

Duncombe 50532

ZIP code · IA · Iowa > Webster County > Duncombe

\$100K

MEDIAN SALE PRICE

-30.6%

1-YR CHANGE

5

SALES (12 MO)

\$174K

MEDIAN VALUE (AVM)

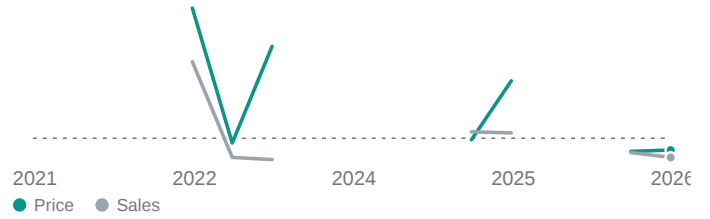
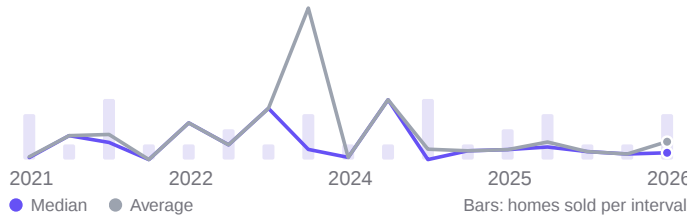
MARKET TRENDS (5 YEARS)

Sale prices

Median \$100K · Average \$211K

Growth (year over year)

Price -30.6% · Sales -50.0%

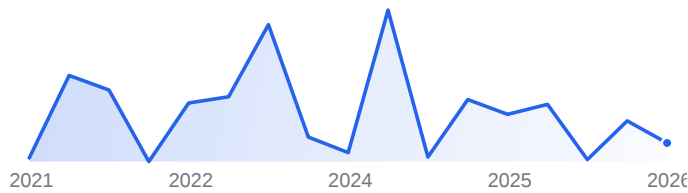


Price per square foot

\$54/ft²

Sale premium vs estimated value

-66.9%



Annual turnover (share of homes sold)

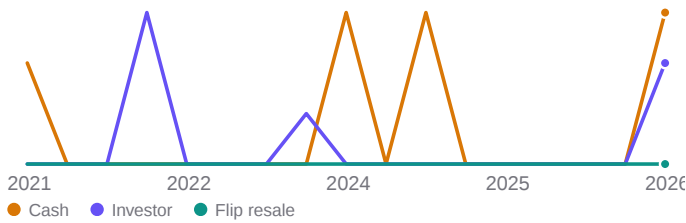
1.2%



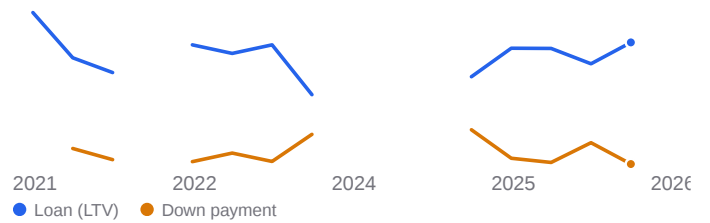
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 67% · Flip resale 0%

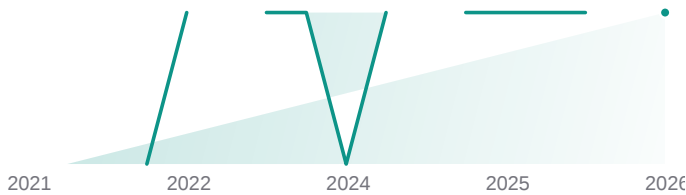


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



Sellers who sold at a gain

100%



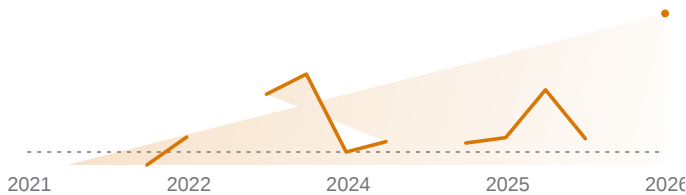
Typical hold before selling

4.5 yrs



Median annualized return at resale

+59.9%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	402
Median value (AVM)	\$174K
Median size	1,500 ft²
Median bedrooms	3
Median year built	1940
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	3.6%
Owner occupied	76%
Company owned	16%
Median loan-to-value	36%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	865
Density	12 / mi²
Median household income	\$78K
Average household income	\$85K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	13
Homes occupied	86%
Bachelor's or higher	17%
Poverty rate	7.5%
Unemployment	1.2%
Average temp	47°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.