

Clarence 52216

ZIP code · IA · Iowa > Cedar County > Clarence

SELLER'S MARKET

\$177K

MEDIAN SALE PRICE

+38.9%

1-YR CHANGE

20

SALES (12 MO)

\$176K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100

Buyer's market

Balanced

Seller's market

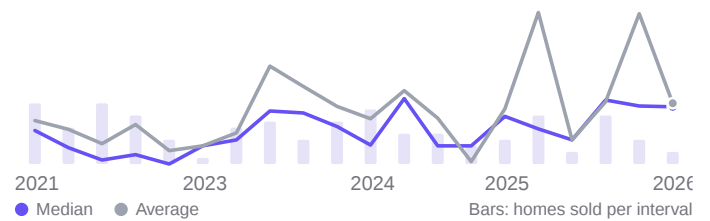
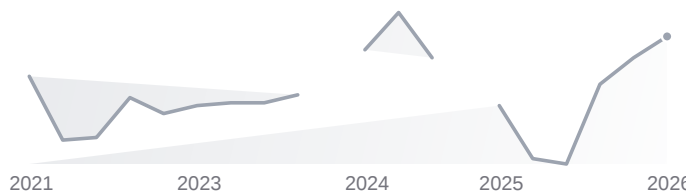
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

68 / 100

Sale prices

Median \$170K · Average \$175K

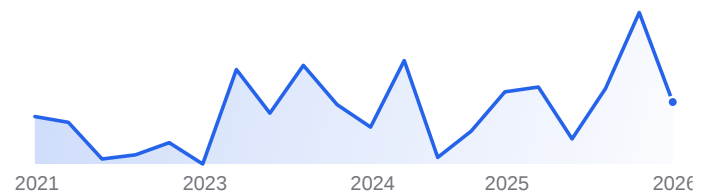
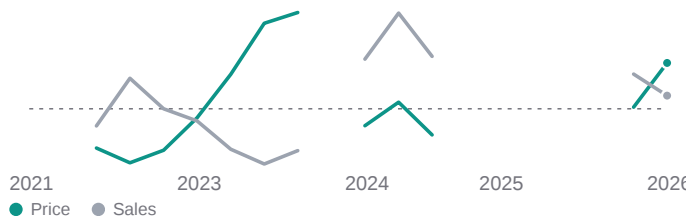


Growth (year over year)

Price +38.9% · Sales +11.1%

Price per square foot

\$99/ft²

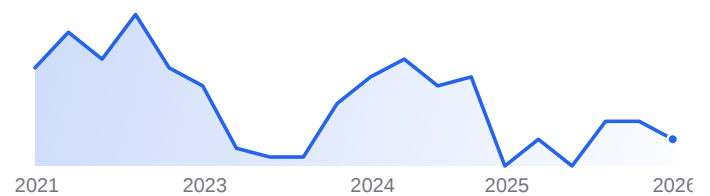


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

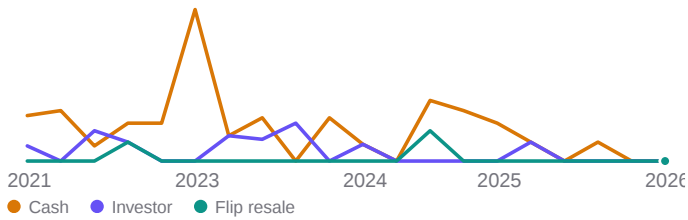
3.4%



BUYERS & OUTCOMES

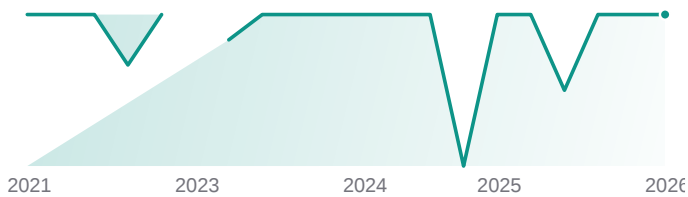
Buyer mix

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



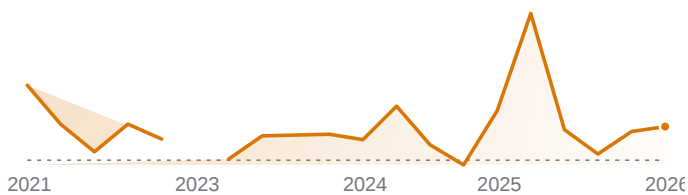
Sellers who sold at a gain

100%

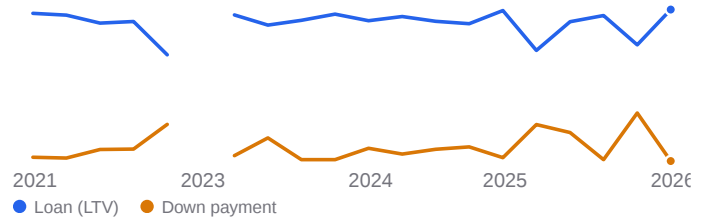


Median annualized return at resale

+12.0%

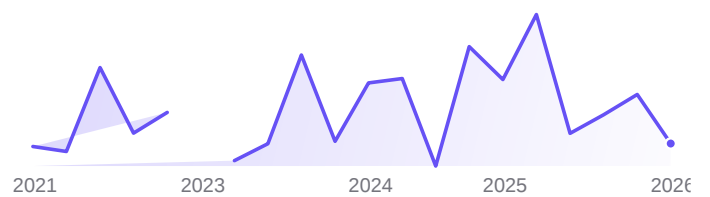


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



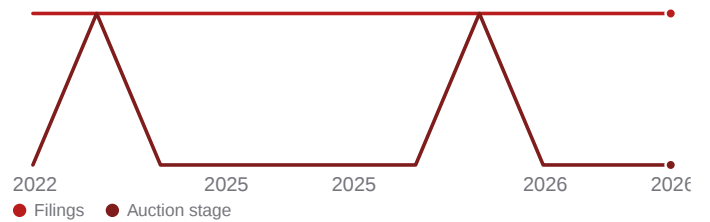
Typical hold before selling

3.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	595
Median value (AVM)	\$176K
Median size	1,624 ft²
Median bedrooms	3
Median year built	1930
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	45%
Underwater (LTV 125% or more)	4.8%
Owner occupied	84%
Company owned	11%
Median loan-to-value	55%
Typical ownership tenure	9.0 yrs

COMMUNITY

Population	1,264
Density	23 / mi²
Median household income	\$68K
Average household income	\$85K
Crime index (US avg 100)	151
Air pollution index (US avg 100)	75
Earthquake index (US avg 100)	23
Homes occupied	92%
Bachelor's or higher	13%
Poverty rate	13.7%
Unemployment	0.9%
Average temp	49°F
Annual precip	37 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.