

Dayton 50530

ZIP code · IA · Iowa · Webster County · Dayton

BUYER'S MARKET

\$191K

MEDIAN SALE PRICE

+79.6%

1-YR CHANGE

9

SALES (12 MO)

\$133K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 29 / 100



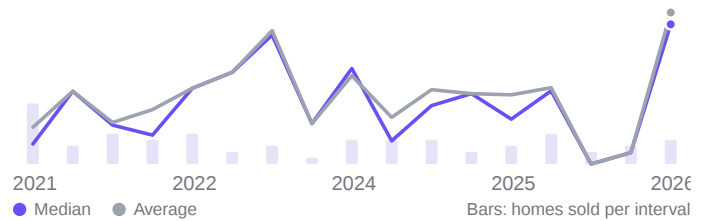
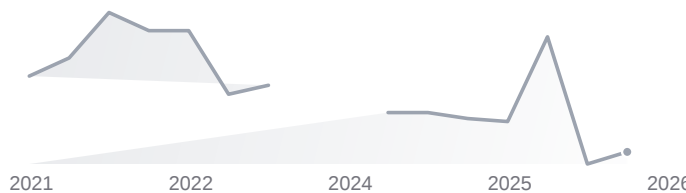
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

29 / 100

Sale prices

Median \$211K · Average \$226K

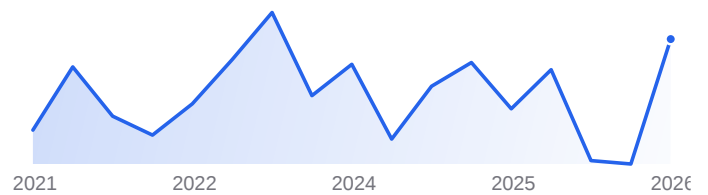
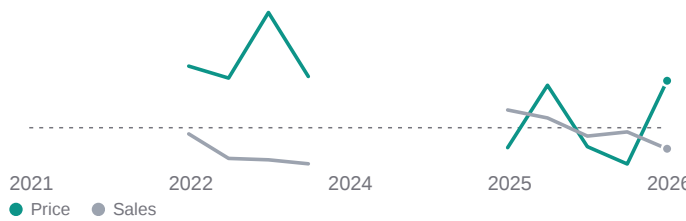


Growth (year over year)

Price +79.6% · Sales -35.7%

Price per square foot

\$114/ft²

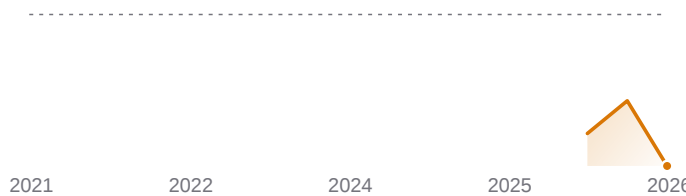


Sale premium vs estimated value

-20.9%

Annual turnover (share of homes sold)

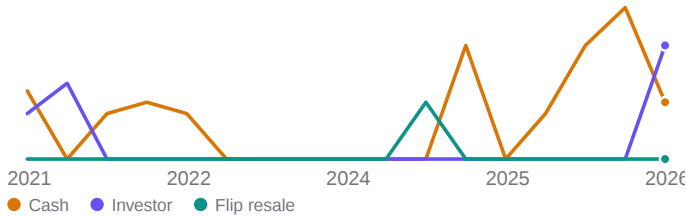
1.7%



BUYERS & OUTCOMES

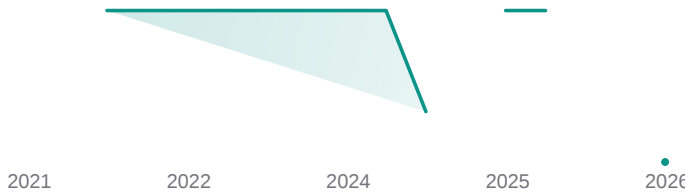
Buyer mix

Cash 25% · Investor 50% · Flip resale 0%



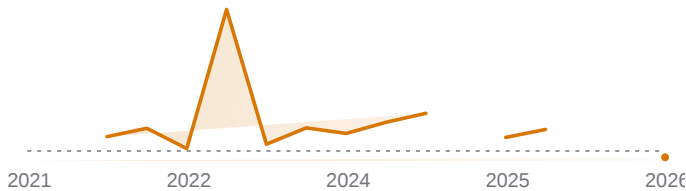
Sellers who sold at a gain

63%

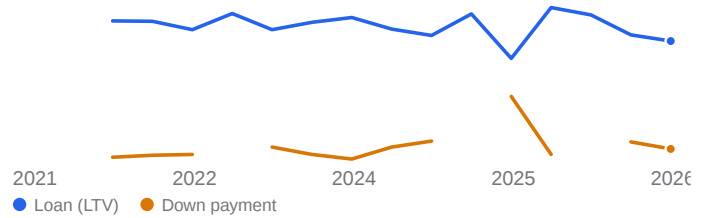


Median annualized return at resale

-3.0%

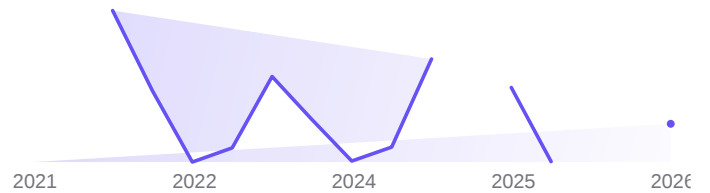


Financing (share of purchase price) Loan (LTV) 82% · Down payment 8.7%



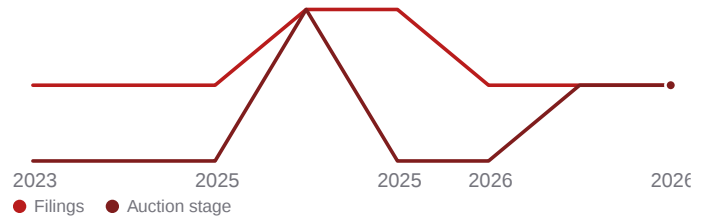
Typical hold before selling

4.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	524
Median value (AVM)	\$133K
Median size	1,466 ft²
Median bedrooms	3
Median year built	1925
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	9.7%
Owner occupied	70%
Company owned	13%
Median loan-to-value	41%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	1,260
Density	20 / mi²
Median household income	\$74K
Average household income	\$95K
Crime index (US avg 100)	100
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	15
Homes occupied	88%
Bachelor's or higher	18%
Poverty rate	5.2%
Unemployment	1.0%
Average temp	48°F
Annual precip	34 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.