

West Point 52656

ZIP code · IA · Iowa > Lee County > West Point

BUYER'S MARKET

\$233K

MEDIAN SALE PRICE

27

SALES (12 MO)

\$211K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 26 / 100



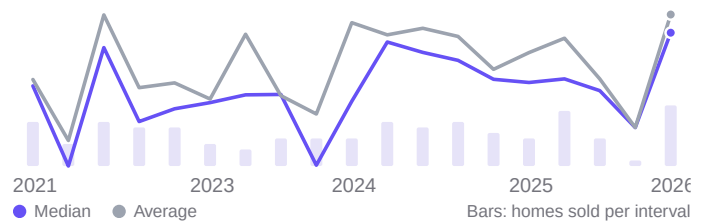
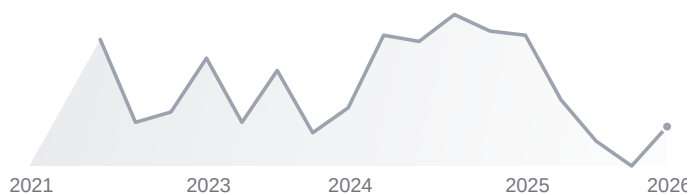
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

26 / 100

Sale prices

Median \$226K · Average \$248K

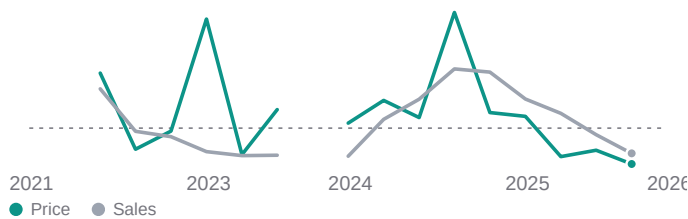


Growth (year over year)

Price -39.2% · Sales -27.6%

Price per square foot

\$149/ft²

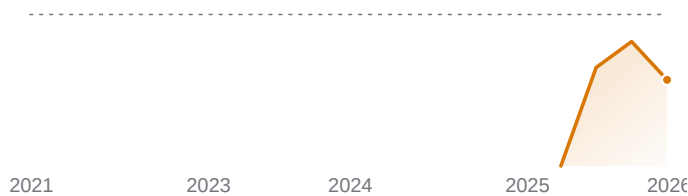


Sale premium vs estimated value

-8.5%

Annual turnover (share of homes sold)

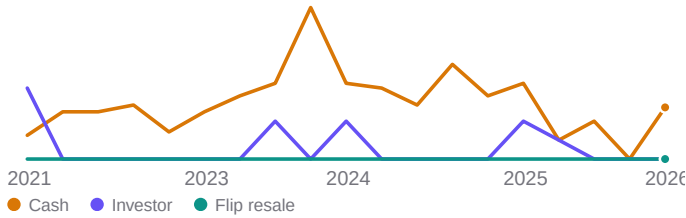
2.5%



BUYERS & OUTCOMES

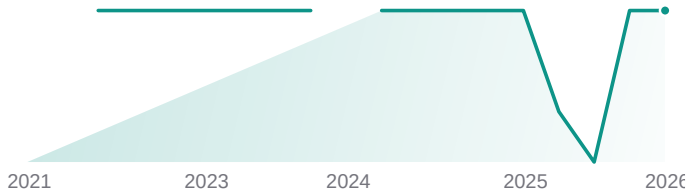
Buyer mix

Cash 27% · Investor 0% · Flip resale 0%



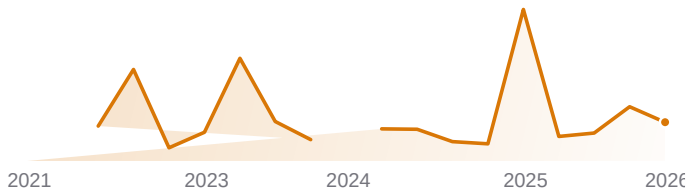
Sellers who sold at a gain

100%

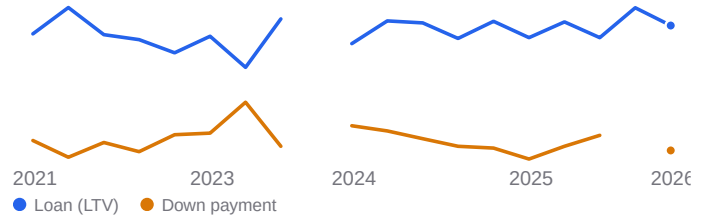


Median annualized return at resale

+7.9%

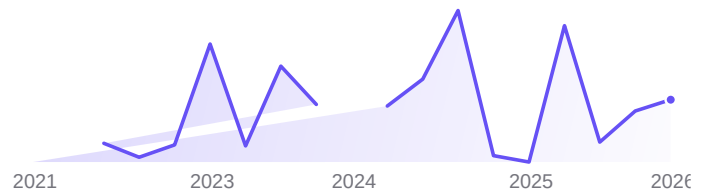


Financing (share of purchase price) Loan (LTV) 88% · Down payment 7.4%



Typical hold before selling

8.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,078
Median value (AVM)	\$211K
Median size	1,536 ft²
Median bedrooms	3
Median year built	1970
Single family	71%
Condos	0.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	11%
Owner occupied	87%
Company owned	14%
Median loan-to-value	54%

Typical ownership tenure

11.8 yrs

COMMUNITY

Population	2,444
Density	24 / mi²
Median household income	\$81K
Average household income	\$97K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	26
Homes occupied	94%
Bachelor's or higher	26%
Poverty rate	6.3%
Unemployment	0.9%
Average temp	51°F
Annual precip	38 in
Sunshine	59%

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.