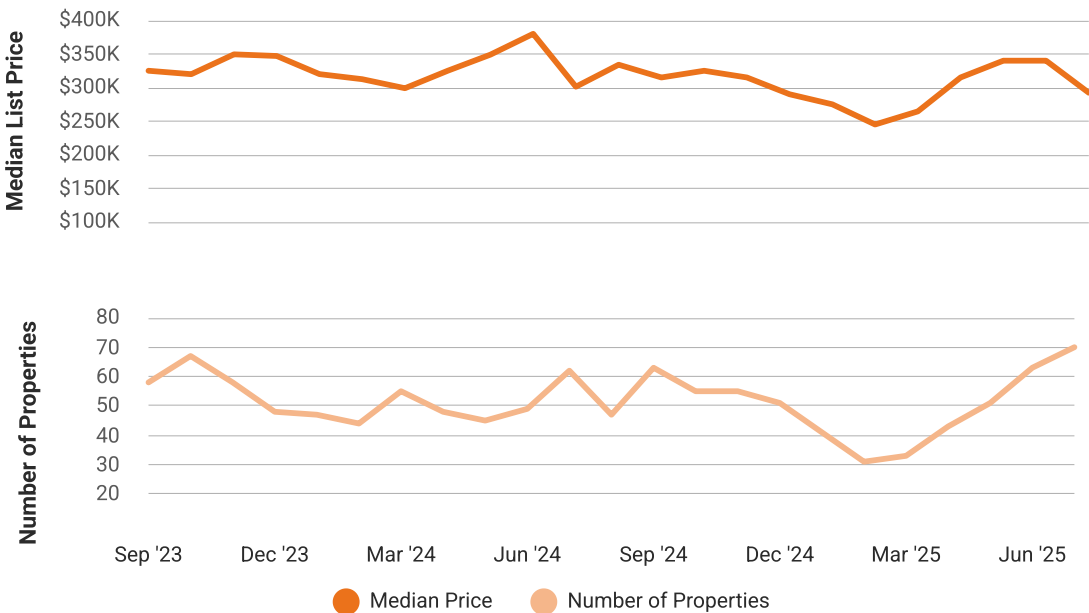
Median List Price vs Active Listings

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



# Market Snapshot

## Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
Median Est. Property Value Last Updated: 8/31/2025	\$307,690	\$307,000 +0.22%	\$290,470 +5.93%	\$301,850 +1.93%	\$277,910 +10.72%	\$261,050 +17.87%
Median Sold Price Last Updated: 7/31/2025	\$348,000	\$325,000 +7.08%	\$262,000 +32.82%	\$325,000 +7.08%	\$275,000 +26.55%	\$260,000 +33.85%
Median List Price Last Updated: 7/31/2025	\$292,250	\$340,000 -14.04%	\$315,000 -7.22%	\$301,250 -2.99%	\$424,282 -31.12%	\$283,450 +3.1%

**About this Data:** Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.

Median estimated property values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The Metrics displayed here reflect **All Residential Single Family, Condo, Townhouse and Apartment properties** data.

# Market Activity

### Market Activity Filters

**Sort Order:** Recently updated

**Maximum Properties Per Change Type:** 10

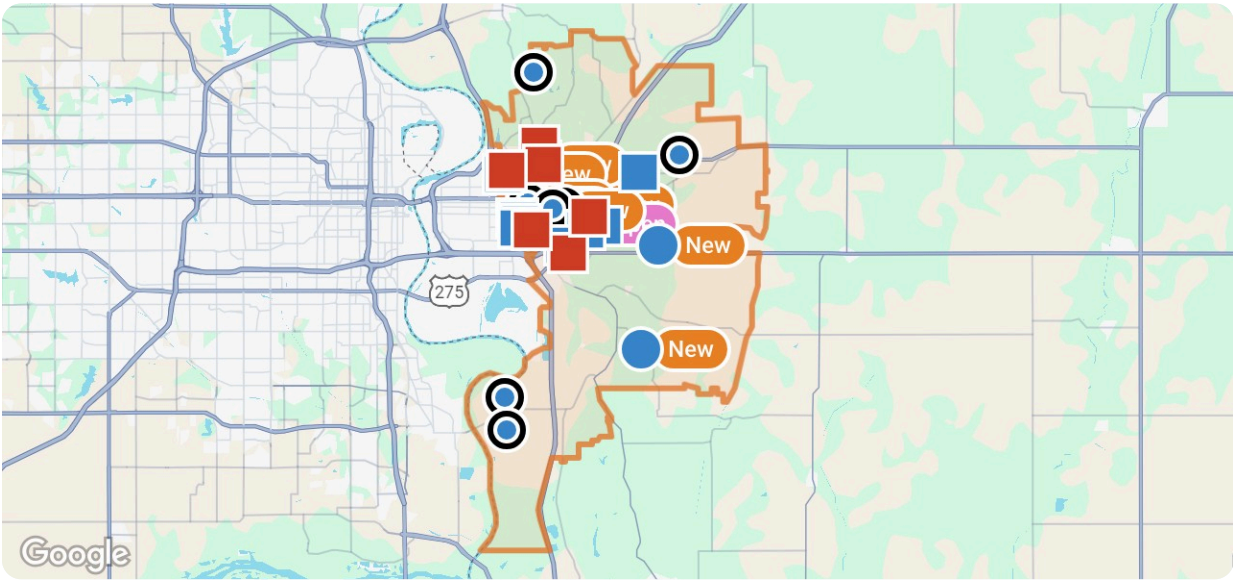
**Change Types:** New Listings, Pending, Closed, Distressed

