

# Pleasant Valley 52767

ZIP code · IA · Iowa > Scott County

BALANCED MARKET

**\$129K**

MEDIAN SALE PRICE

**-37.9%**

1-YR CHANGE

**20**

SALES (12 MO)

**\$231K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



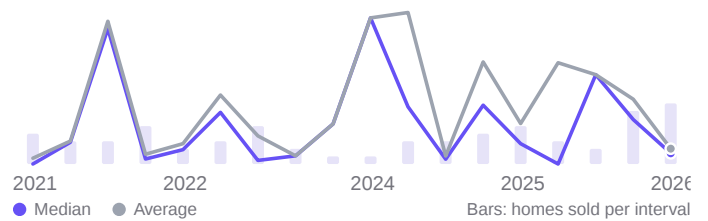
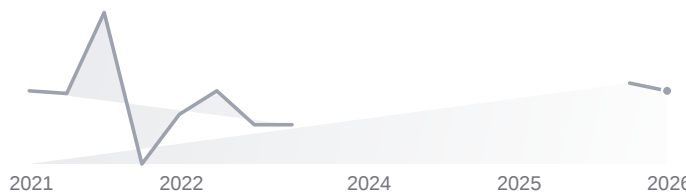
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

50 / 100

Sale prices

Median \$143K · Average \$175K

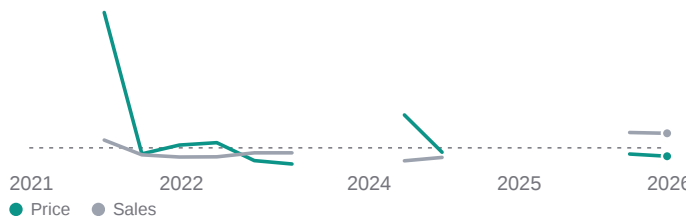


Growth (year over year)

Price -37.9% · Sales +66.7%

Price per square foot

\$106/ft²

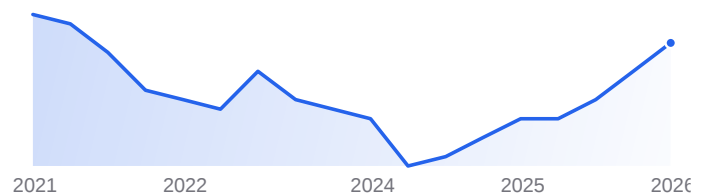


Sale premium vs estimated value

-14.9%

Annual turnover (share of homes sold)

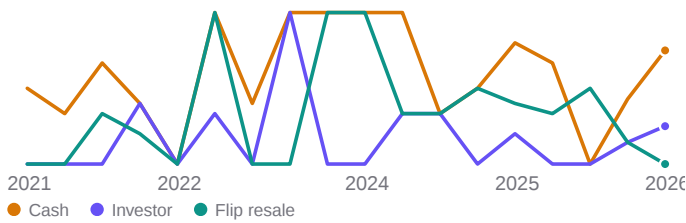
10%



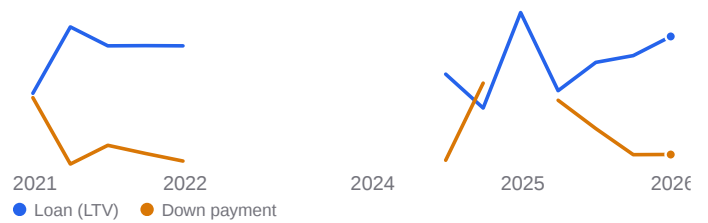
## BUYERS & OUTCOMES

### Buyer mix

Cash 75% · Investor 25% · Flip resale 0%

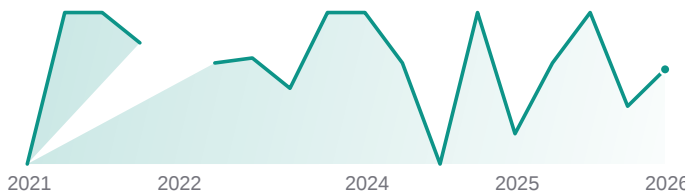


### Financing (share of purchase price) Loan (LTV) 86% · Down payment 14%



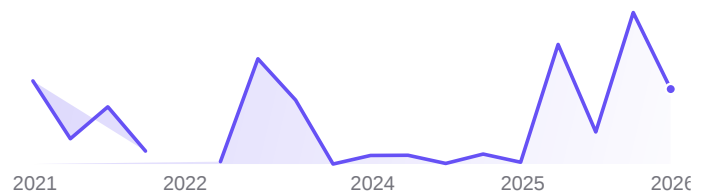
### Sellers who sold at a gain

63%



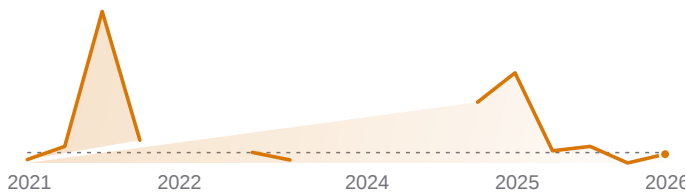
### Typical hold before selling

5.0 yrs



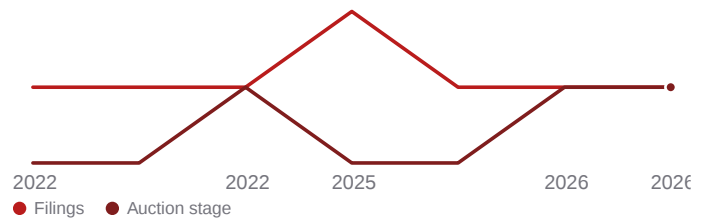
### Median annualized return at resale

-3.1%



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 196       |
| Median value (AVM) | \$231K    |
| Median size        | 1,552 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1952      |
| Single family      | 97%       |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 53%     |
| Underwater (LTV 125% or more) | 5.5%    |
| Owner occupied                | 77%     |
| Company owned                 | 26%     |
| Median loan-to-value          | 47%     |
| Typical ownership tenure      | 5.9 yrs |

## COMMUNITY

|                                  |           |
|----------------------------------|-----------|
| Population                       | 228       |
| Density                          | 420 / mi² |
| Median household income          | \$139K    |
| Average household income         | \$192K    |
| Crime index (US avg 100)         | 39        |
| Air pollution index (US avg 100) | 82        |
| Earthquake index (US avg 100)    | 31        |
| Homes occupied                   | 92%       |
| Bachelor's or higher             | 39%       |
| Poverty rate                     | 0.7%      |
| Unemployment                     | 1.4%      |
| Average temp                     | 50°F      |
| Annual precip                    | 35 in     |
| Sunshine                         | 61%       |

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.