

Tiffin 52340

ZIP code · IA · Iowa > Johnson County > Tiffin

BUYER'S MARKET

\$330K

MEDIAN SALE PRICE

-6.0%

1-YR CHANGE

181

SALES (12 MO)

\$409K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



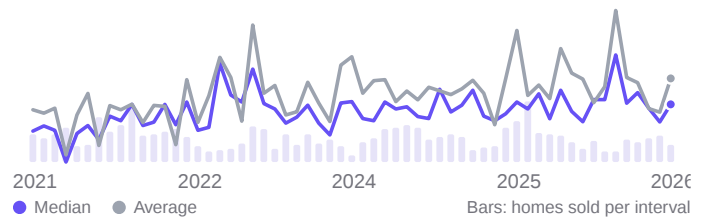
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

38 / 100

Sale prices

Median \$345K · Average \$400K

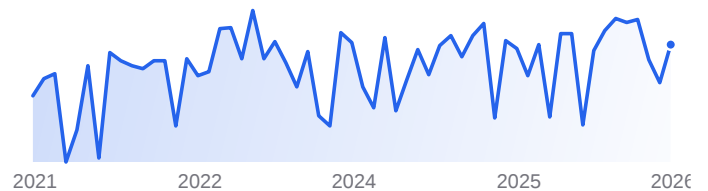
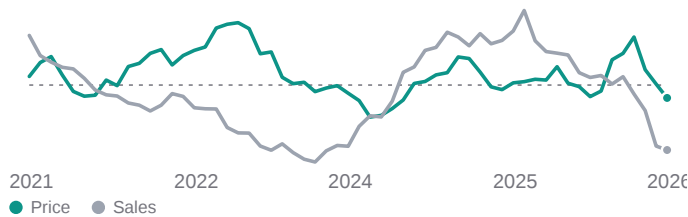


Growth (year over year)

Price -6.0% · Sales -30.1%

Price per square foot

\$252/ft²

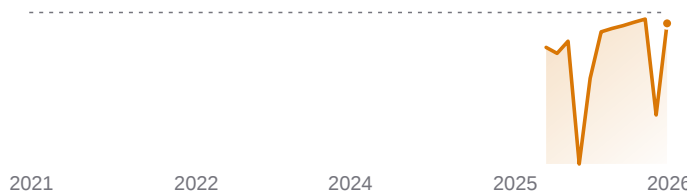


Sale premium vs estimated value

-1.4%

Annual turnover (share of homes sold)

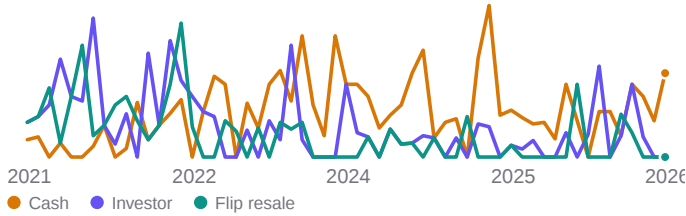
6.8%



BUYERS & OUTCOMES

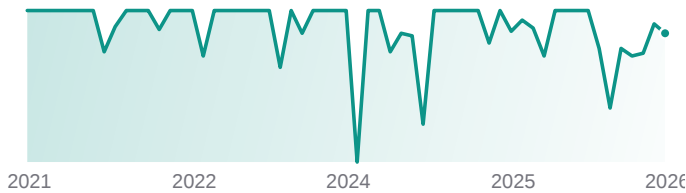
Buyer mix

Cash 23% · Investor 0% · Flip resale 0%



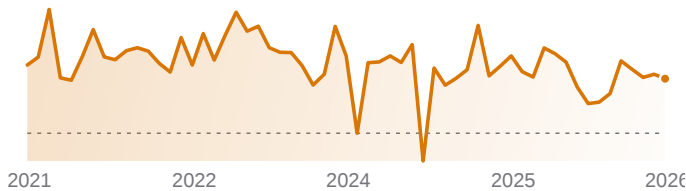
Sellers who sold at a gain

90%

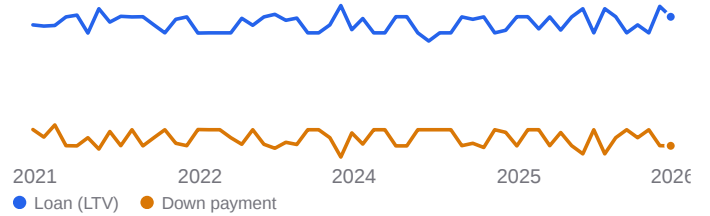


Median annualized return at resale

+3.9%

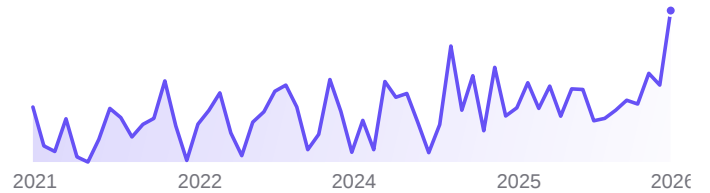


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



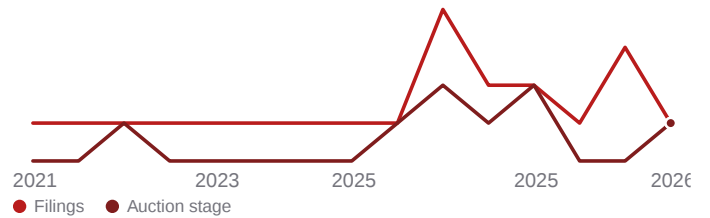
Typical hold before selling

8.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,672
Median value (AVM)	\$409K
Median size	1,541 ft²
Median bedrooms	3
Median year built	2016
Single family	45%
Condos	24%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	37%
Underwater (LTV 125% or more)	3.8%
Owner occupied	75%
Company owned	23%
Median loan-to-value	62%

Typical ownership tenure

7.1 yrs

COMMUNITY

Population	4,618
Density	265 / mi²
Median household income	\$106K
Average household income	\$129K
Crime index (US avg 100)	71
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	19
Homes occupied	90%
Bachelor's or higher	32%
Poverty rate	9.5%
Unemployment	0.8%
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.