

Bussey 50044

ZIP code · IA · Iowa · Mahaska County · Bussey

BUYER'S MARKET

\$108K

MEDIAN SALE PRICE

-1.1%

1-YR CHANGE

7

SALES (12 MO)

\$96K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



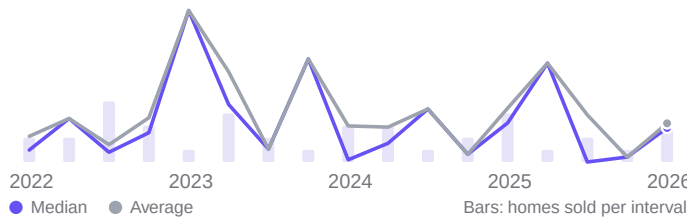
MARKET TRENDS (5 YEARS)

Sale prices

Median \$89K · Average \$99K

Growth (year over year)

Price -1.1% · Sales -30.0%

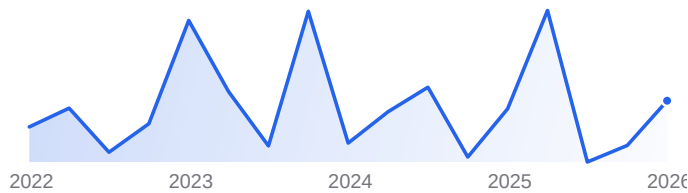


Price per square foot

\$92/ft²

Sale premium vs estimated value

-0.3%



Annual turnover (share of homes sold)

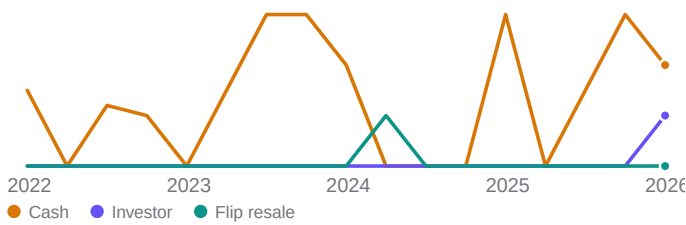
1.6%



BUYERS & OUTCOMES

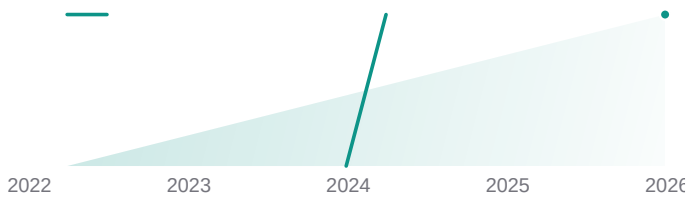
Buyer mix

Cash 67% · Investor 33% · Flip resale 0%



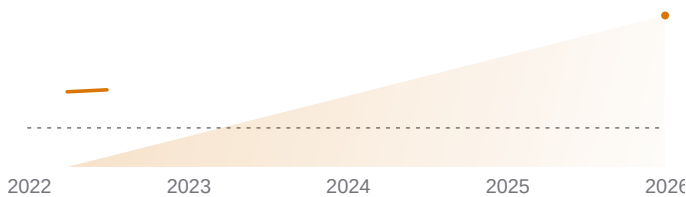
Sellers who sold at a gain

100%

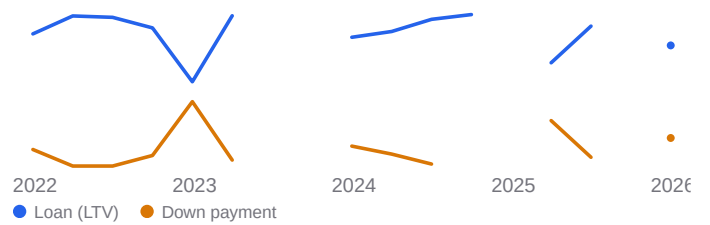


Median annualized return at resale

+55.3%

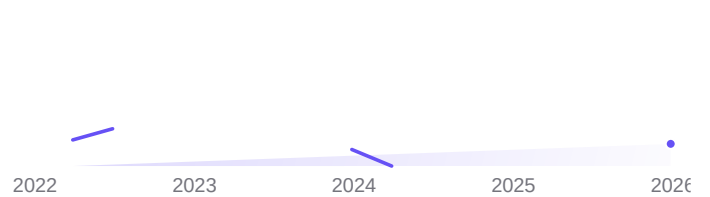


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



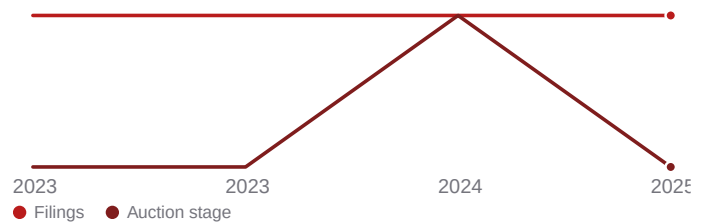
Typical hold before selling

2.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	448
Median value (AVM)	\$96K
Median size	1,232 ft²
Median bedrooms	3
Median year built	1969
Single family	70%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	7.8%
Owner occupied	77%
Company owned	14%
Median loan-to-value	31%
Typical ownership tenure	13.8 yrs

COMMUNITY

Population	844
Density	19 / mi ²
Median household income	\$66K
Average household income	\$76K
Crime index (US avg 100)	150
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	12
Homes occupied	90%
Bachelor's or higher	10%
Poverty rate	6.0%
Unemployment	0.8%
Average temp	51°F
Annual precip	36 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.