

Greenfield 50849

ZIP code · IA · Iowa > Adair County > Greenfield

BUYER'S MARKET

\$159K

MEDIAN SALE PRICE

+1.8%

1-YR CHANGE

20

SALES (12 MO)

\$187K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



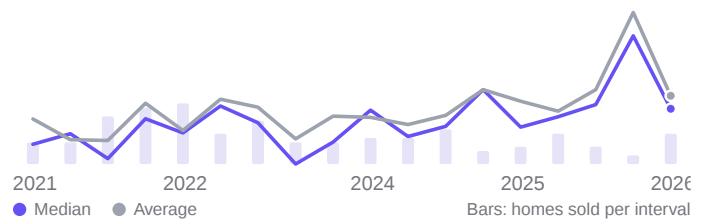
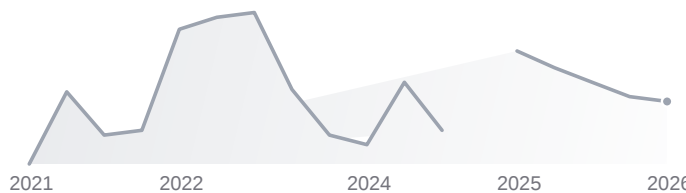
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

35 / 100

Sale prices

Median \$153K · Average \$175K

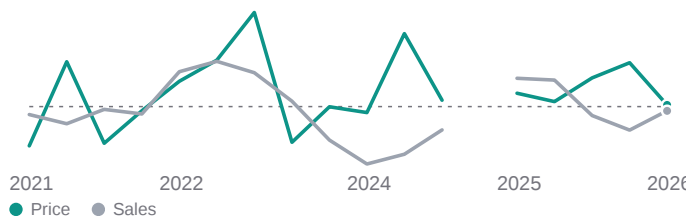


Growth (year over year)

Price +1.8% · Sales -4.8%

Price per square foot

\$110/ft²

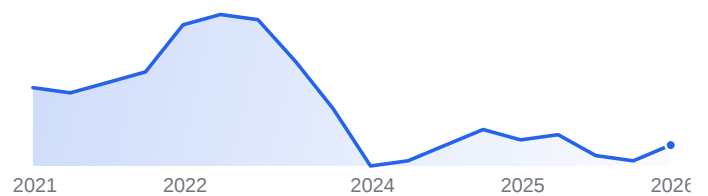
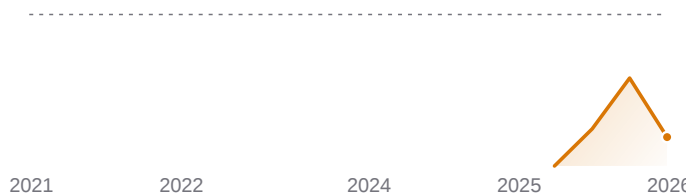


Sale premium vs estimated value

-8.8%

Annual turnover (share of homes sold)

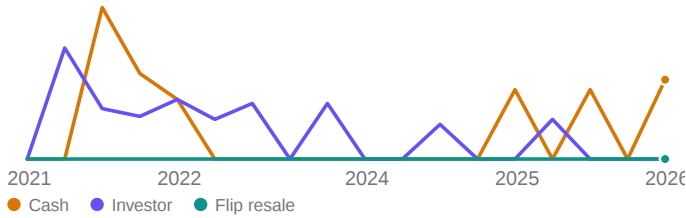
1.7%



BUYERS & OUTCOMES

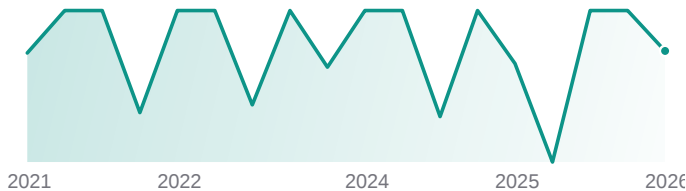
Buyer mix

Cash 29% · Investor 0% · Flip resale 0%



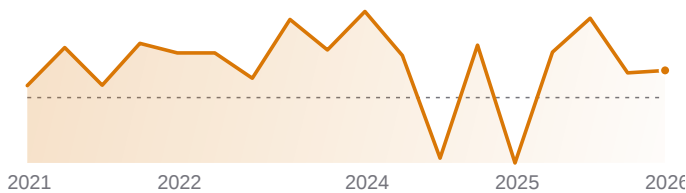
Sellers who sold at a gain

81%

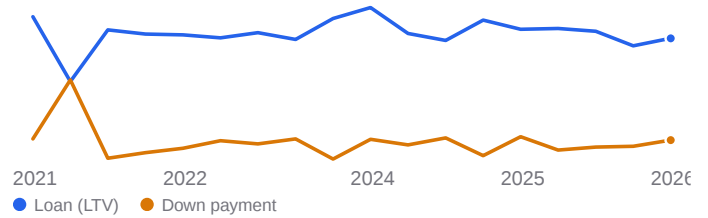


Median annualized return at resale

+4.9%

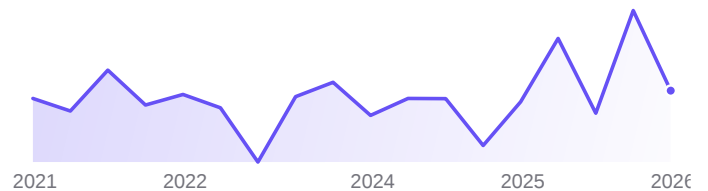


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



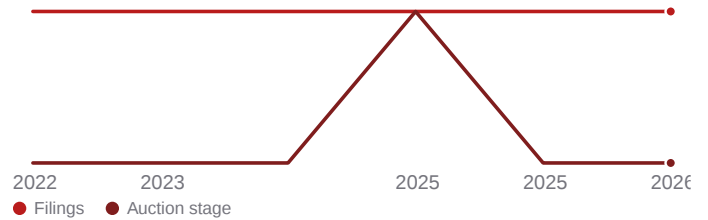
Typical hold before selling

6.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,179
Median value (AVM)	\$187K
Median size	1,496 ft²
Median bedrooms	3
Median year built	1950
Single family	82%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	7.3%
Owner occupied	81%
Company owned	15%
Median loan-to-value	40%
Typical ownership tenure	8.1 yrs

COMMUNITY

Population	3,167
Density	28 / mi²
Median household income	\$59K
Average household income	\$74K
Crime index (US avg 100)	140
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	14
Homes occupied	92%
Bachelor's or higher	13%
Poverty rate	9.0%
Unemployment	0.9%
Average temp	50°F
Annual precip	35 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.