

Batavia

City · IA · Iowa > Jefferson County

SELLER'S MARKET

\$109K

MEDIAN SALE PRICE

-19.3%

1-YR CHANGE

6

SALES (12 MO)

\$167K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 78 / 100

Buyer's market

Balanced

Seller's market

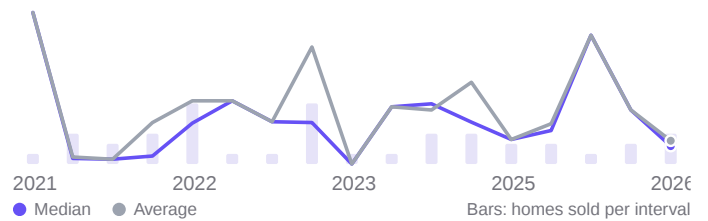
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

78 / 100

Sale prices

Median \$109K · Average \$118K

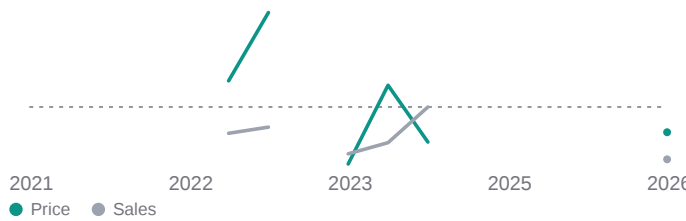


Growth (year over year)

Price -19.3% · Sales -40.0%

Price per square foot

\$102/ft²

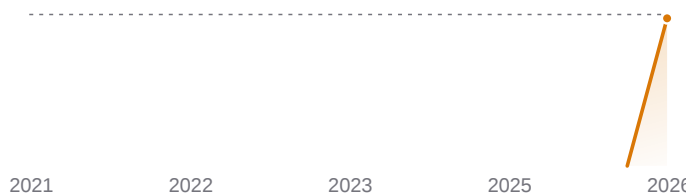


Sale premium vs estimated value

-0.0%

Annual turnover (share of homes sold)

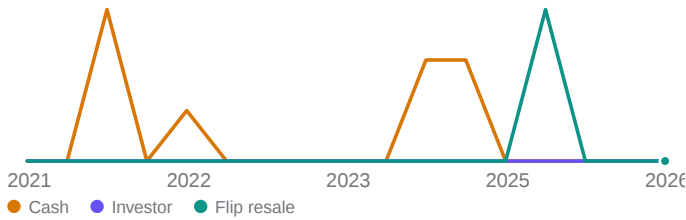
1.1%



BUYERS & OUTCOMES

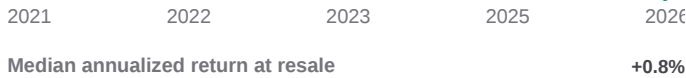
Buyer mix

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



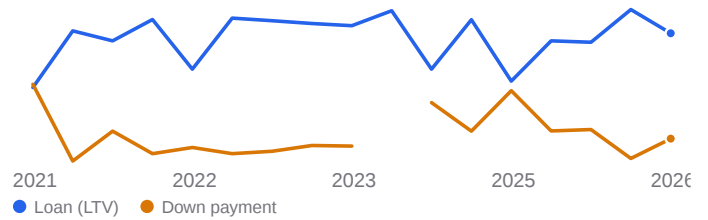
Sellers who sold at a gain

100%



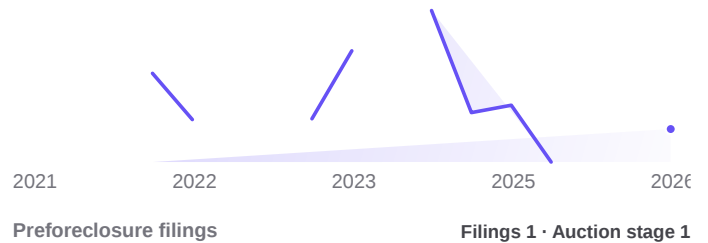
Median annualized return at resale

Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



Typical hold before selling

4.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1

HOUSING STOCK

Homes	570
Median value (AVM)	\$167K
Median size	1,428 ft²
Median bedrooms	3
Median year built	1954
Single family	65%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	9.1%
Owner occupied	81%
Company owned	15%
Median loan-to-value	49%
Typical ownership tenure	9.5 yrs

COMMUNITY

Population	427
Density	693 / mi²
Median household income	\$59K
Average household income	\$81K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	20
Homes occupied	93%
Bachelor's or higher	22%
Poverty rate	6.3%
Unemployment	1.1%
Average temp	51°F
Annual precip	37 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.