Epworth 52045

ZIP code · IA · Iowa › Dubuque County › Epworth

SELLER'S MARKET

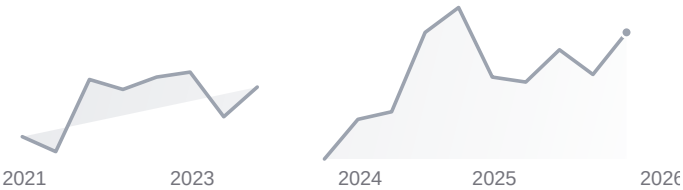
$195K	30	$279K
MEDIAN SALE PRICE	SALES (12 MO)	MEDIAN VALUE (AVM)

Market temperature — Seller's market · 62 / 100

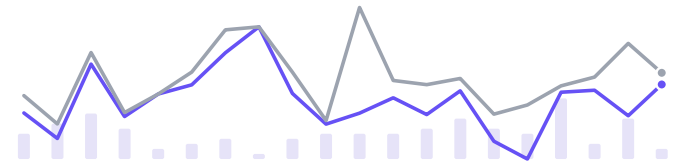
Buyer's market · Balanced · Seller's market

MARKET TRENDS (5 YEARS)

Market temperature (0–100) — 62 / 100



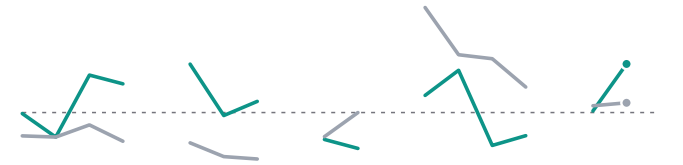
Sale prices — Median $284K · Average $312K



Median · Average

Bars: homes sold per interval

Growth (year over year) — Price +60.1% · Sales +12.0%

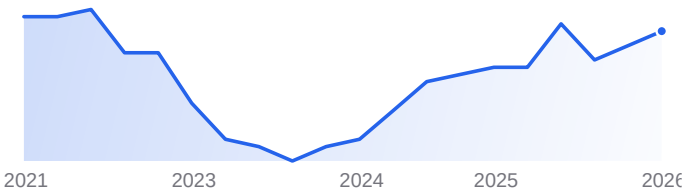


Price · Sales

Price per square foot — $209/ft²

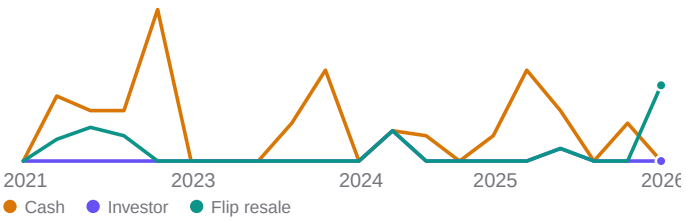
Sale premium vs estimated value — +50.3%

Annual turnover (share of homes sold) — 3.1%

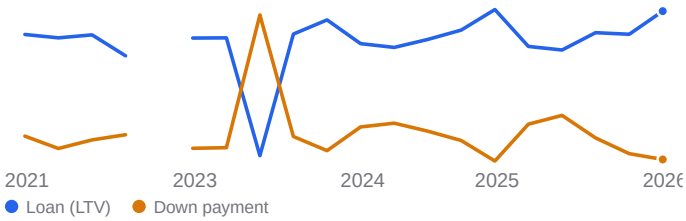


BUYERS & OUTCOMES

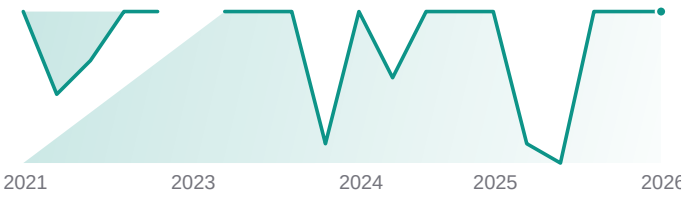
Buyer mix — Cash 0% · Investor 0% · Flip resale 50%



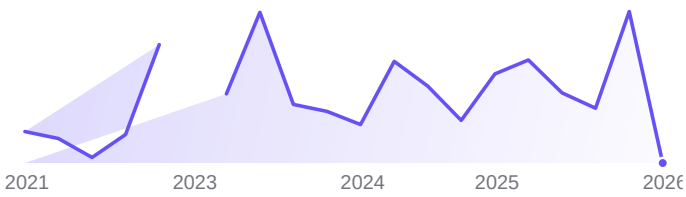
Financing (share of purchase price) — Loan (LTV) 97% · Down payment 3.0%



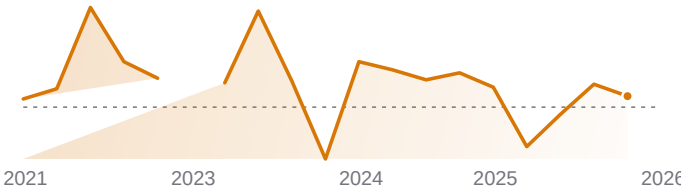
Sellers who sold at a gain — 100%



Typical hold before selling — 0.6 yrs



Median annualized return at resale — +3.0%



Preforeclosure filings — Filings 1 · Auction stage 0

HOUSING STOCK

Homes	**964**
Median value (AVM)	**$279K**
Median size	**1,526 ft²**
Median bedrooms	**3**
Median year built	**1984**
Single family	**79%**
Condos	**1.2%**

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	**44%**
Underwater (LTV 125% or more)	**6.7%**
Owner occupied	**91%**
Company owned	**13%**
Median loan-to-value	**56%**

Typical ownership tenure	**9.6 yrs**

COMMUNITY

Population	**3,085**
Density	**64 / mi²**
Median household income	**$84K**
Average household income	**$100K**
Crime index (US avg 100)	**60**
Air pollution index (US avg 100)	**74**
Earthquake index (US avg 100)	**16**
Homes occupied	**98%**
Bachelor's or higher	**19%**
Poverty rate	**5.9%**
Unemployment	**1.2%**
Average temp	**47°F**
Annual precip	**35 in**
Sunshine	**61%**

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.