

Henry County, IA

County · IA · Iowa

SELLER'S MARKET

\$168K

MEDIAN SALE PRICE

+14.3%

1-YR CHANGE

254

SALES (12 MO)

\$170K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

Balanced

Seller's market

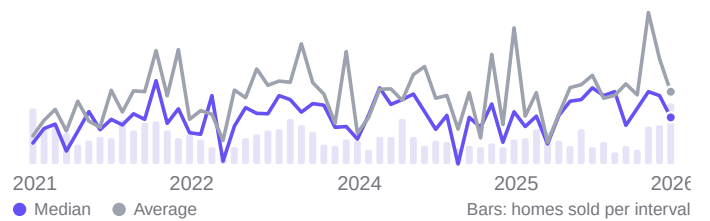
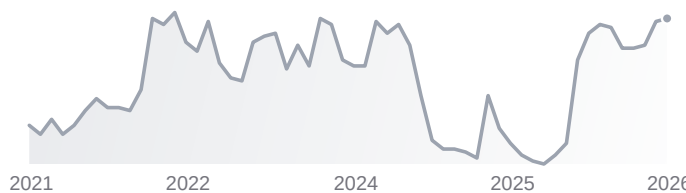
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

65 / 100

Sale prices

Median \$148K · Average \$180K

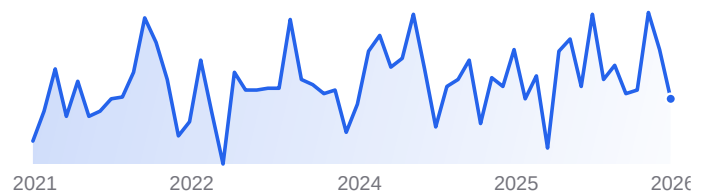
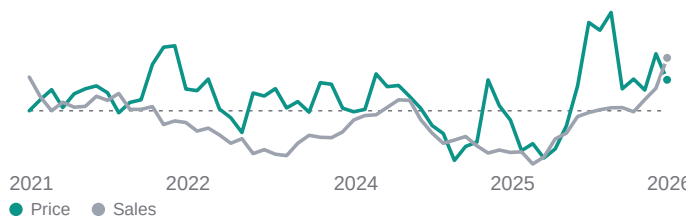


Growth (year over year)

Price +14.3% · Sales +24.5%

Price per square foot

\$103/ft²

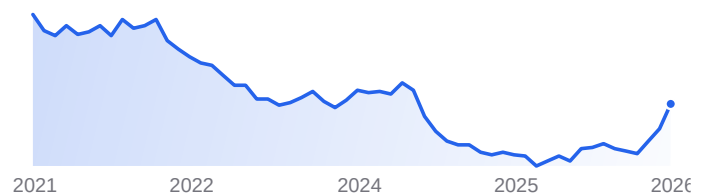
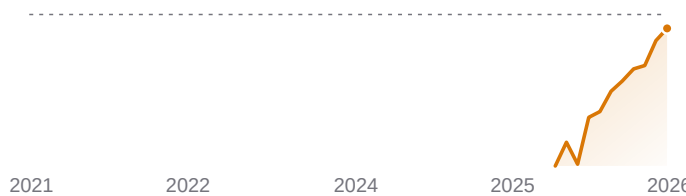


Sale premium vs estimated value

-0.7%

Annual turnover (share of homes sold)

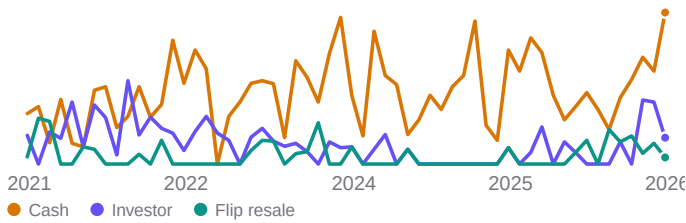
3.3%



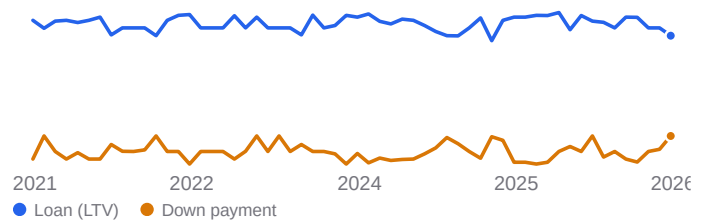
BUYERS & OUTCOMES

Buyer mix

Cash 49% · Investor 8.5% · Flip resale 2.1%

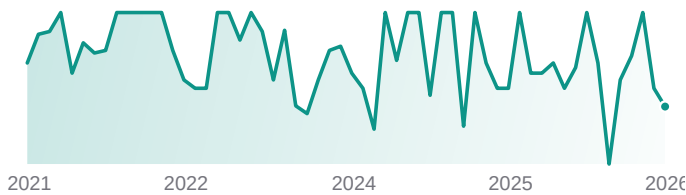


Financing (share of purchase price) Loan (LTV) 85% · Down payment 20%



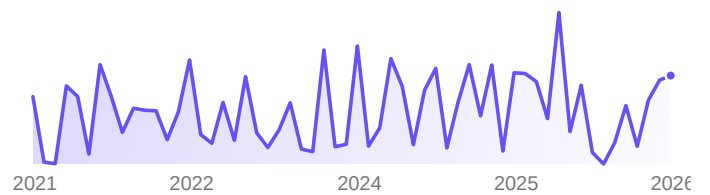
Sellers who sold at a gain

69%



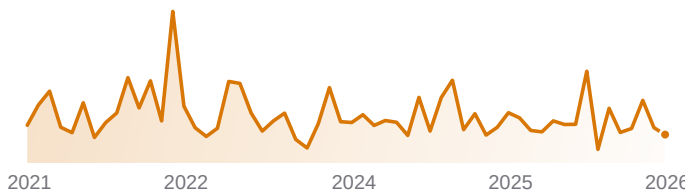
Typical hold before selling

6.9 yrs



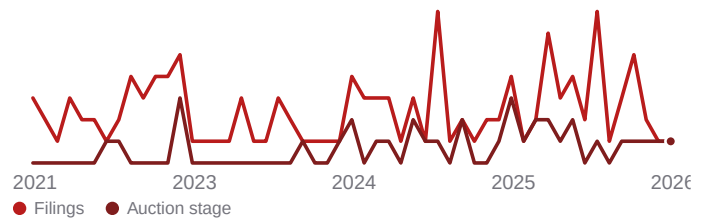
Median annualized return at resale

+3.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,591
Median value (AVM)	\$170K
Median size	1,424 ft²
Median bedrooms	3
Median year built	1964
Single family	76%
Condos	1.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	5.8%
Owner occupied	80%
Company owned	15%
Median loan-to-value	49%

Typical ownership tenure

9.5 yrs

COMMUNITY

Population	19,222
Density	44 / mi²
Median household income	\$64K
Average household income	\$79K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	25
Homes occupied	93%
Bachelor's or higher	18%
Poverty rate	11.7%
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.