

Manchester 52057

ZIP code · IA · Iowa > Delaware County > Manchester

SELLER'S MARKET

\$206K

MEDIAN SALE PRICE

+6.1%

1-YR CHANGE

162

SALES (12 MO)

\$220K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 66 / 100

Buyer's market

Balanced

Seller's market

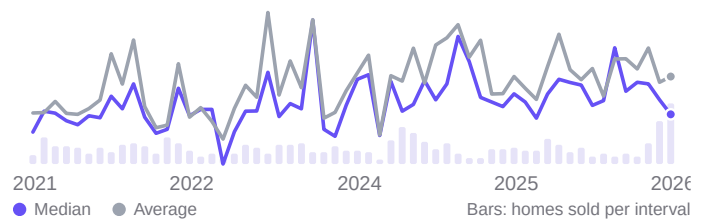
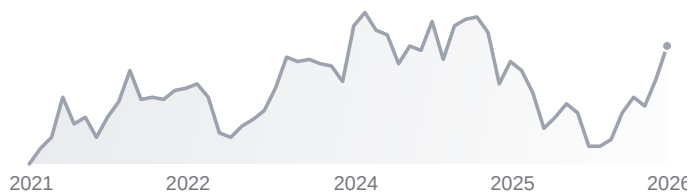
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

66 / 100

Sale prices

Median \$173K · Average \$256K

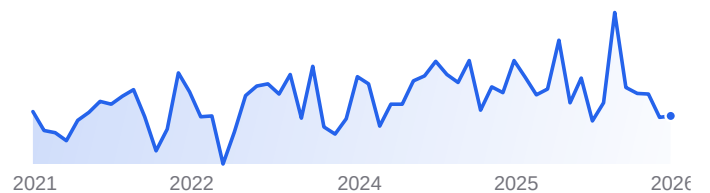
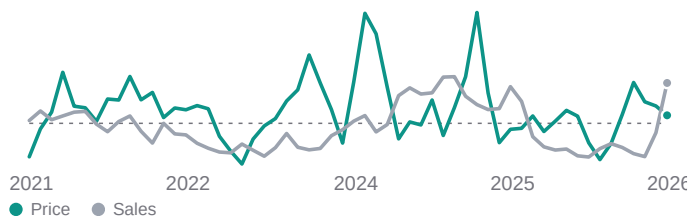


Growth (year over year)

Price +6.1% · Sales +30.6%

Price per square foot

\$129/ft²

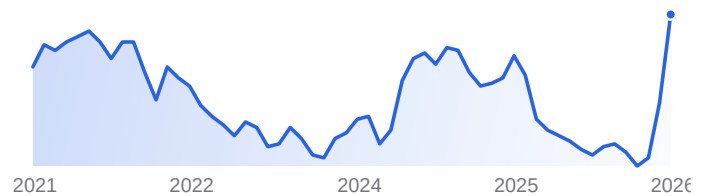
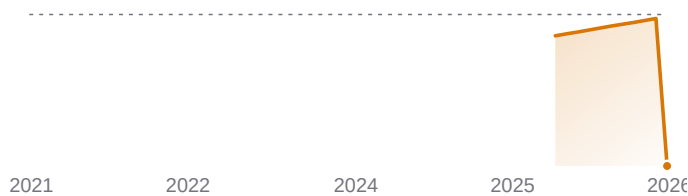


Sale premium vs estimated value

-26.4%

Annual turnover (share of homes sold)

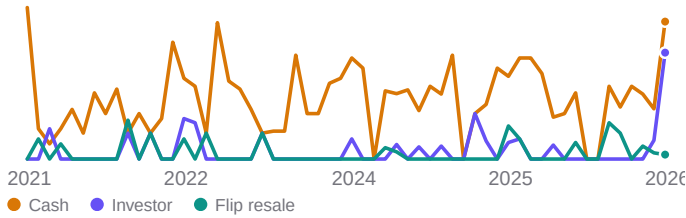
4.4%



BUYERS & OUTCOMES

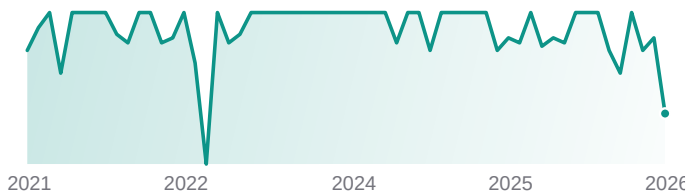
Buyer mix

Cash 76% · Investor 59% · Flip resale 2.4%



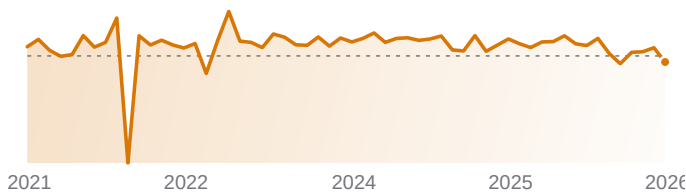
Sellers who sold at a gain

33%

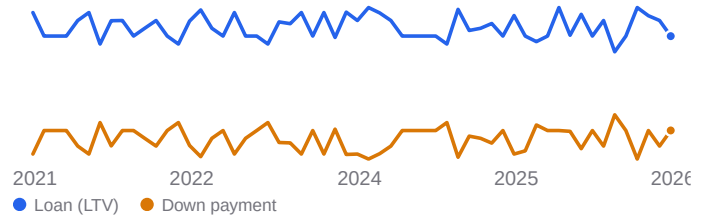


Median annualized return at resale

-2.7%

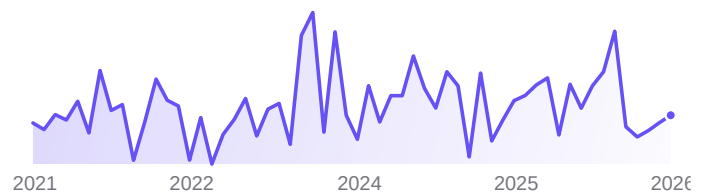


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



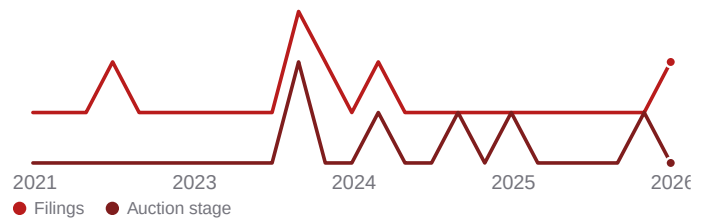
Typical hold before selling

4.2 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	3,661
Median value (AVM)	\$220K
Median size	1,490 ft²
Median bedrooms	3
Median year built	1970
Single family	84%
Condos	2.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	5.4%
Owner occupied	79%
Company owned	13%
Median loan-to-value	45%

Typical ownership tenure

8.3 yrs

COMMUNITY

Population	8,563
Density	62 / mi ²
Median household income	\$75K
Average household income	\$95K
Crime index (US avg 100)	125
Air pollution index (US avg 100)	76
Earthquake index (US avg 100)	20
Homes occupied	90%
Bachelor's or higher	15%
Poverty rate	6.2%
Unemployment	1.0%
Average temp	46°F
Annual precip	35 in
Sunshine	61%

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.