

Davenport 52806

ZIP code · IA · Iowa > Scott County > Davenport

SELLER'S MARKET

\$225K

MEDIAN SALE PRICE

+10.9%

1-YR CHANGE

364

SALES (12 MO)

\$216K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100



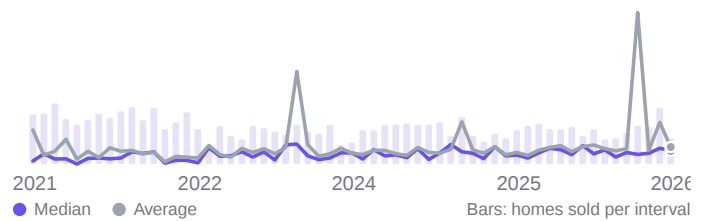
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$226K · Average \$243K

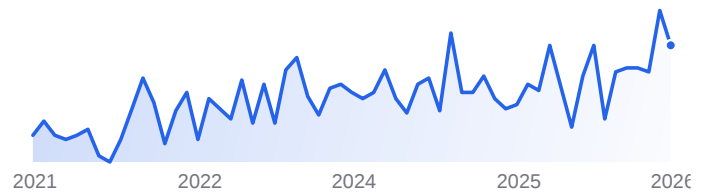
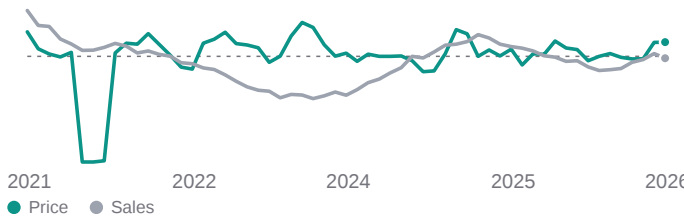


Growth (year over year)

Price +10.9% · Sales -1.4%

Price per square foot

\$197/ft²

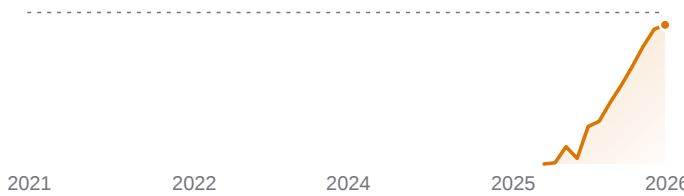


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

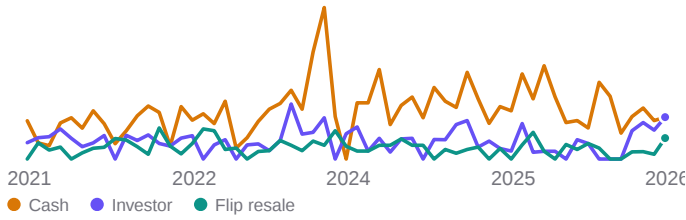
4.0%



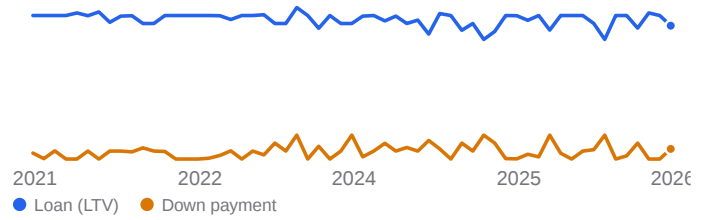
BUYERS & OUTCOMES

Buyer mix

Cash 17% · Investor 17% · Flip resale 8.7%

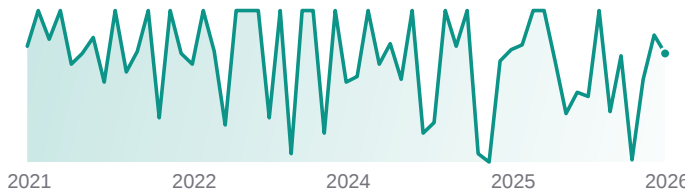


Financing (share of purchase price) Loan (LTV) 89% · Down payment 11%



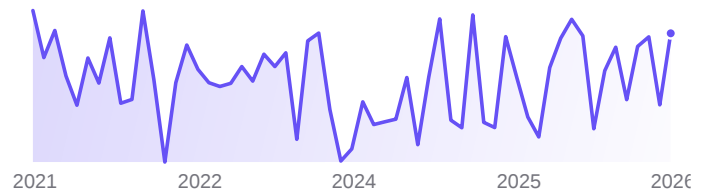
Sellers who sold at a gain

95%



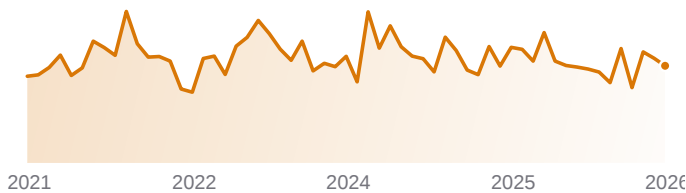
Typical hold before selling

9.8 yrs



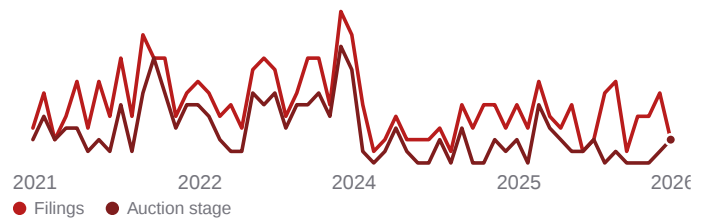
Median annualized return at resale

+4.0%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	9,053
Median value (AVM)	\$216K
Median size	1,176 ft²
Median bedrooms	3
Median year built	1974
Single family	88%
Condos	5.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	44%
Underwater (LTV 125% or more)	2.0%
Owner occupied	83%
Company owned	17%
Median loan-to-value	56%

Typical ownership tenure

9.6 yrs

COMMUNITY

Population	30,395
Density	946 / mi²
Median household income	\$69K
Average household income	\$82K
Crime index (US avg 100)	100
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	25
Homes occupied	94%
Bachelor's or higher	22%
Poverty rate	11.1%
Unemployment	1.1%
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.