

Buffalo Center 50424

ZIP code · IA · Iowa > Winnebago County > Buffalo Center

STRONG BUYER'S MARKET

\$100K

MEDIAN SALE PRICE

-19.2%

1-YR CHANGE

21

SALES (12 MO)

\$106K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 17 / 100



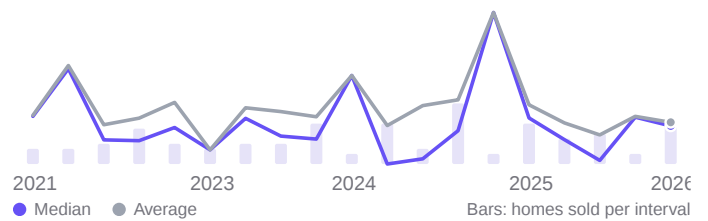
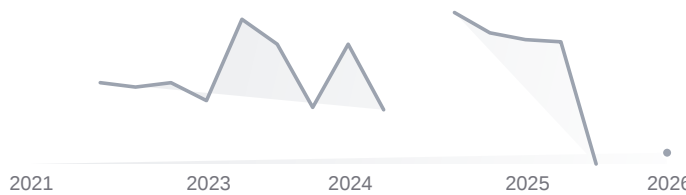
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

17 / 100

Sale prices

Median \$102K · Average \$108K

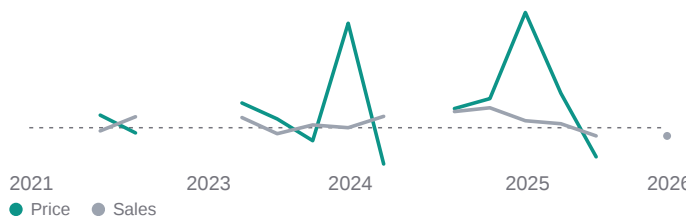


Growth (year over year)

Price -19.2% · Sales -16.0%

Price per square foot

\$69/ft²



Sale premium vs estimated value

-31.0%

Annual turnover (share of homes sold)

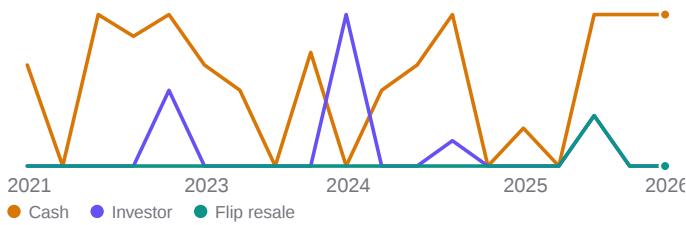
2.7%



BUYERS & OUTCOMES

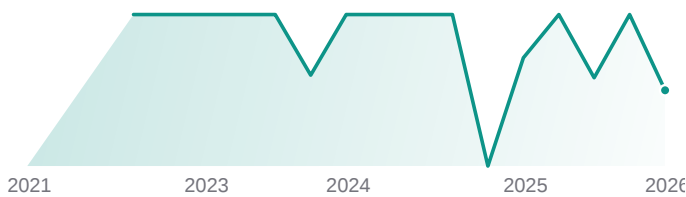
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



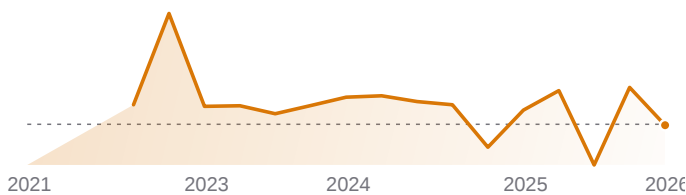
Sellers who sold at a gain

50%

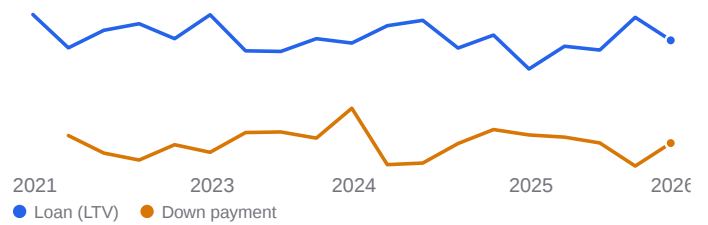


Median annualized return at resale

-0.3%



Financing (share of purchase price) Loan (LTV) 84% · Down payment 16%



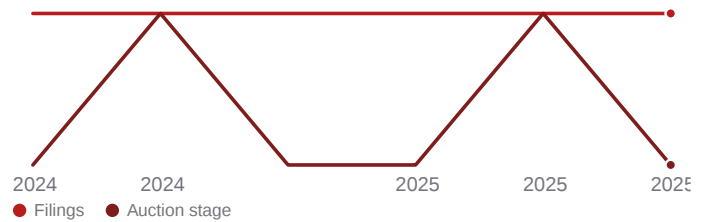
Typical hold before selling

6.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	779
Median value (AVM)	\$106K
Median size	1,446 ft²
Median bedrooms	3
Median year built	1949
Single family	75%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	8.1%
Owner occupied	78%
Company owned	19%
Median loan-to-value	49%
Typical ownership tenure	8.9 yrs

COMMUNITY

Population	1,547
Density	11 / mi²
Median household income	\$61K
Average household income	\$91K
Crime index (US avg 100)	123
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	10
Homes occupied	86%
Bachelor's or higher	23%
Poverty rate	10.9%
Unemployment	0.7%
Average temp	46°F
Annual precip	32 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.