

West Liberty 52776

ZIP code · IA · Iowa > Muscatine County > West Liberty

BUYER'S MARKET

\$242K

MEDIAN SALE PRICE

-1.6%

1-YR CHANGE

35

SALES (12 MO)

\$207K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



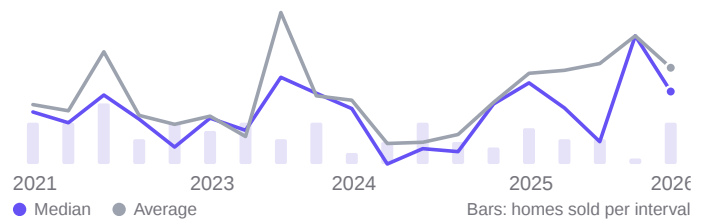
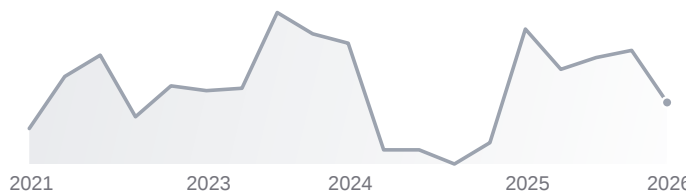
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

35 / 100

Sale prices

Median \$245K · Average \$284K

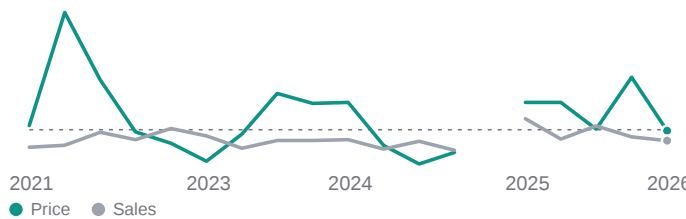


Growth (year over year)

Price -1.6% · Sales -16.7%

Price per square foot

\$147/ft²



Sale premium vs estimated value

+1.3%

Annual turnover (share of homes sold)

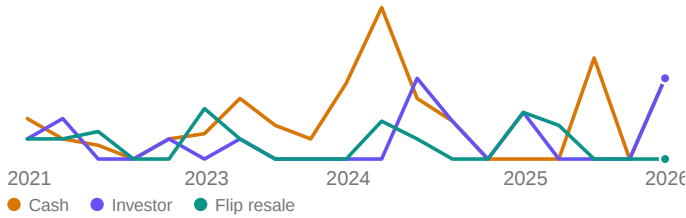
2.1%



BUYERS & OUTCOMES

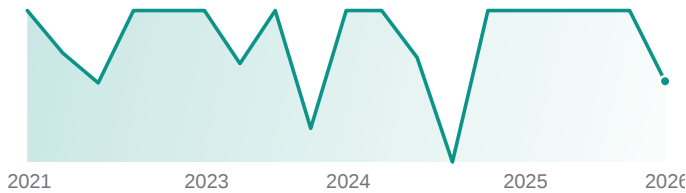
Buyer mix

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



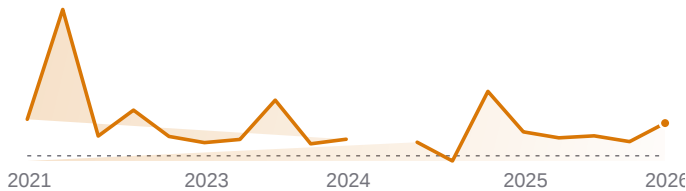
Sellers who sold at a gain

87%

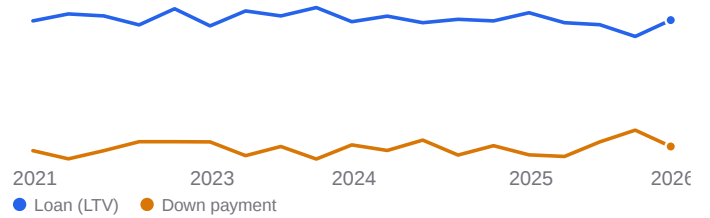


Median annualized return at resale

+9.1%

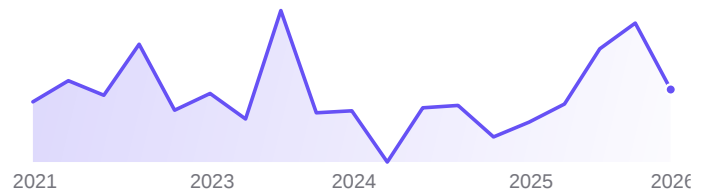


Financing (share of purchase price) Loan (LTV) 88% · Down payment 11%



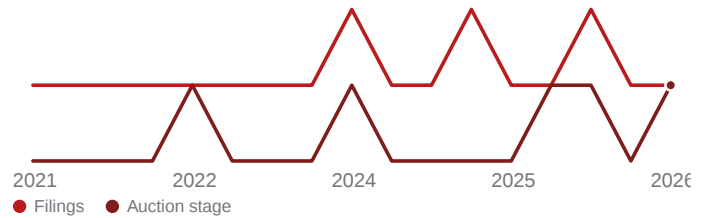
Typical hold before selling

5.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,628
Median value (AVM)	\$207K
Median size	1,547 ft²
Median bedrooms	3
Median year built	1956
Single family	86%
Condos	5.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	40%
Underwater (LTV 125% or more)	5.9%
Owner occupied	83%
Company owned	15%
Median loan-to-value	60%

Typical ownership tenure

11.4 yrs

COMMUNITY

Population	5,303
Density	60 / mi²
Median household income	\$76K
Average household income	\$86K
Crime index (US avg 100)	96
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	24
Homes occupied	93%
Bachelor's or higher	13%
Poverty rate	6.0%
Unemployment	1.3%
Average temp	50°F
Annual precip	36 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.