**Property Types:** Single Family, Condo/Townhouse/Apt

**Property Features:** Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size (acre): Any, Year Built: Any

Summary

For Sale Activity in the Last 3 Months



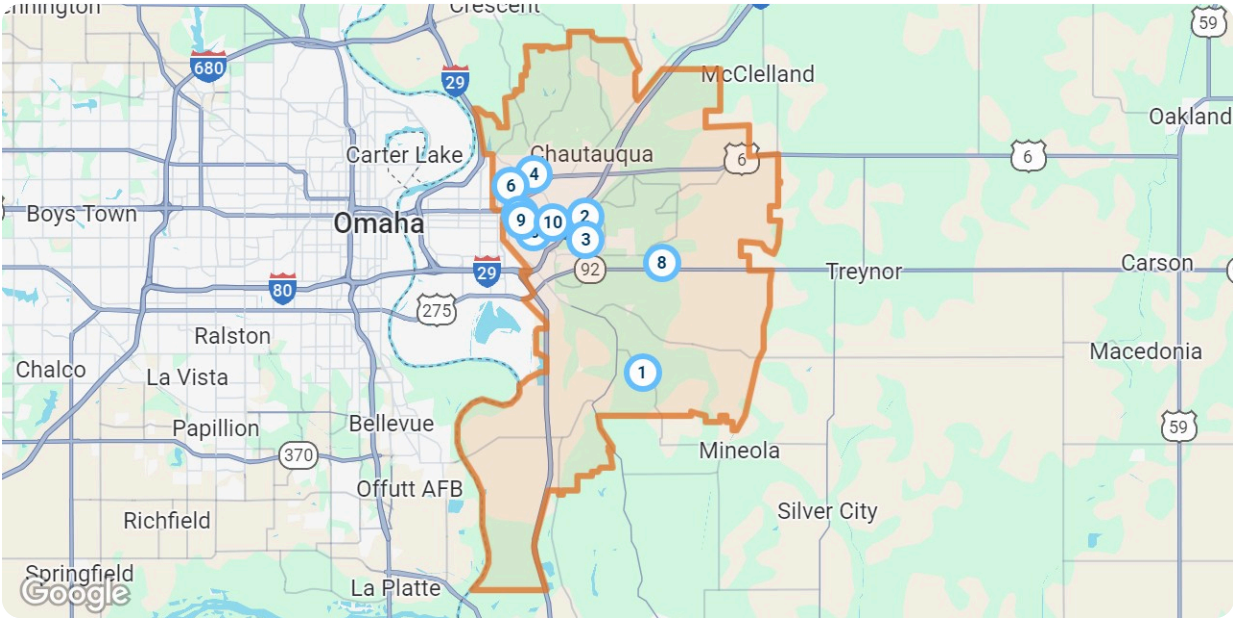
	New	Pending	Closed	Distressed
Number of Properties	10	10	10	7
Lowest Listing Price / Est.Value	\$184,900	\$128,500	\$72,500	\$151,940
Median Listing Price / Est.Value	\$252,500	\$250,000	\$245,250	\$286,670
Highest Listing Price / Est.Value	\$625,000	\$849,500	\$2,765,000	\$425,840
Average Price / sqft	\$155	\$182	\$143	\$247
Median Price / sqft	\$164	\$182	\$128	\$246
Average Days in RPR	28	42	76	–
Median Days in RPR	24	32	68	–
Total Volume	\$3,383,900	\$3,433,000	\$5,145,200	\$2,031,850
Source	Listings	Listings	Public Records & Listings	Public Records & Listings



