

Polk County, IA

County · IA · Iowa

BALANCED MARKET

\$279K

MEDIAN SALE PRICE

+0.1%

1-YR CHANGE

8,291

SALES (12 MO)

\$281K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100



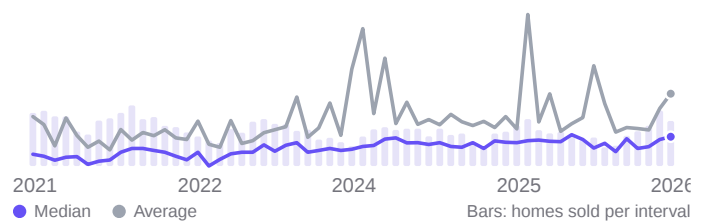
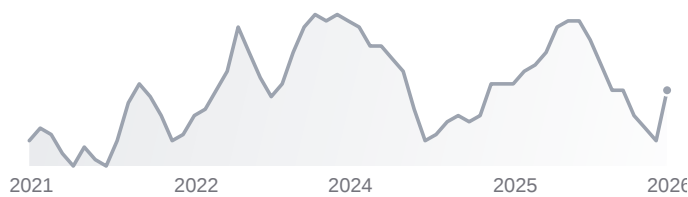
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$290K · Average \$400K

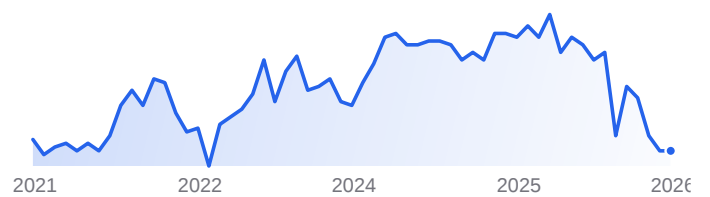
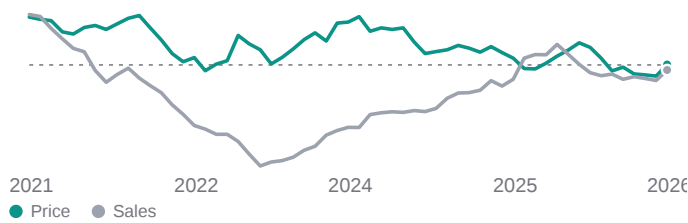


Growth (year over year)

Price +0.1% · Sales -1.3%

Price per square foot

\$170/ft²

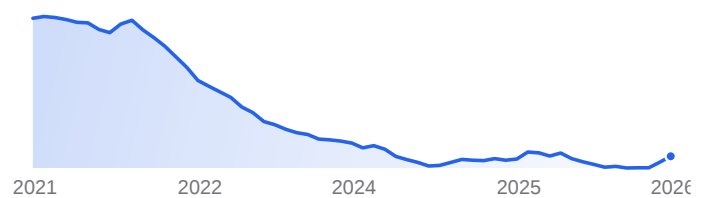
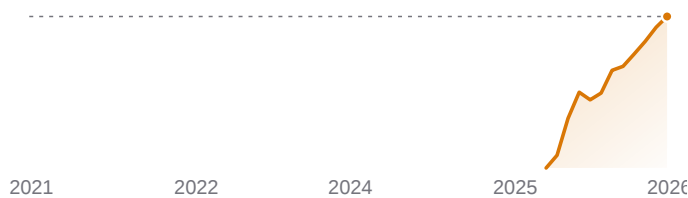


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

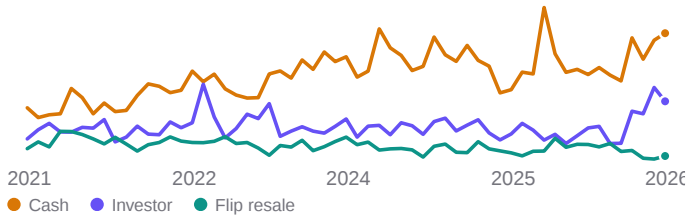
5.0%



BUYERS & OUTCOMES

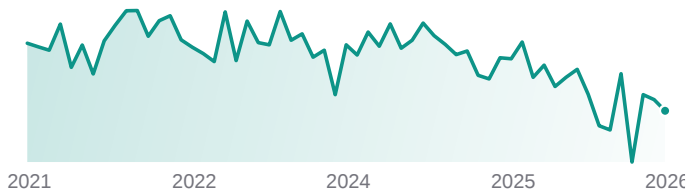
Buyer mix

Cash 30% · Investor 16% · Flip resale 3.9%



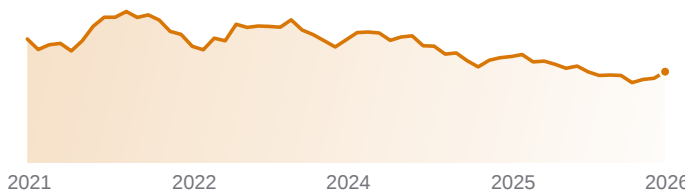
Sellers who sold at a gain

89%

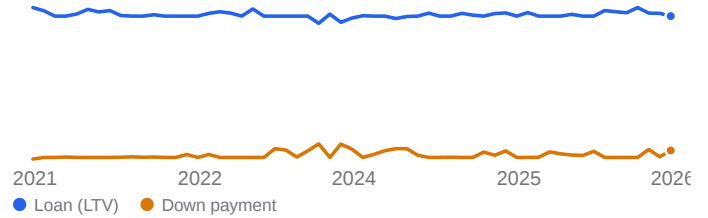


Median annualized return at resale

+4.2%

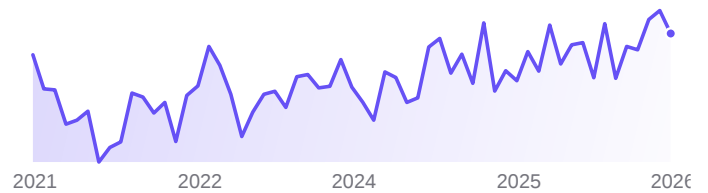


Financing (share of purchase price) Loan (LTV) 90% · Down payment 14%



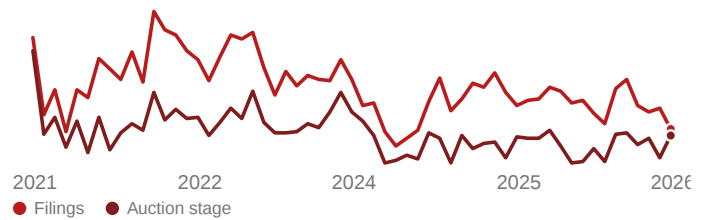
Typical hold before selling

6.0 yrs



Preforeclosure filings

Filings 37 · Auction stage 32



HOUSING STOCK

Homes	166,475
Median value (AVM)	\$281K
Median size	1,429 ft²
Median bedrooms	3
Median year built	1979
Single family	84%
Condos	4.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	45%
Underwater (LTV 125% or more)	2.3%
Owner occupied	87%
Company owned	15%
Median loan-to-value	55%

Typical ownership tenure

8.4 yrs

COMMUNITY

Population	518,203
Density	906 / mi²
Median household income	\$79K
Average household income	\$103K
Crime index (US avg 100)	91
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	14
Homes occupied	94%
Bachelor's or higher	28%
Poverty rate	9.9%
Unemployment	1.0%
Average temp	50°F
Annual precip	34 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.