

Calamus 52729

ZIP code · IA · Iowa > Clinton County > Calamus

STRONG SELLER'S MARKET

\$155K

MEDIAN SALE PRICE

+34.9%

1-YR CHANGE

13

SALES (12 MO)

\$164K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 80 / 100

Buyer's market

Balanced

Seller's market

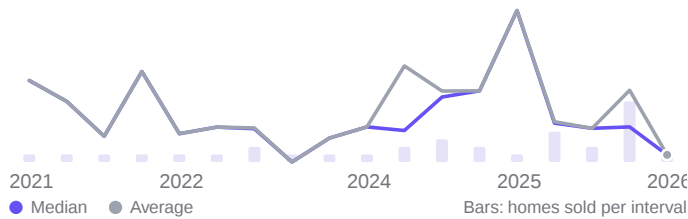
MARKET TRENDS (5 YEARS)

Sale prices

Median \$54K · Average \$54K

Growth (year over year)

Price +34.9% · Sales +30.0%

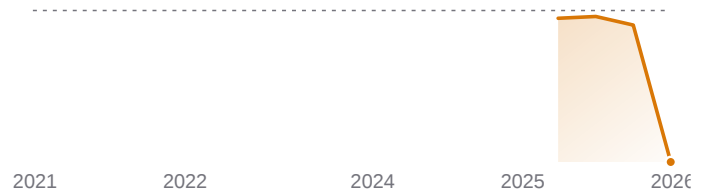


Price per square foot

\$43/ft²

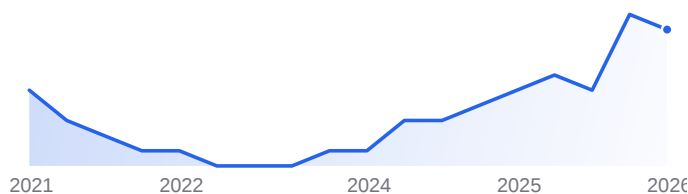
Sale premium vs estimated value

-71.4%



Annual turnover (share of homes sold)

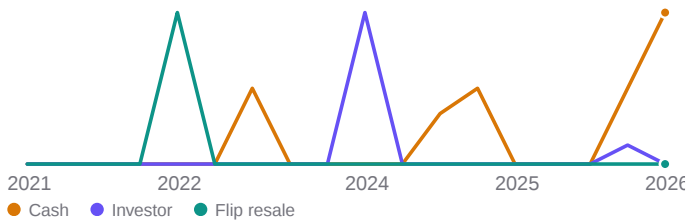
3.3%



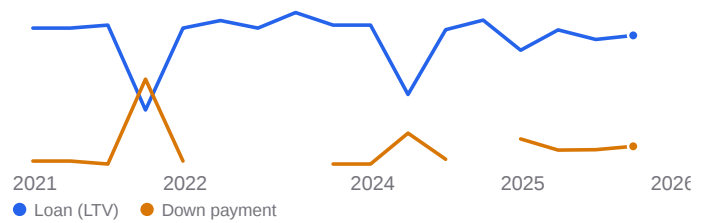
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%

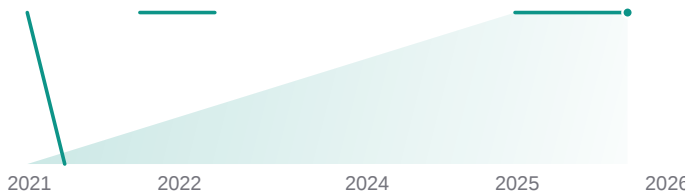


Financing (share of purchase price) Loan (LTV) 90% · Down payment 15%



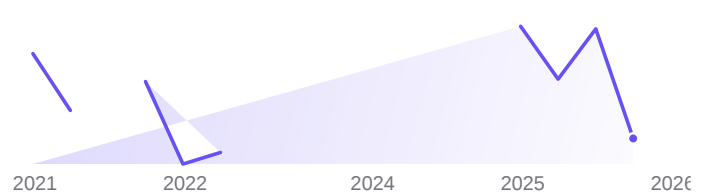
Sellers who sold at a gain

100%



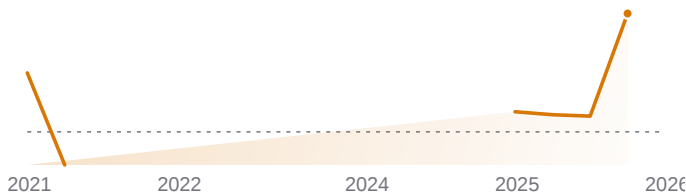
Typical hold before selling

3.6 yrs



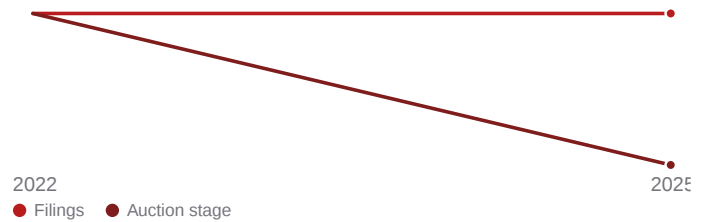
Median annualized return at resale

+17.8%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	393
Median value (AVM)	\$164K
Median size	1,490 ft²
Median bedrooms	3
Median year built	1950
Single family	71%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	10%
Owner occupied	87%
Company owned	14%
Median loan-to-value	51%
Typical ownership tenure	9.5 yrs

COMMUNITY

Population	698
Density	16 / mi ²
Median household income	\$79K
Average household income	\$100K
Crime index (US avg 100)	147
Air pollution index (US avg 100)	71
Earthquake index (US avg 100)	21
Homes occupied	94%
Bachelor's or higher	10%
Poverty rate	7.1%
Unemployment	1.3%
Average temp	49°F
Annual precip	36 in
Sunshine	61%

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