

Boone County, IA

County · IA · Iowa

BALANCED MARKET

\$200K

MEDIAN SALE PRICE

-4.0%

1-YR CHANGE

420

SALES (12 MO)

\$208K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



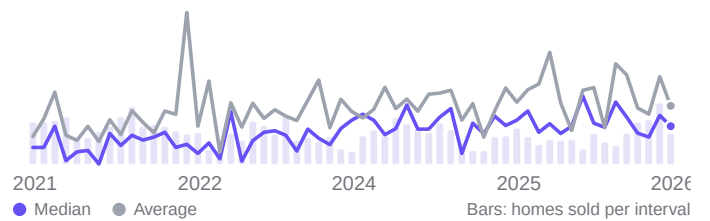
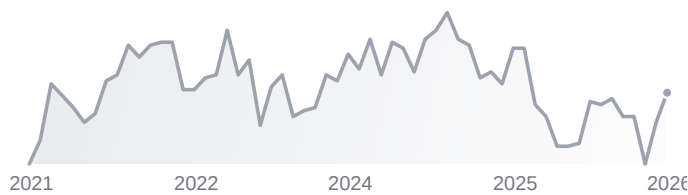
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$200K · Average \$234K

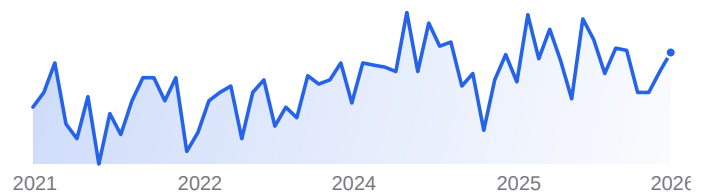
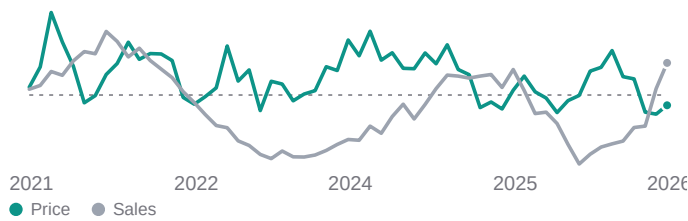


Growth (year over year)

Price -4.0% · Sales +12.6%

Price per square foot

\$159/ft²

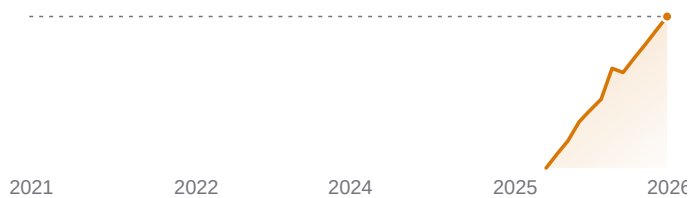


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

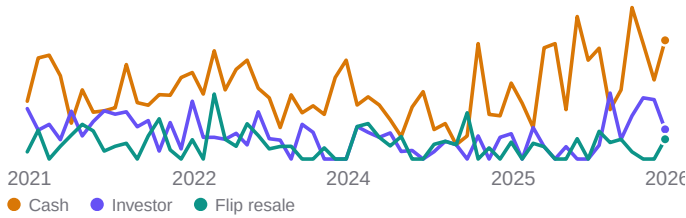
3.9%



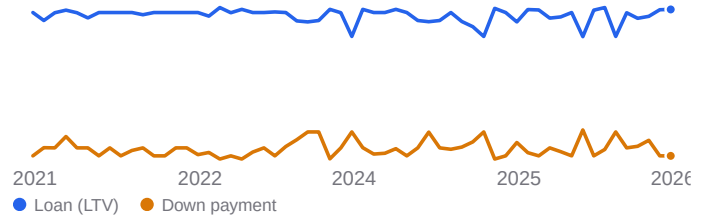
BUYERS & OUTCOMES

Buyer mix

Cash 34% · Investor 8.6% · Flip resale 5.7%

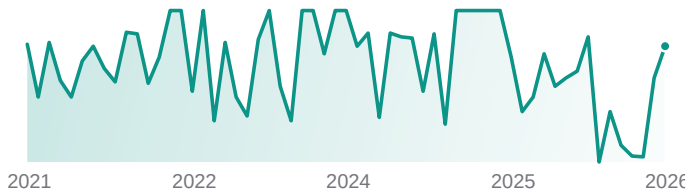


Financing (share of purchase price) Loan (LTV) 97% · Down payment 5.0%



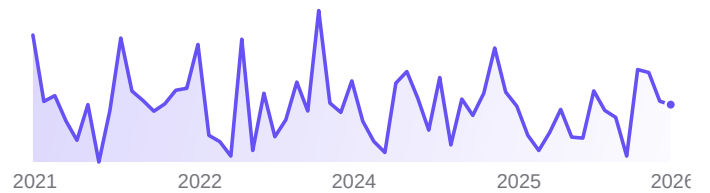
Sellers who sold at a gain

94%



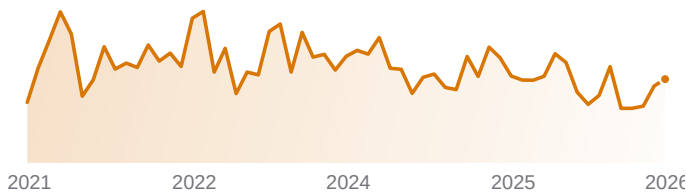
Typical hold before selling

5.2 yrs



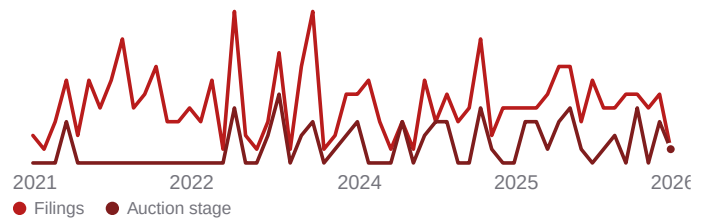
Median annualized return at resale

+5.7%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	10,899
Median value (AVM)	\$208K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1952
Single family	82%
Condos	2.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	5.0%
Owner occupied	86%
Company owned	14%
Median loan-to-value	54%

Typical ownership tenure

9.0 yrs

COMMUNITY

Population	26,890
Density	47 / mi²
Median household income	\$77K
Average household income	\$93K
Crime index (US avg 100)	126
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	13
Homes occupied	93%
Bachelor's or higher	20%
Poverty rate	8.8%
Unemployment	0.9%
Average temp	48°F
Annual precip	35 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.