

Dows 50071

ZIP code · IA · Iowa > Franklin County > Dows

STRONG BUYER'S MARKET

\$50K

MEDIAN SALE PRICE

-37.1%

1-YR CHANGE

10

SALES (12 MO)

\$83K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 8 / 100



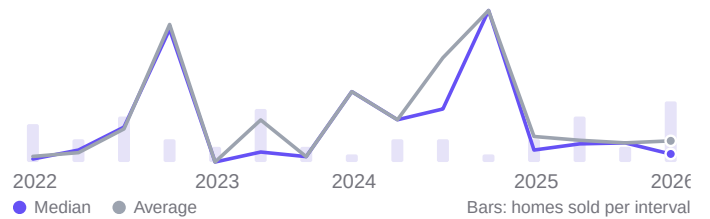
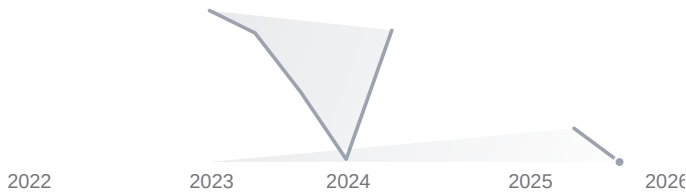
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

8 / 100

Sale prices

Median \$52K · Average \$78K

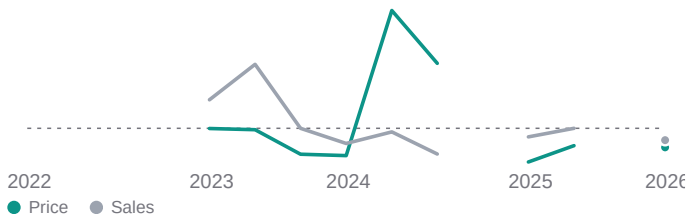


Growth (year over year)

Price -37.1% · Sales -23.1%

Price per square foot

\$44/ft²



Sale premium vs estimated value

+8.7%

Annual turnover (share of homes sold)

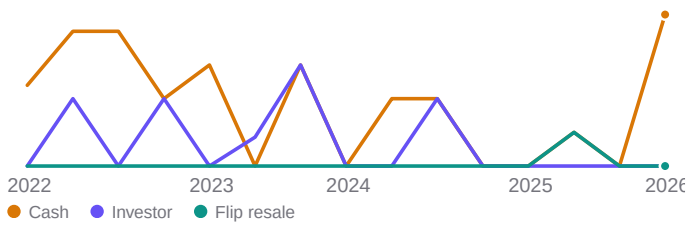
1.8%



BUYERS & OUTCOMES

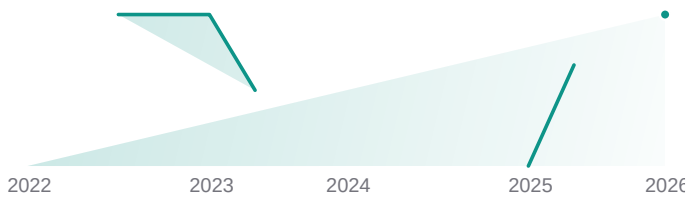
Buyer mix

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



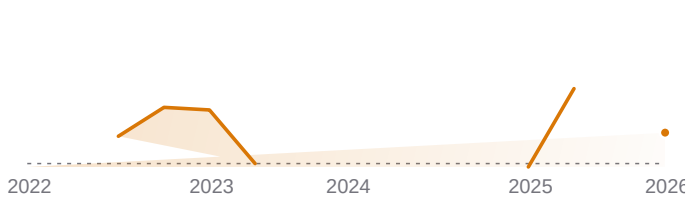
Sellers who sold at a gain

100%

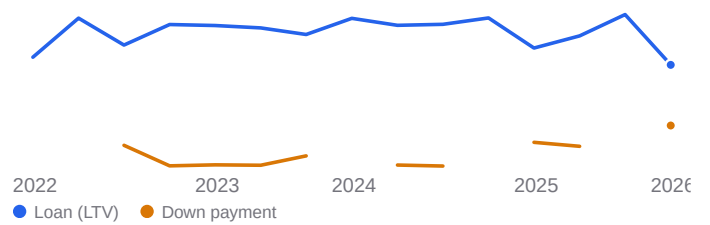


Median annualized return at resale

+6.5%



Financing (share of purchase price) Loan (LTV) 70% · Down payment 30%



Typical hold before selling

2.7 yrs



HOUSING STOCK

Homes	551
Median value (AVM)	\$83K
Median size	1,500 ft²
Median bedrooms	3
Median year built	1918
Single family	73%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	5.4%
Owner occupied	76%
Company owned	12%
Median loan-to-value	23%
Typical ownership tenure	8.3 yrs

COMMUNITY

Population	798
Density	7 / mi²
Median household income	\$69K
Average household income	\$84K
Crime index (US avg 100)	136
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	12
Homes occupied	82%
Bachelor's or higher	24%
Poverty rate	11.6%
Unemployment	1.0%
Average temp	46°F
Annual precip	33 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.