

Garrison 52229

ZIP code · IA · Iowa > Benton County > Garrison

STRONG SELLER'S MARKET

\$192K

MEDIAN SALE PRICE

+6.7%

1-YR CHANGE

8

SALES (12 MO)

\$132K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 83 / 100

Buyer's market

Balanced

Seller's market

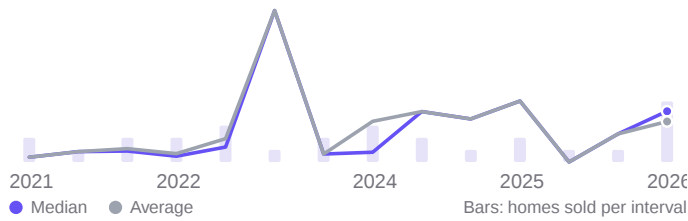
MARKET TRENDS (5 YEARS)

Sale prices

Median \$260K · Average \$210K

Growth (year over year)

Price +6.7% · Sales +33.3%



Price per square foot

\$141/ft²

Sale premium vs estimated value

+37.9%



Annual turnover (share of homes sold)

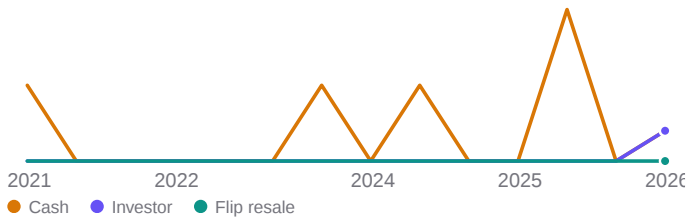
2.5%



BUYERS & OUTCOMES

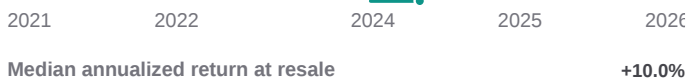
Buyer mix

Cash 20% · Investor 20% · Flip resale 0%



Sellers who sold at a gain

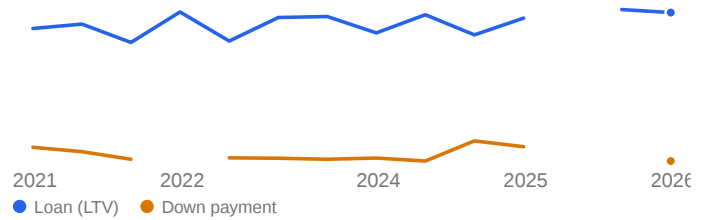
100%



Median annualized return at resale

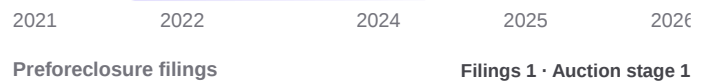
+10.0%

Financing (share of purchase price) Loan (LTV) 100% · Down payment 1.8%



Typical hold before selling

8.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1

HOUSING STOCK

Homes	314
Median value (AVM)	\$132K
Median size	1,540 ft²
Median bedrooms	3
Median year built	1918
Single family	74%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	4.7%
Owner occupied	83%
Company owned	8.7%
Median loan-to-value	40%
Typical ownership tenure	9.0 yrs

COMMUNITY

Population	454
Density	9 / mi²
Median household income	\$80K
Average household income	\$87K
Crime index (US avg 100)	165
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	14
Homes occupied	91%
Bachelor's or higher	14%
Poverty rate	10.4%
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.