Market Activity Breakdown

New

Source: Listings



Legend

● Active For Sale

New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
1	<div></div> <div>11494 Woodland Trl Council Bluffs, IA 51503 MLS ID: 24-2497 ● Active / For Sale</div> <div>Listing Courtesy of BHHS Ambassador - CB</div>	Single Family	3/3	2,808	3.67 acres	1979	9/2/2025 1 day	\$519,000 \$185/sq ft
2	<div></div> <div>114 Antioch Dr Council Bluffs, IA 51503 MLS ID: 25-1435 ● Active / For Sale</div> <div>Listing Courtesy of Realty One Group Sterling</div>	Single Family	3/3	1,803	10,019 sq ft	1999	7/17/2025 48 days	\$295,000 \$164/sq ft
3	<div></div> <div>128 Charles Park Dr Council Bluffs, IA 51503 MLS ID: 25-1685 ● Active / For Sale</div> <div>Listing Courtesy of BHHS Ambassador Real Estate</div>	Single Family	5/5	3,594	0.43 acres	1979	8/12/2025 22 days	\$595,000 \$166/sq ft
4	<div></div> <div>212 Highland Dr Council Bluffs, IA 51503 MLS ID: 11551129 ● Active / For Sale</div> <div>Listing Courtesy of Jim Hughes Real Estate</div>	Single Family	3/2	1,409	9,147 sq ft	1953	8/4/2025 30 days	\$240,000 \$170/sq ft
5	<div></div> <div>1329 Madison Ave Council Bluffs, IA 51503 MLS ID: 25-1640 ● Active / For Sale</div> <div>Listing Courtesy of Better Homes and Gardens Real Estate The Good Life Group</div>	Single Family	3/2	1,408	0.28 acres	1920	8/7/2025 27 days	\$245,000 \$174/sq ft



