

Davis County, IA

County · IA · Iowa

BALANCED MARKET

\$210K

MEDIAN SALE PRICE

+8.2%

1-YR CHANGE

68

SALES (12 MO)

\$181K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



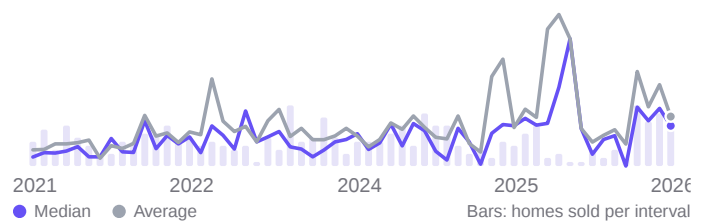
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

44 / 100

Sale prices

Median \$180K · Average \$217K

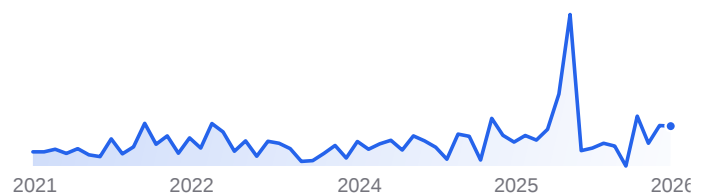
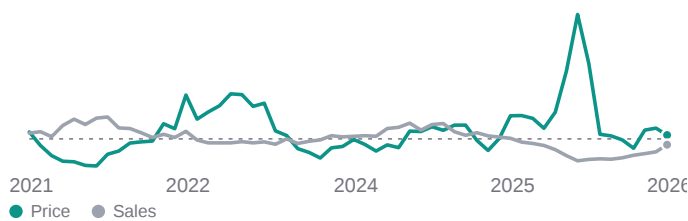


Growth (year over year)

Price +8.2% · Sales -12.8%

Price per square foot

\$153/ft²

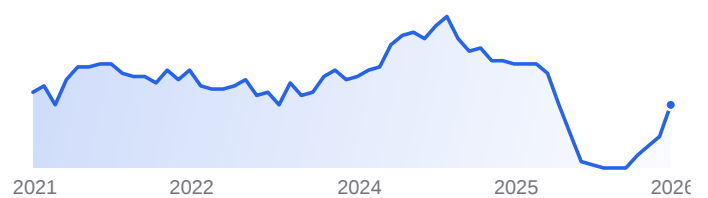
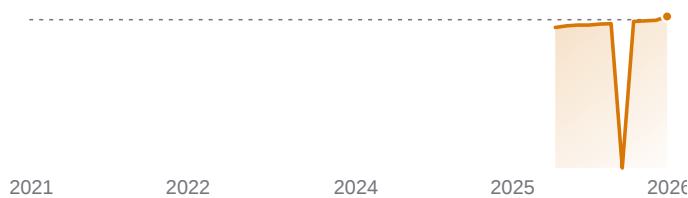


Sale premium vs estimated value

+1.9%

Annual turnover (share of homes sold)

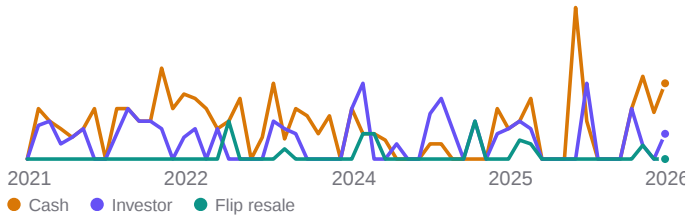
1.8%



BUYERS & OUTCOMES

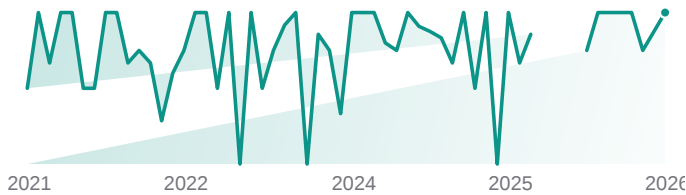
Buyer mix

Cash 50% · Investor 17% · Flip resale 0%



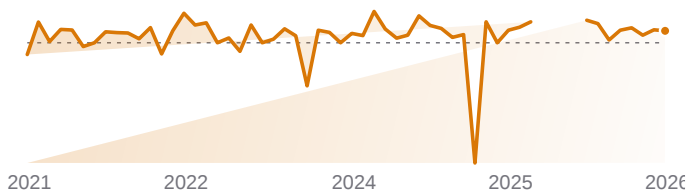
Sellers who sold at a gain

100%



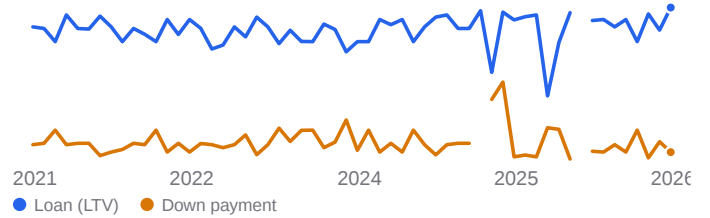
Median annualized return at resale

+4.1%



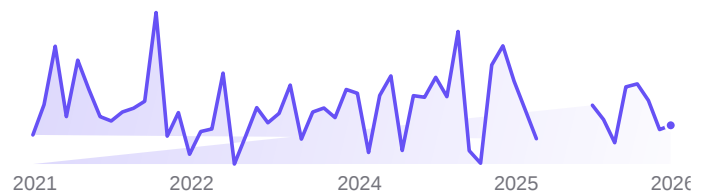
Financing (share of purchase price)

Loan (LTV) 103% · Down payment 5.0%



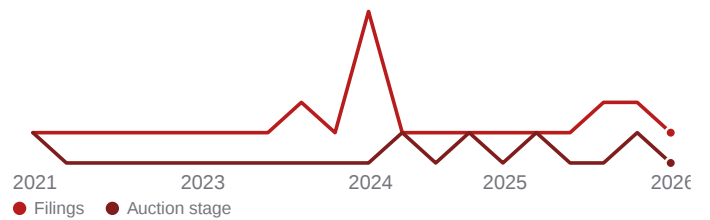
Typical hold before selling

4.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	3,745
Median value (AVM)	\$181K
Median size	1,344 ft²
Median bedrooms	3
Median year built	1972
Single family	55%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	8.9%
Owner occupied	84%
Company owned	15%
Median loan-to-value	49%
Typical ownership tenure	8.3 yrs

COMMUNITY

Population	9,209
Density	18 / mi²
Median household income	\$80K
Average household income	\$92K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	19
Homes occupied	92%
Bachelor's or higher	12%
Poverty rate	8.2%
Unemployment	0.9%
Average temp	51°F
Annual precip	38 in
Sunshine	59%

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.