

Guttenberg 52052

ZIP code · IA · Iowa > Clayton County > Guttenberg

BUYER'S MARKET

\$267K

MEDIAN SALE PRICE

+13.2%

1-YR CHANGE

33

SALES (12 MO)

\$287K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



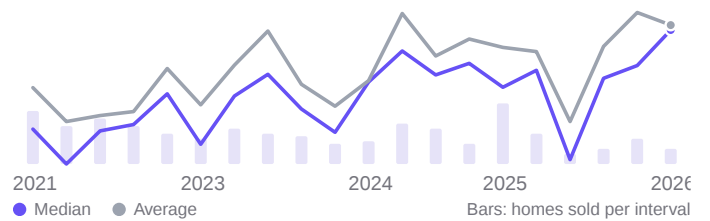
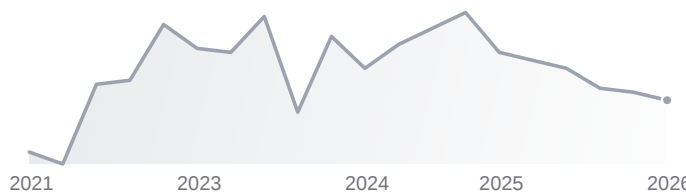
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

35 / 100

Sale prices

Median \$270K · Average \$277K

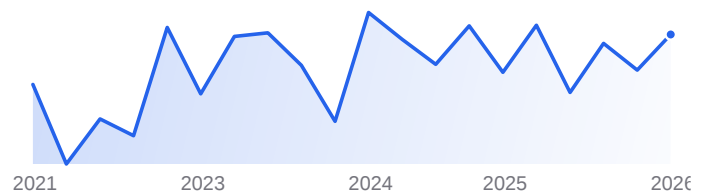
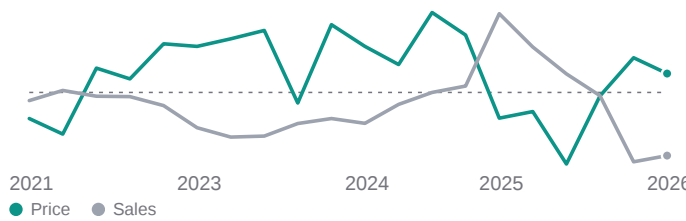


Growth (year over year)

Price +13.2% · Sales -44.1%

Price per square foot

\$162/ft²



Sale premium vs estimated value

-14.1%

Annual turnover (share of homes sold)

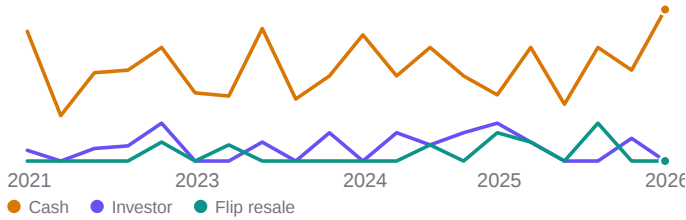
1.8%



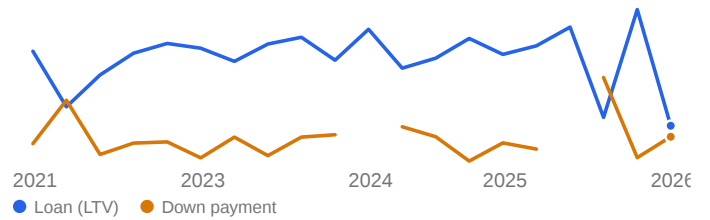
BUYERS & OUTCOMES

Buyer mix

Cash 67% · Investor 0% · Flip resale 0%

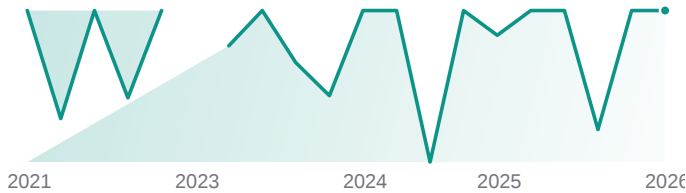


Financing (share of purchase price) Loan (LTV) 28% · Down payment 20%



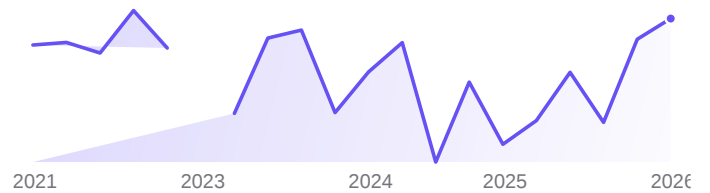
Sellers who sold at a gain

100%



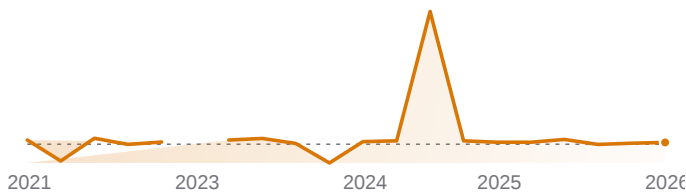
Typical hold before selling

8.9 yrs



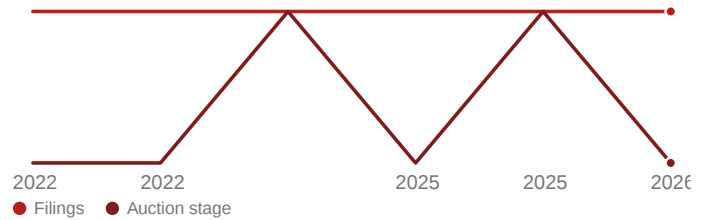
Median annualized return at resale

+4.0%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,784
Median value (AVM)	\$287K
Median size	1,460 ft²
Median bedrooms	3
Median year built	1968
Single family	70%
Condos	1.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	3.0%
Owner occupied	66%
Company owned	19%
Median loan-to-value	6%

Typical ownership tenure

9.0 yrs

COMMUNITY

Population	2,821
Density	32 / mi²
Median household income	\$61K
Average household income	\$83K
Crime index (US avg 100)	138
Air pollution index (US avg 100)	76
Earthquake index (US avg 100)	19
Homes occupied	76%
Bachelor's or higher	11%
Poverty rate	15.4%
Unemployment	0.9%
Average temp	47°F
Annual precip	34 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.