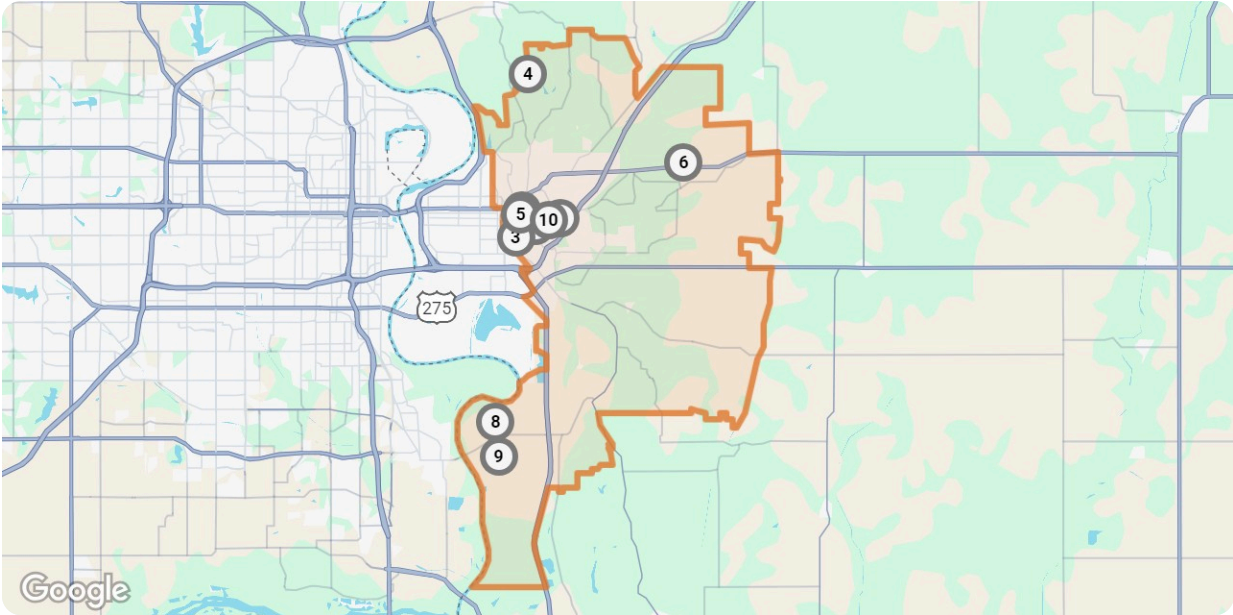
Council Bluffs, IA 51503



New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
6		<b>232 Mcgee Ave</b> Council Bluffs, IA 51503 MLS ID: 25-1793 ● Active / For Sale	Single Family	2/2	1,762	6,098 sq ft	1920	8/22/2025 12 days \$230,000 \$131/sq ft
Listing Courtesy of NP Dodge Real Estate - Council Bluffs								
7		<b>415 S 1st St</b> Council Bluffs, IA 51503 MLS ID: 25-1680 ● Active / For Sale	Single Family	4/2	1,584	—	1920	8/8/2025 26 days \$184,900 \$117/sq ft
Listing Courtesy of Horst Power Realty								
8		<b>15276 230th St</b> Council Bluffs, IA 51503 MLS ID: 25-1087 ● Active / For Sale	Single Family	5/3	3,860	—	1978	6/6/2025 89 days \$625,000 \$162/sq ft
Listing Courtesy of BHHS Ambassador- Agency								
9		<b>122 E Angle Ave</b> Council Bluffs, IA 51503 MLS ID: 25-1862 ● Active / For Sale	Single Family	4/2	1,560	—	1920	9/2/2025 1 day \$190,000 \$122/sq ft
Listing Courtesy of BHHS Ambassador Real Estate								
10		<b>102 Arbor Ridge Ln</b> Council Bluffs, IA 51503 MLS ID: 25-1712 ● Active / For Sale	Single Family	2/3	1,581	—	1984	8/14/2025 20 days \$260,000 \$164/sq ft
Listing Courtesy of Better Homes and Gardens Real Estate The Good Life Group								

Pending

Source: Listings













Legend

● Pending



Council Bluffs, IA 51503



Pending: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / \$ Per Sq Ft	Pending Date / Days in RPR
1		108 Autumn Cir Council Bluffs, IA 51503 MLS ID: 25-1279 Pending / For Sale	Single Family	3/3	1,683	0.31 acres 2006	6/27/2025 \$315,000 \$187/sq ft	9/2/2025 68 days
Listing Courtesy of BHHS Ambassador Real Estate								
2		413 Damon St Council Bluffs, IA 51503 MLS ID: 25-1744 Pending / For Sale	Single Family	3/2	1,116	3,049 sq ft 1900	8/17/2025 \$128,500 \$115/sq ft	9/2/2025 17 days
Listing Courtesy of BHHS Ambassador - CB								
3		110 15th Ave Council Bluffs, IA 51503 MLS ID: 25-1828 Pending / For Sale	Single Family	2/1	825	- 1900	8/27/2025 \$155,000 \$188/sq ft	8/28/2025 7 days
Listing Courtesy of NP Dodge Real Estate - Council Bluffs								
4		21778 185th St Council Bluffs, IA 51503 MLS ID: 25-1105 Pending / For Sale	Single Family	3/4	4,141	- 1975	6/9/2025 \$849,500 \$205/sq ft	8/4/2025 86 days
Listing Courtesy of Better Homes and Gardens Real Estate The Good Life Group								
5		446 S 1st St Council Bluffs, IA 51503 MLS ID: 25-1689 Pending / For Sale	Single Family	3/3	2,524	- 1910	8/12/2025 \$225,000 \$89/sq ft	8/20/2025 22 days
Listing Courtesy of Key Real Estate								
6		18708 238th St Council Bluffs, IA 51503 MLS ID: 25-1038 Pending / For Sale	Single Family	3/3	2,040	- 1989	5/31/2025 \$610,000 \$299/sq ft	8/20/2025 95 days
Listing Courtesy of NP Dodge Real Estate - Council Bluffs								
7		320 Adrian Ave Council Bluffs, IA 51503 MLS ID: 25-1530 Pending / For Sale	Single Family	3/2	1,414	- 1963	7/24/2025 \$250,000 \$177/sq ft	7/27/2025 41 days
Listing Courtesy of BHHS Ambassador - CB								
8		17125 Allis Rd Council Bluffs, IA 51503 MLS ID: 25-1473 Pending / For Sale	Single Family	3/2	2,831	- 2001	7/20/2025 \$435,000 \$154/sq ft	8/15/2025 45 days
Listing Courtesy of Heartland Properties								
9		17473 Allis Rd Council Bluffs, IA 51503 MLS ID: 25-1794 Pending / For Sale	Single Family	2/1	864	- 1927	8/19/2025 \$250,000 \$289/sq ft	8/22/2025 15 days
Listing Courtesy of NP Dodge Real Estate - Council Bluffs								
10		1016 Arbor Ridge Cir Council Bluffs, IA 51503 MLS ID: 25-1731 Pending / For Sale	Condo/Townhouse/Apt.	2/3	1,866	- 1989	8/15/2025 \$215,000 \$115/sq ft	8/19/2025 19 days
Listing Courtesy of BHHS Ambassador - CB								

