

Washington County, IA

County · IA · Iowa

BALANCED MARKET

\$218K

MEDIAN SALE PRICE

-2.1%

1-YR CHANGE

306

SALES (12 MO)

\$217K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



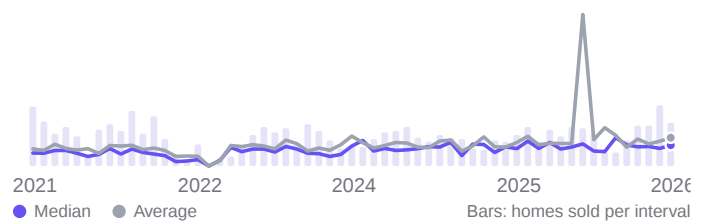
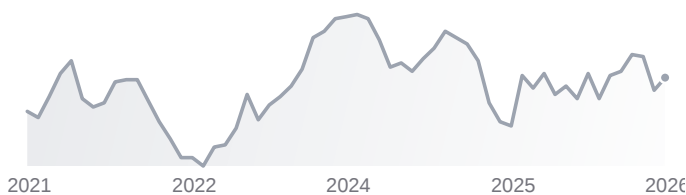
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$230K · Average \$287K

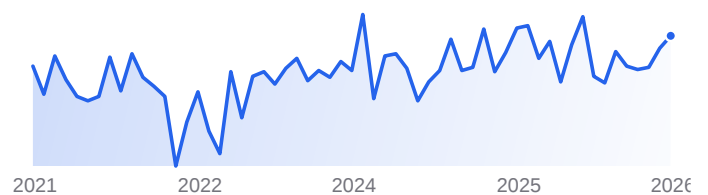
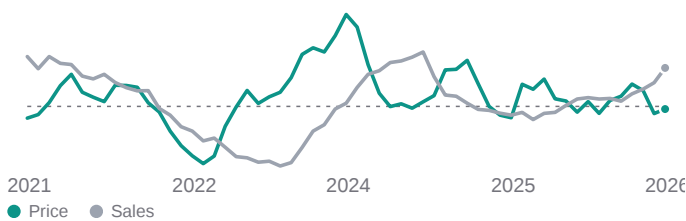


Growth (year over year)

Price -2.1% · Sales +30.2%

Price per square foot

\$166/ft²

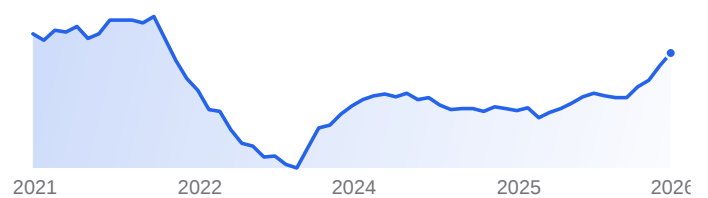
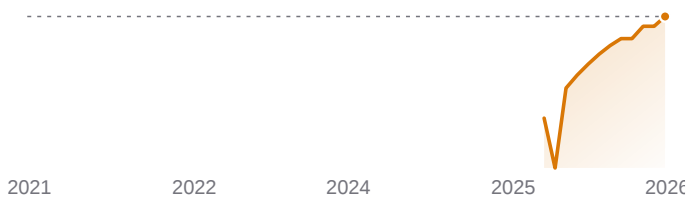


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

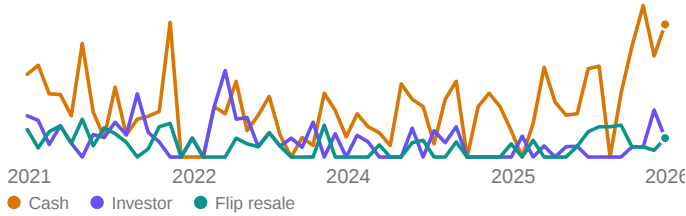
3.4%



BUYERS & OUTCOMES

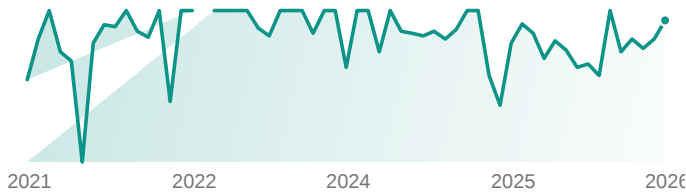
Buyer mix

Cash 44% · Investor 6.3% · Flip resale 6.3%



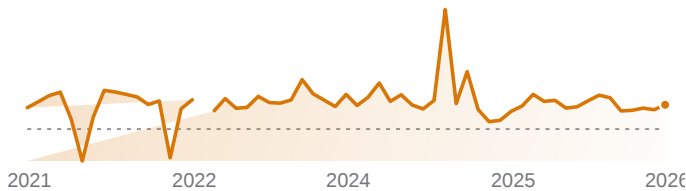
Sellers who sold at a gain

96%

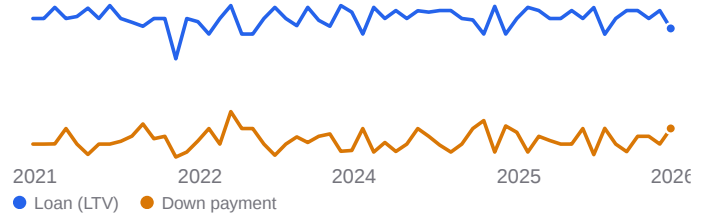


Median annualized return at resale

+4.5%

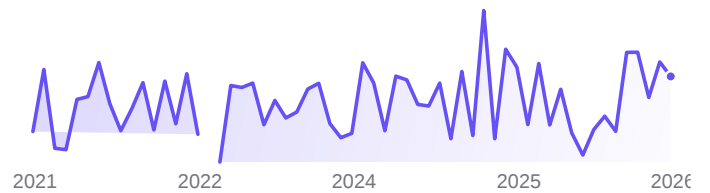


Financing (share of purchase price) Loan (LTV) 84% · Down payment 20%



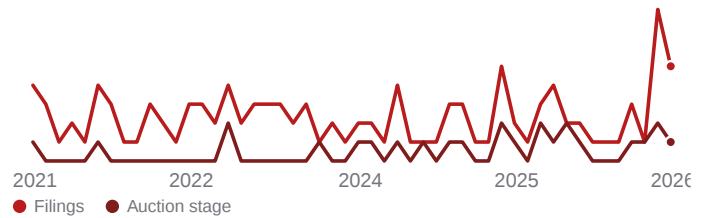
Typical hold before selling

8.7 yrs



Preforeclosure filings

Filings 5 · Auction stage 1



HOUSING STOCK

Homes	9,071
Median value (AVM)	\$217K
Median size	1,520 ft²
Median bedrooms	3
Median year built	1964
Single family	75%
Condos	2.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	44%
Underwater (LTV 125% or more)	6.1%
Owner occupied	86%
Company owned	14%
Median loan-to-value	56%

Typical ownership tenure

8.8 yrs

COMMUNITY

Population	22,743
Density	40 / mi²
Median household income	\$72K
Average household income	\$90K
Crime index (US avg 100)	120
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	20
Homes occupied	94%
Bachelor's or higher	16%
Poverty rate	8.3%
Unemployment	0.8%
Average temp	50°F
Annual precip	35 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.