

Atkins 52206

ZIP code · IA · Iowa > Benton County > Atkins

BUYER'S MARKET

\$235K

MEDIAN SALE PRICE

-40.3%

1-YR CHANGE

33

SALES (12 MO)

\$374K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 31 / 100



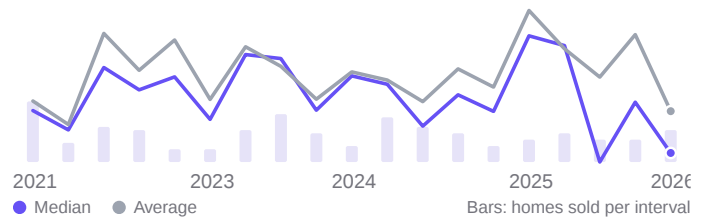
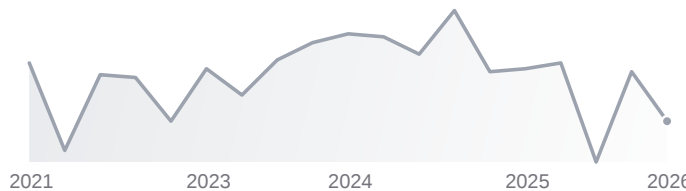
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

31 / 100

Sale prices

Median \$169K · Average \$247K

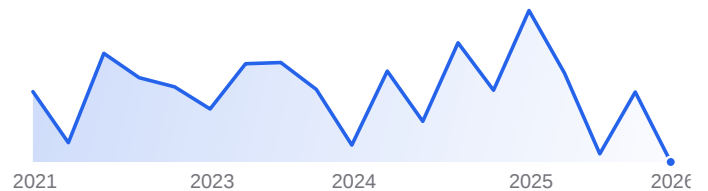
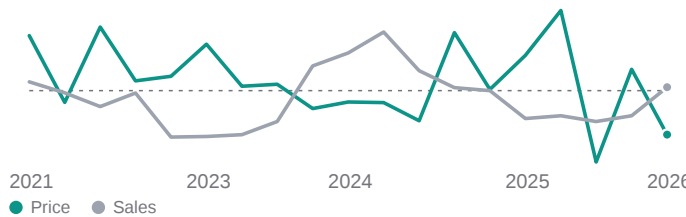


Growth (year over year)

Price -40.3% · Sales +3.1%

Price per square foot

\$127/ft²

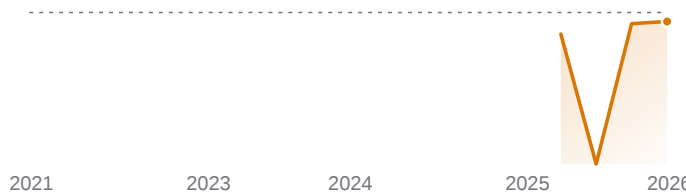


Sale premium vs estimated value

-1.6%

Annual turnover (share of homes sold)

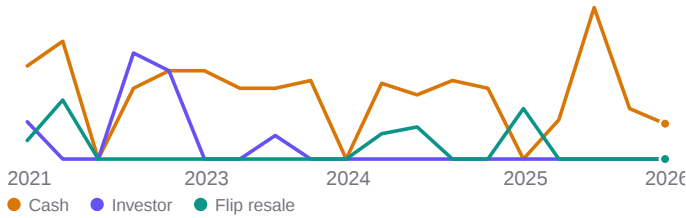
3.3%



BUYERS & OUTCOMES

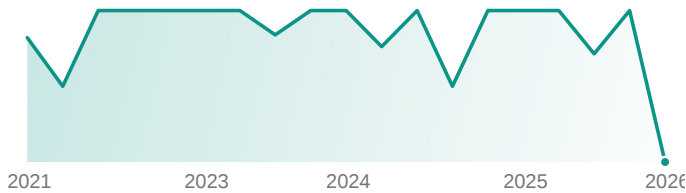
Buyer mix

Cash 10% · Investor 0% · Flip resale 0%



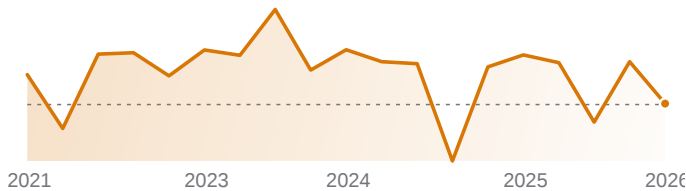
Sellers who sold at a gain

50%

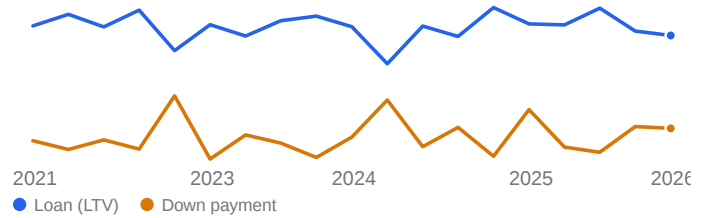


Median annualized return at resale

+0.1%

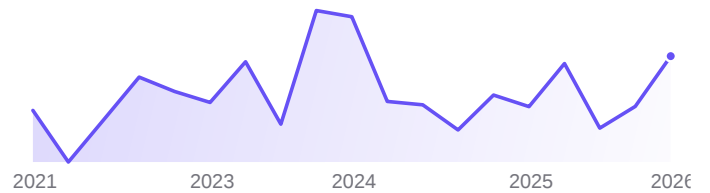


Financing (share of purchase price) Loan (LTV) 78% · Down payment 22%



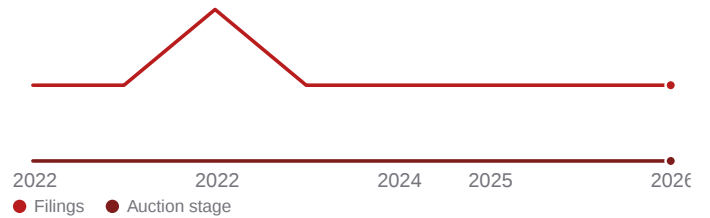
Typical hold before selling

9.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	992
Median value (AVM)	\$374K
Median size	1,602 ft²
Median bedrooms	4
Median year built	1998
Single family	84%
Condos	0.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	2.7%
Owner occupied	96%
Company owned	12%
Median loan-to-value	54%

Typical ownership tenure

9.8 yrs

COMMUNITY

Population	2,182
Density	75 / mi²
Median household income	\$114K
Average household income	\$118K
Crime index (US avg 100)	84
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	19
Homes occupied	96%
Bachelor's or higher	22%
Poverty rate	3.8%
Unemployment	1.1%
Average temp	48°F
Annual precip	35 in
Sunshine	61%

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