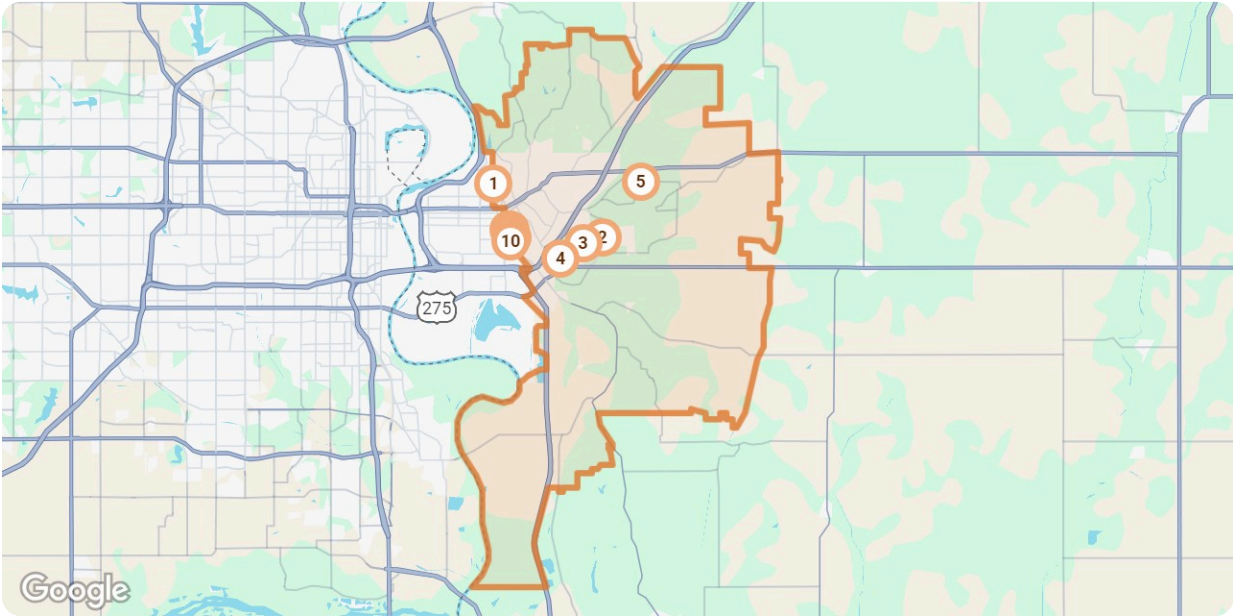


Council Bluffs, IA 51503



Closed

Source: Public Records and Listings



Legend

Closed

Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
1	 <p>1433 N 8th St Council Bluffs, IA 51503 MLS ID: 25-1191 Closed / For Sale</p> <p>Courtesy of NP Dodge Real Estate - Council Bluffs</p>	Single Family	1/1	775	9,148 sq ft 1920	9/3/2025 75 days	\$72,500 \$94/sq ft	↓ 19.44%
2	 <p>4105 Gladbrook Dr Council Bluffs, IA 51503 MLS ID: 25-992 Closed / For Sale</p> <p>Courtesy of Heartland Properties</p>	Single Family	4/3	2,036	0.25 acres 2003	9/2/2025 98 days	\$427,500 \$210/sq ft	↓ 2.62%
3	 <p>1795 Blackthorn St Council Bluffs, IA 51503 Closed / Public Record</p>	Single Family	—/—	—	8,712 sq ft —	8/21/2025 — days	\$2,765,000 —/sq ft	—
4	 <p>412 Fawn Park Cir Council Bluffs, IA 51503 MLS ID: 25-493 Closed / For Sale</p> <p>Courtesy of Heartland Properties</p>	Single Family	3/3	4,406	— 2004	8/4/2025 128 days	\$625,000 \$142/sq ft	↓ 1.56%
5	 <p>18037 Vista Ln Council Bluffs, IA 51503 MLS ID: 25-1335 Closed / For Sale</p> <p>Courtesy of Heartland Properties</p>	Single Family	3/3	2,232	— 1978	8/20/2025 46 days	\$368,000 \$165/sq ft	↓ 1.74%





