

Clinton County, IA

County · IA · Iowa

BALANCED MARKET

\$159K

MEDIAN SALE PRICE

+2.6%

1-YR CHANGE

619

SALES (12 MO)

\$169K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



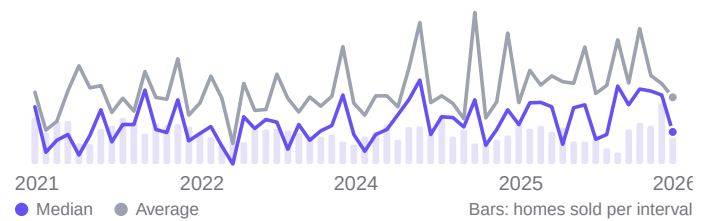
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$133K · Average \$168K

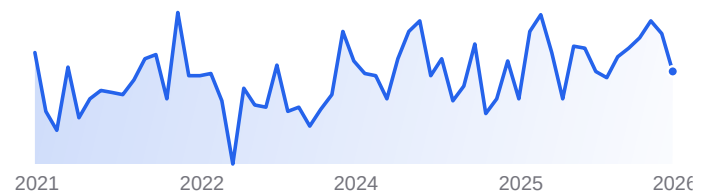
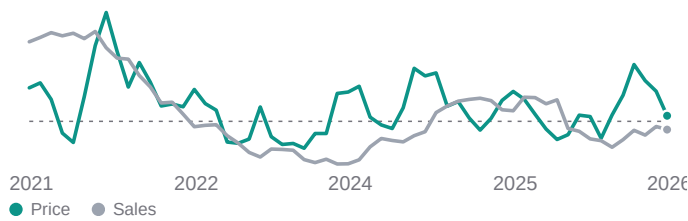


Growth (year over year)

Price +2.6% · Sales -3.7%

Price per square foot

\$110/ft²

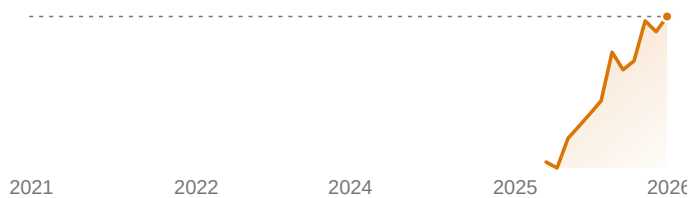


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

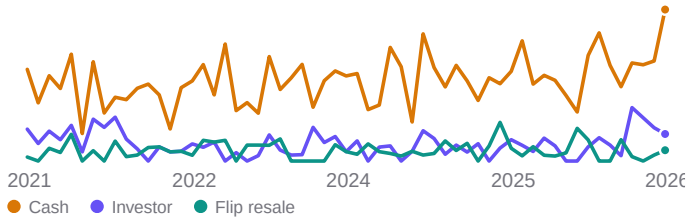
3.3%



BUYERS & OUTCOMES

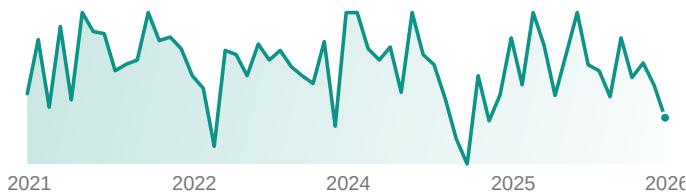
Buyer mix

Cash 50% · Investor 8.9% · Flip resale 3.6%



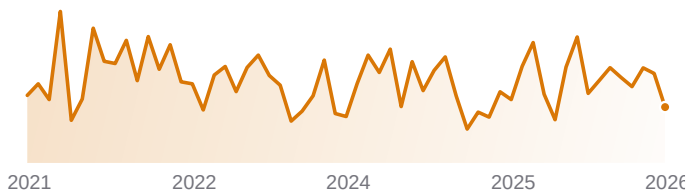
Sellers who sold at a gain

72%

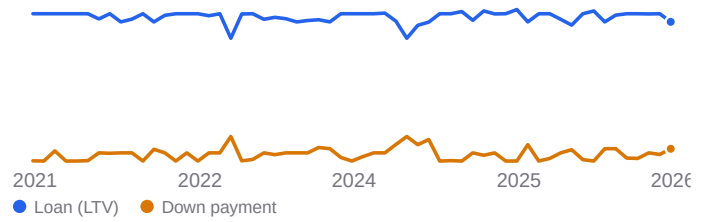


Median annualized return at resale

+3.0%

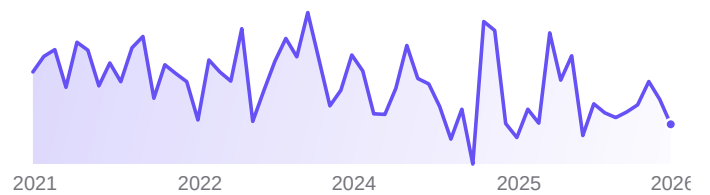


Financing (share of purchase price) Loan (LTV) 90% · Down payment 13%



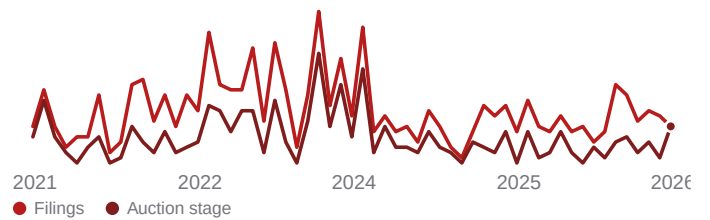
Typical hold before selling

4.0 yrs



Preforeclosure filings

Filings 7 · Auction stage 7



HOUSING STOCK

Homes	18,765
Median value (AVM)	\$169K
Median size	1,420 ft²
Median bedrooms	3
Median year built	1952
Single family	85%
Condos	1.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	45%
Underwater (LTV 125% or more)	5.3%
Owner occupied	84%
Company owned	15%
Median loan-to-value	56%

Typical ownership tenure

8.8 yrs

COMMUNITY

Population	46,187
Density	67 / mi²
Median household income	\$64K
Average household income	\$82K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	31
Homes occupied	91%
Bachelor's or higher	14%
Poverty rate	11.0%
Unemployment	1.1%
Average temp	49°F
Annual precip	36 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.