

Mc Gregor 52157

ZIP code · IA · Iowa · Clayton County

BUYER'S MARKET

\$193K

MEDIAN SALE PRICE

-13.8%

1-YR CHANGE

20

SALES (12 MO)

\$198K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 28 / 100



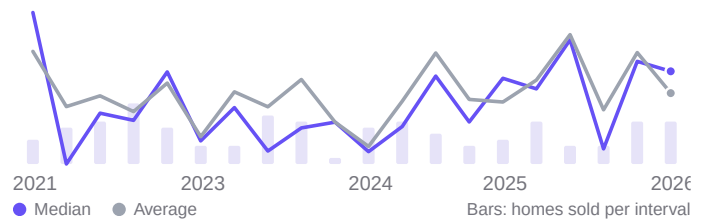
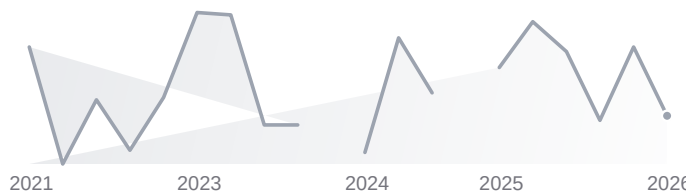
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

28 / 100

Sale prices

Median \$235K · Average \$190K

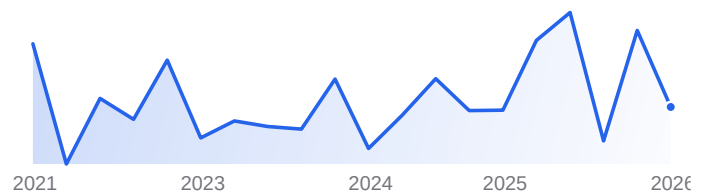
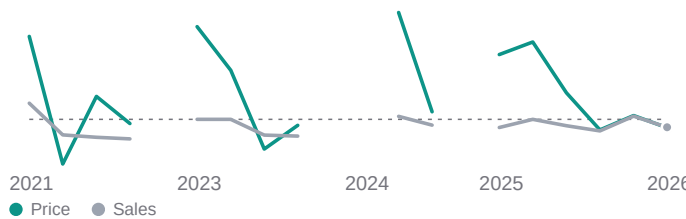


Growth (year over year)

Price -13.8% · Sales -13.0%

Price per square foot

\$90/ft²



Sale premium vs estimated value

-5.0%

Annual turnover (share of homes sold)

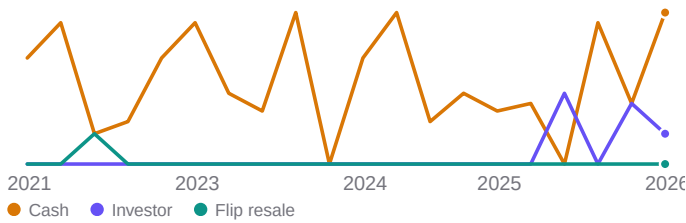
2.5%



BUYERS & OUTCOMES

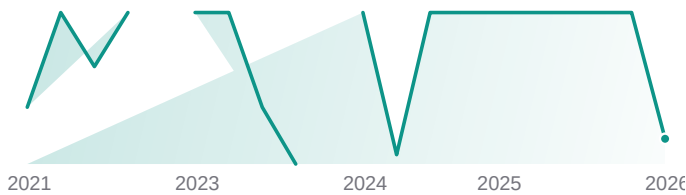
Buyer mix

Cash 71% · Investor 14% · Flip resale 0%



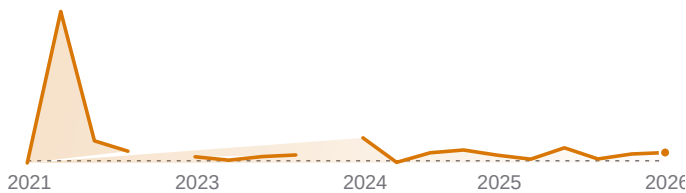
Sellers who sold at a gain

67%

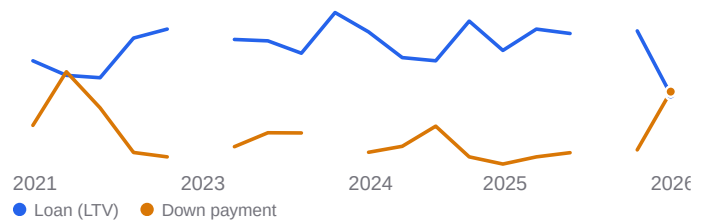


Median annualized return at resale

+5.5%

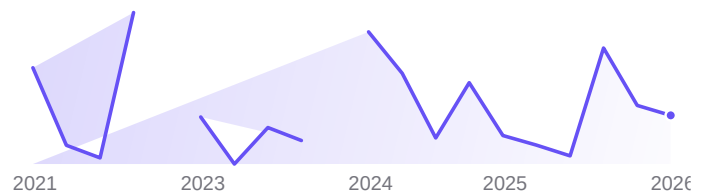


Financing (share of purchase price) Loan (LTV) 49% · Down payment 51%



Typical hold before selling

4.2 yrs



HOUSING STOCK

Homes	808
Median value (AVM)	\$198K
Median size	1,524 ft²
Median bedrooms	3
Median year built	1967
Single family	62%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	4.2%
Owner occupied	79%
Company owned	14%
Median loan-to-value	23%
Typical ownership tenure	9.3 yrs

COMMUNITY

Population	1,699
Density	28 / mi²
Median household income	\$59K
Average household income	\$79K
Crime index (US avg 100)	174
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	16
Homes occupied	81%
Bachelor's or higher	16%
Poverty rate	20.2%
Unemployment	1.1%
Average temp	46°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.