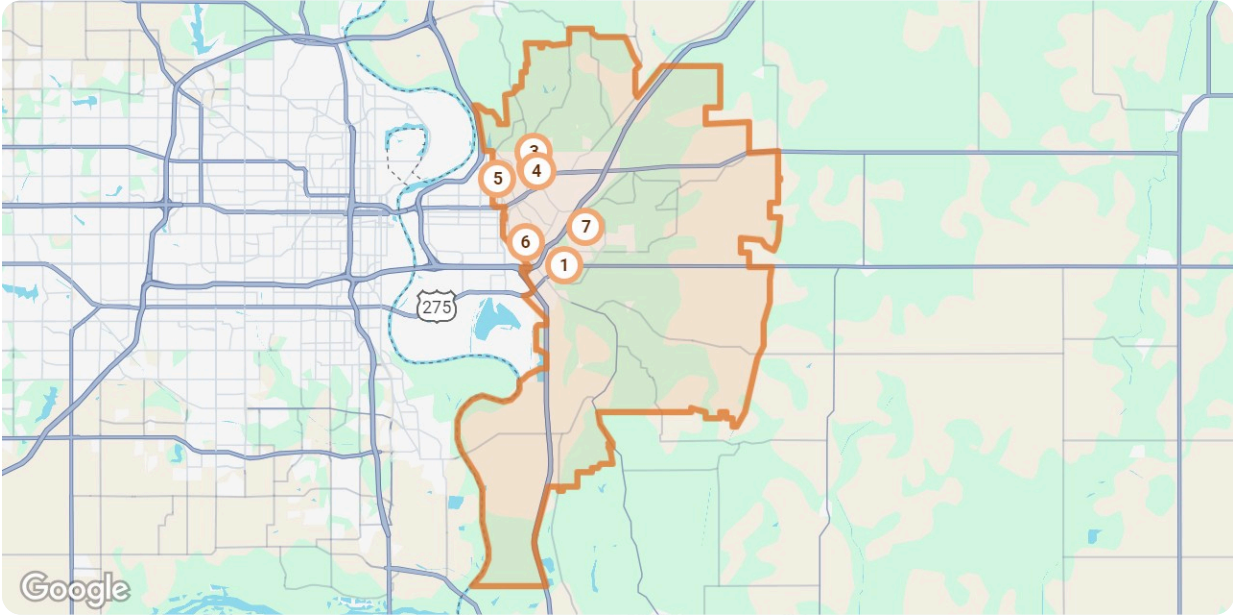
Council Bluffs, IA 51503



Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %	
6	<div></div>	221 11th Ave Council Bluffs, IA 51503 MLS ID: 25-715 Closed / For Sale	Single Family	3/1	1,113	– 1910	8/24/2025 120 days	\$120,000 \$108/sq ft	↓ 19.97%
7	<div></div>	234 11th Ave Council Bluffs, IA 51503 MLS ID: 25-1340 Closed / For Sale	Single Family	4/2	2,184	– 1920	8/29/2025 53 days	\$280,000 \$128/sq ft	↓ 1.75%
8	<div></div>	210 13th Ave Council Bluffs, IA 51503 MLS ID: 25-1556 Closed / For Sale	Single Family	2/1	1,719	– 1910	8/22/2025 24 days	\$210,500 \$122/sq ft	↓ 2.09%
9	<div></div>	187 14th Ave Council Bluffs, IA 51503 Closed / Public Record	Single Family	3/2	720	4,792 sq ft 1910	8/12/2025 – days	\$155,000 \$144/sq ft	–
10	<div></div>	215 16th Ave Council Bluffs, IA 51503 MLS ID: 25-713 Closed / For Sale	Single Family	2/1	1,214	– 1900	6/24/2025 60 days	\$121,700 \$100/sq ft	↓ 2.56%

