

Iowa City 52245

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

BUYER'S MARKET

\$316K

MEDIAN SALE PRICE

-14.8%

1-YR CHANGE

255

SALES (12 MO)

\$315K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 30 / 100



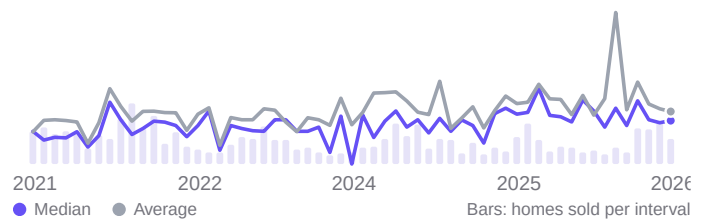
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

30 / 100

Sale prices

Median \$317K · Average \$348K

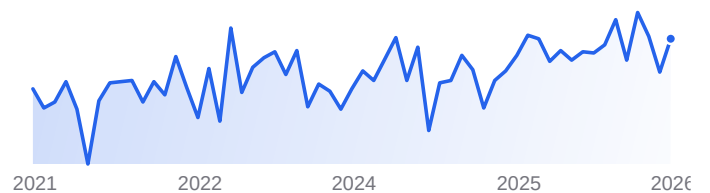
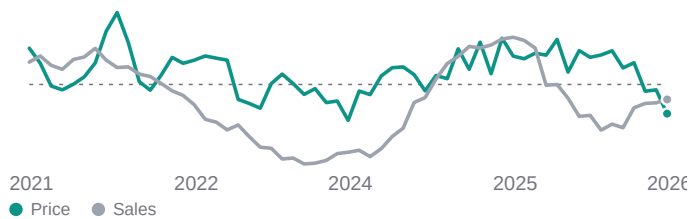


Growth (year over year)

Price -14.8% · Sales -7.6%

Price per square foot

\$243/ft²

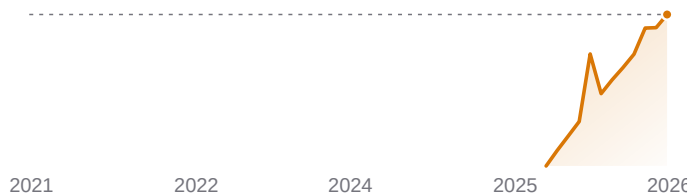


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

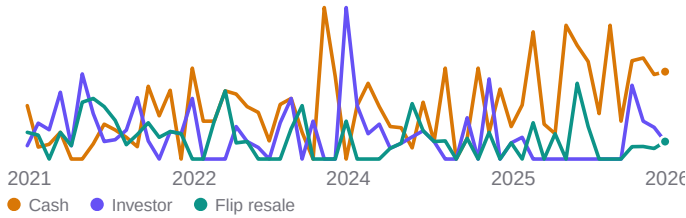
3.0%



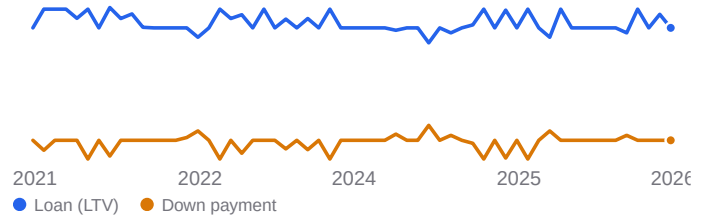
BUYERS & OUTCOMES

Buyer mix

Cash 19% · Investor 3.8% · Flip resale 3.8%

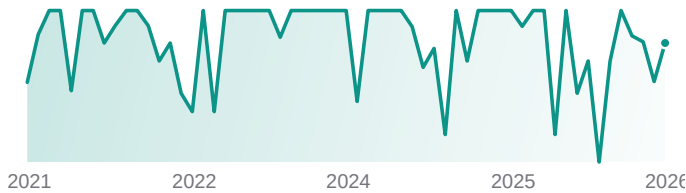


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



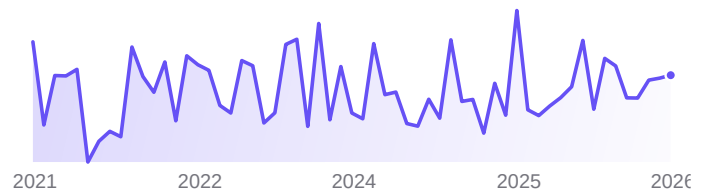
Sellers who sold at a gain

93%



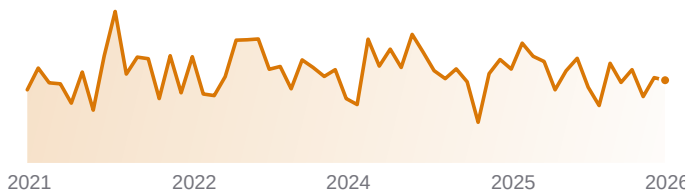
Typical hold before selling

7.1 yrs



Median annualized return at resale

+3.7%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	8,459
Median value (AVM)	\$315K
Median size	1,420 ft²
Median bedrooms	3
Median year built	1978
Single family	82%
Condos	16%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	40%
Underwater (LTV 125% or more)	3.1%
Owner occupied	73%
Company owned	27%
Median loan-to-value	59%

Typical ownership tenure

14.0 yrs

COMMUNITY

Population	22,373
Density	2,546 / mi²
Median household income	\$79K
Average household income	\$99K
Crime index (US avg 100)	99
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	23
Homes occupied	93%
Bachelor's or higher	34%
Poverty rate	17.8%
Unemployment	0.8%
Average temp	50°F
Annual precip	37 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.