

Adams County, NE

County · NE · Nebraska

SELLER'S MARKET

\$207K

MEDIAN SALE PRICE

+2.2%

1-YR CHANGE

438

SALES (12 MO)

\$186K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 69 / 100

Buyer's market

Balanced

Seller's market

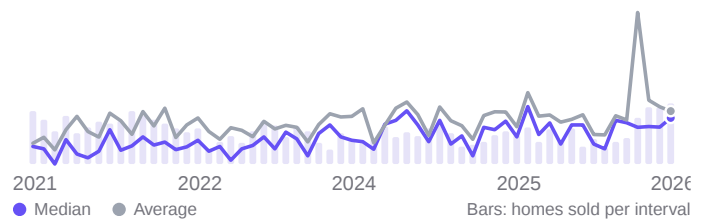
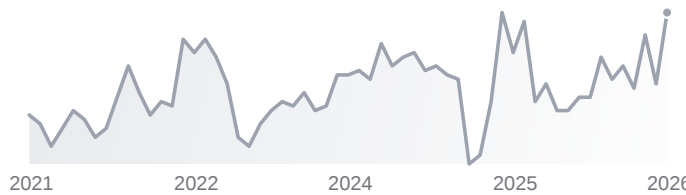
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

69 / 100

Sale prices

Median \$220K · Average \$234K

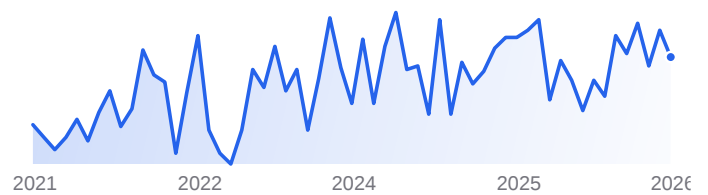
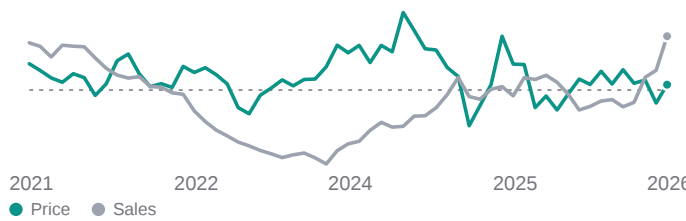


Growth (year over year)

Price +2.2% · Sales +22.3%

Price per square foot

\$163/ft²

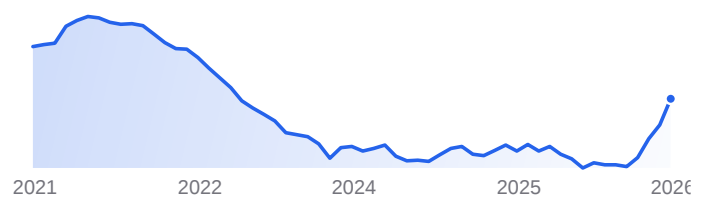


Sale premium vs estimated value

+16.5%

Annual turnover (share of homes sold)

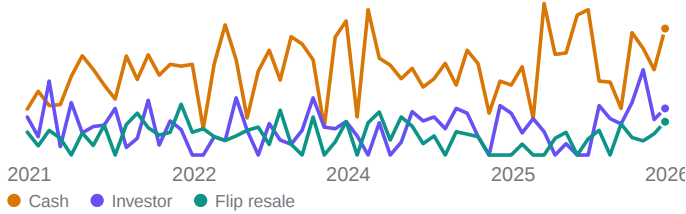
3.8%



BUYERS & OUTCOMES

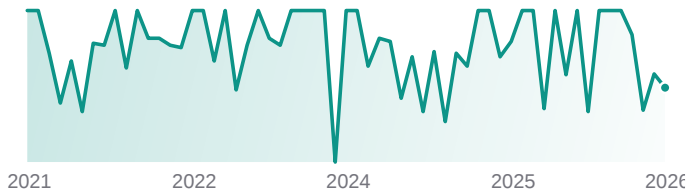
Buyer mix

Cash 30% · Investor 11% · Flip resale 7.9%



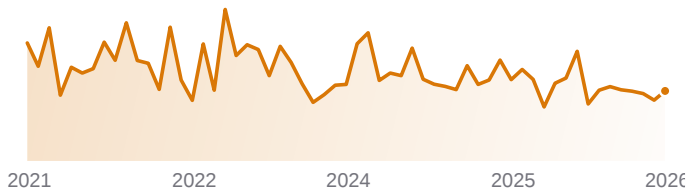
Sellers who sold at a gain

86%

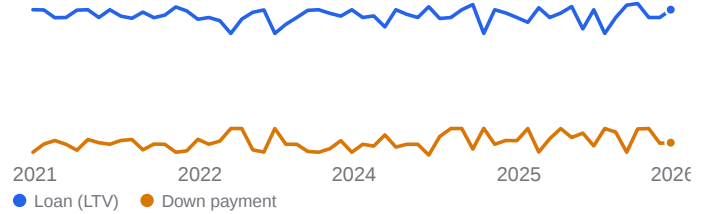


Median annualized return at resale

+4.9%

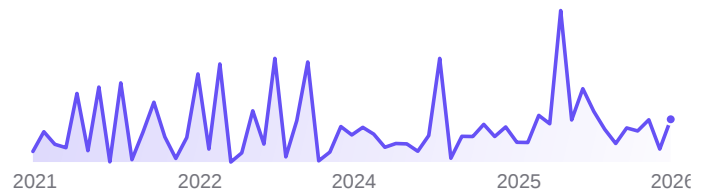


Financing (share of purchase price) Loan (LTV) 95% · Down payment 11%



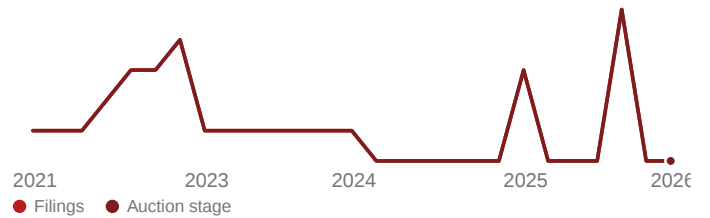
Typical hold before selling

5.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	11,524
Median value (AVM)	\$186K
Median size	1,296 ft²
Median bedrooms	3
Median year built	1955
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	6.8%
Owner occupied	70%
Company owned	17%
Median loan-to-value	52%
Typical ownership tenure	8.6 yrs

COMMUNITY

Population	31,353
Density	56 / mi²
Median household income	\$66K
Average household income	\$84K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	25
Homes occupied	93%
Bachelor's or higher	19%
Poverty rate	9.3%
Unemployment	0.8%
Average temp	51°F
Annual precip	28 in
Sunshine	63%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.