Distressed

Source: Public Records and Listings



Legend

● Closed



Council Bluffs, IA 51503

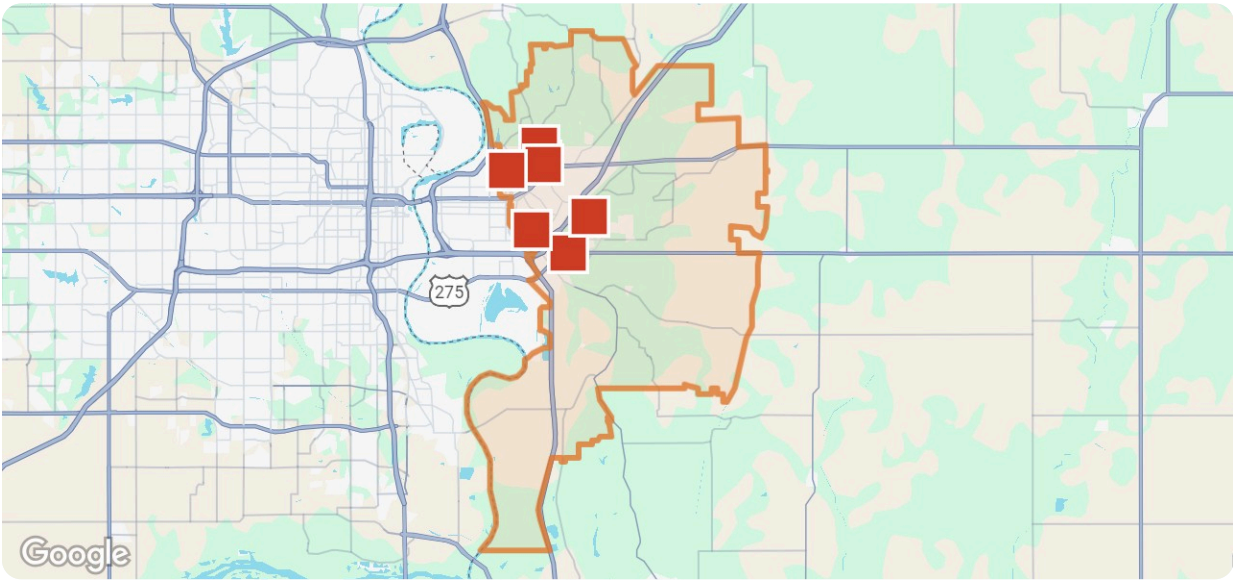


Distressed: 7 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft	Distressed Date / Type	
1		15038 Catalina Ter Council Bluffs, IA 51503 Off Market / Public Record	Single Family	5/3	1,650	0.52 acres 1964	– – days	– \$246/sq ft	7/11/2025 Notice of Foreclosure Sale
2		225 Linden Ave Council Bluffs, IA 51503 Off Market / Public Record	Single Family	3/2	1,192	0.57 acres 1958	– – days	– \$223/sq ft	7/11/2025 Notice of Foreclosure Sale
3		35 Opal Dr Council Bluffs, IA 51503 Off Market / Public Record	Single Family	2/2	725	5,227 sq ft 1965	– – days	– \$248/sq ft	7/11/2025 Notice of Foreclosure Sale
4		235 E Orchard Ave Council Bluffs, IA 51503 Off Market / Public Record	Single Family	2/1	660	5,227 sq ft 1950	– – days	– \$230/sq ft	8/25/2025 Notice of Foreclosure Sale
5		715 Parkwild Dr Council Bluffs, IA 51503 Off Market / Public Record	Single Family	6/3	1,306	0.79 acres 1999	– – days	– \$326/sq ft	8/17/2025 Notice of Foreclosure Sale
6		350 Skyline Dr Council Bluffs, IA 51503 Off Market / Public Record	Single Family	5/2	1,407	0.33 acres 1969	– – days	– \$204/sq ft	7/11/2025 Notice of Foreclosure Sale
7		204 Wildwood Rd Council Bluffs, IA 51503 Off Market / Public Record	Single Family	4/3	1,256	8,712 sq ft 1974	– – days	– \$252/sq ft	7/15/2025 Notice of Foreclosure Sale



