

Iowa City 52240

ZIP code · IA · Iowa > Johnson County > Iowa City

BALANCED MARKET

\$286K

MEDIAN SALE PRICE

-7.8%

1-YR CHANGE

292

SALES (12 MO)

\$296K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



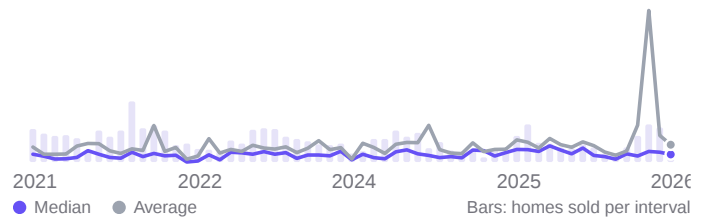
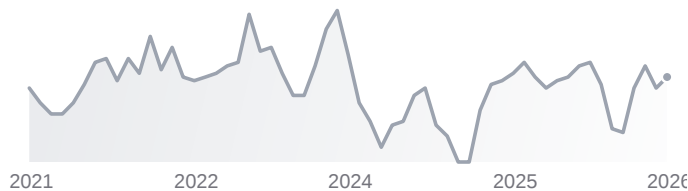
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$270K · Average \$360K

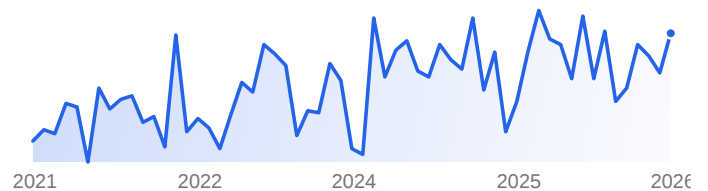
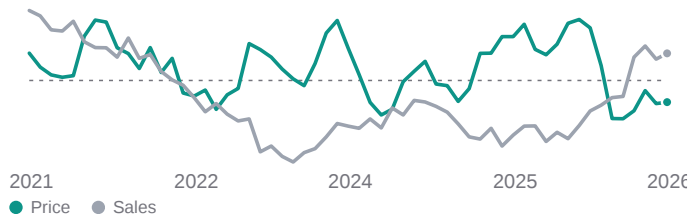


Growth (year over year)

Price -7.8% · Sales +9.8%

Price per square foot

\$242/ft²

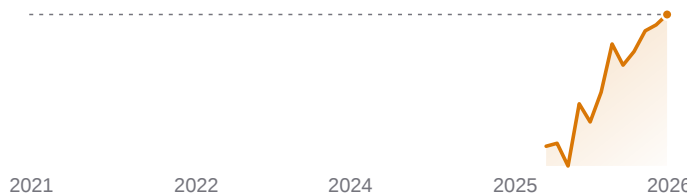


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

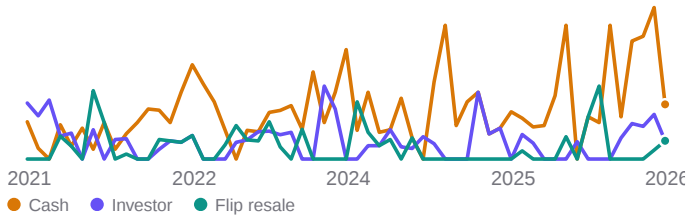
2.5%



BUYERS & OUTCOMES

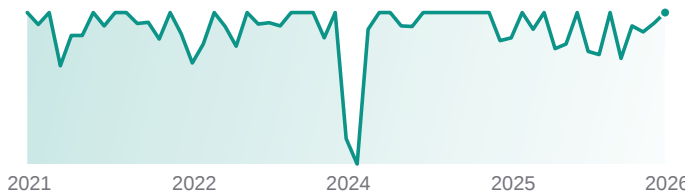
Buyer mix

Cash 14% · Investor 4.5% · Flip resale 4.5%



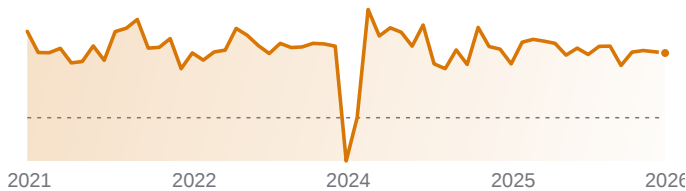
Sellers who sold at a gain

100%

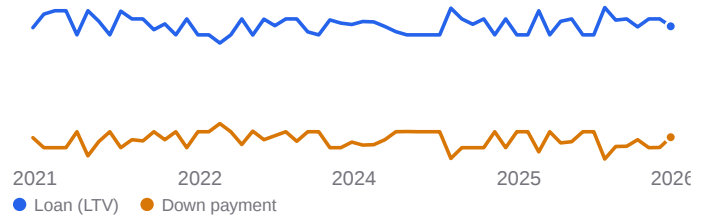


Median annualized return at resale

+4.1%

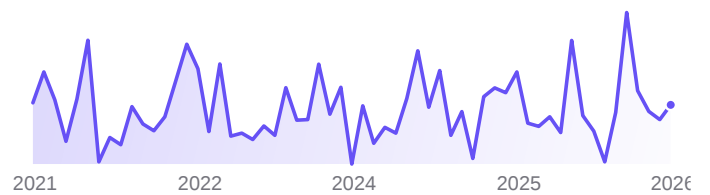


Financing (share of purchase price) Loan (LTV) 85% · Down payment 17%



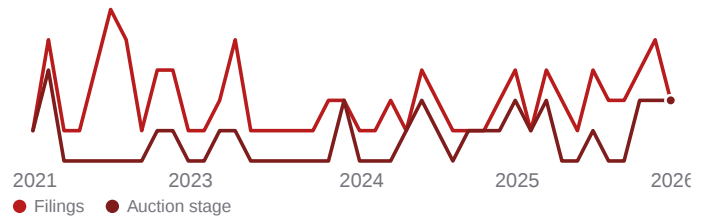
Typical hold before selling

6.2 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	11,715
Median value (AVM)	\$296K
Median size	1,248 ft²
Median bedrooms	3
Median year built	1983
Single family	71%
Condos	24%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	44%
Underwater (LTV 125% or more)	3.5%
Owner occupied	58%
Company owned	39%
Median loan-to-value	56%

Typical ownership tenure

126.6 yrs

COMMUNITY

Population	42,554
Density	282 / mi²
Median household income	\$64K
Average household income	\$84K
Crime index (US avg 100)	119
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	24
Homes occupied	92%
Bachelor's or higher	28%
Poverty rate	21.4%
Unemployment	0.7%
Average temp	50°F
Annual precip	36 in
Sunshine	61%

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