Summary

For Lease Activity in the Last 3 Months



Legend

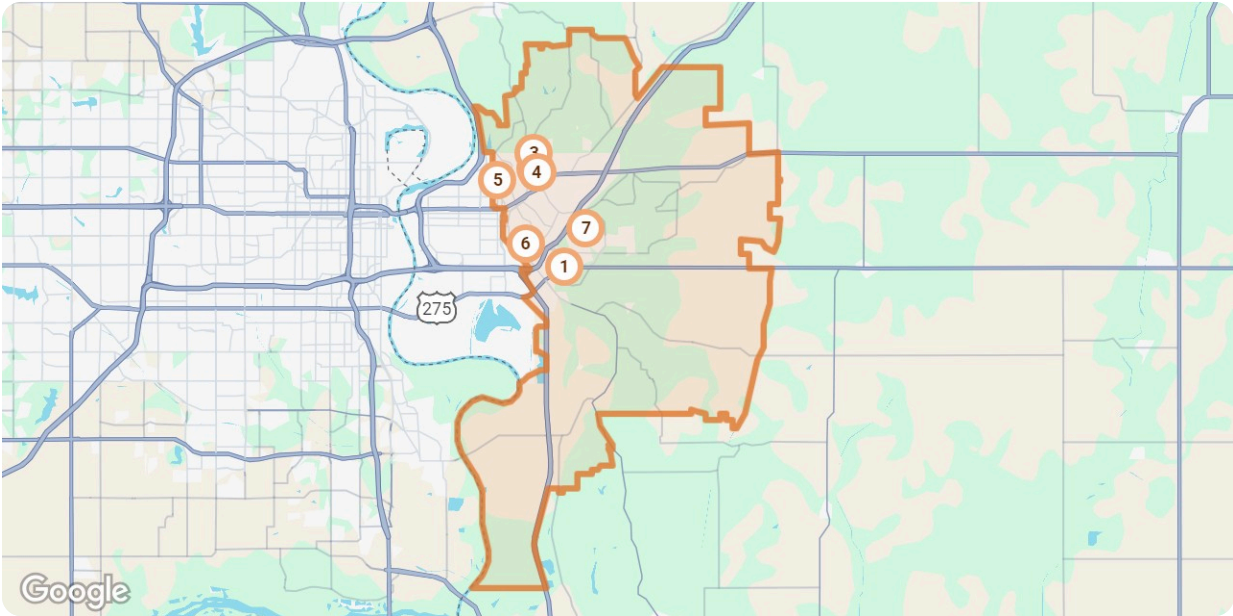
Distressed

	Distressed
Number of Properties	7
Lowest Listing Price / Est.Value	\$151,940
Median Listing Price / Est.Value	\$286,670
Highest Listing Price / Est.Value	\$425,840
Average Price / sqft	\$247
Median Price / sqft	\$246
Average Days in RPR	–
Median Days in RPR	–
Total Volume	\$2,031,850
Source	Public Records & Listings

Market Activity Breakdown

Distressed

Source: Public Records and Listings



Legend


● Closed

Distressed: 7 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft	Distressed Date / Type	
1		15038 Catalina Ter Council Bluffs, IA 51503 Off Market / Public Record	Single Family	5/3	1,650	0.52 acres 1964	– – days	– \$246/sq ft	7/11/2025 Notice of Foreclosure Sale
2		225 Linden Ave Council Bluffs, IA 51503 Off Market / Public Record	Single Family	3/2	1,192	0.57 acres 1958	– – days	– \$223/sq ft	7/11/2025 Notice of Foreclosure Sale
3		35 Opal Dr Council Bluffs, IA 51503 Off Market / Public Record	Single Family	2/2	725	5,227 sq ft 1965	– – days	– \$248/sq ft	7/11/2025 Notice of Foreclosure Sale
4		235 E Orchard Ave Council Bluffs, IA 51503 Off Market / Public Record	Single Family	2/1	660	5,227 sq ft 1950	– – days	– \$230/sq ft	8/25/2025 Notice of Foreclosure Sale
5		715 Parkwild Dr Council Bluffs, IA 51503 Off Market / Public Record	Single Family	6/3	1,306	0.79 acres 1999	– – days	– \$326/sq ft	8/17/2025 Notice of Foreclosure Sale
6		350 Skyline Dr Council Bluffs, IA 51503 Off Market / Public Record	Single Family	5/2	1,407	0.33 acres 1969	– – days	– \$204/sq ft	7/11/2025 Notice of Foreclosure Sale



# Council Bluffs, IA 51503



Distressed: 7 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft	Distressed Date / Type
7		204 Wildwood Rd Council Bluffs, IA 51503						
	<div>Off Market / Public Record</div>	Single Family	4/3	1,256	8,712 sq ft 1974	– – days	– \$252/sq ft	7/15/2025 Notice of Foreclosure Sale

## About RPR

- RPR® is the nation's largest property database, exclusively for REALTORS®. It empowers REALTORS® to help buyers and sellers make informed decisions, backed by a real estate database covering more than 160 million residential and commercial properties in the United States.
- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

## Learn More

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>

