

Boyd County, NE

County · NE · Nebraska

STRONG BUYER'S MARKET

\$56K

MEDIAN SALE PRICE

-46.0%

1-YR CHANGE

10

SALES (12 MO)

\$55K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 10 / 100



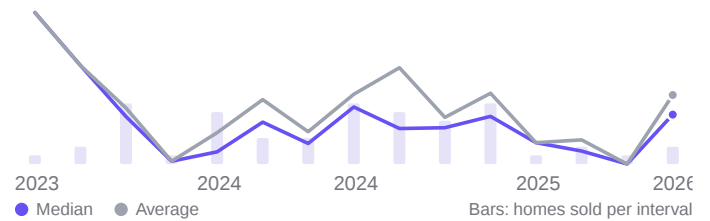
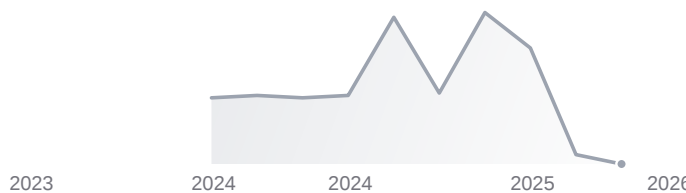
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

10 / 100

Sale prices

Median \$100K · Average \$135K



Growth (year over year)

Price -46.0% · Sales -58.3%

Price per square foot

\$95/ft²

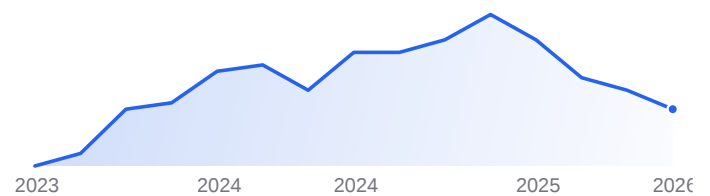


Sale premium vs estimated value

+45.3%

Annual turnover (share of homes sold)

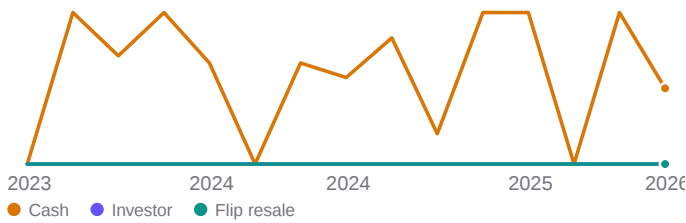
0.8%



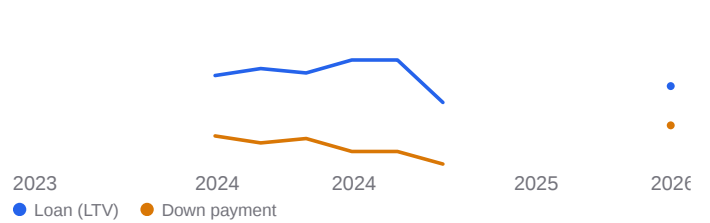
BUYERS & OUTCOMES

Buyer mix

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



Financing (share of purchase price) Loan (LTV) 65% · Down payment 35%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,246
Median value (AVM)	\$55K
Median size	1,344 ft²
Median bedrooms	3
Median year built	1949
Single family	59%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	7.7%
Owner occupied	48%
Company owned	19%
Median loan-to-value	0%
Typical ownership tenure	8.9 yrs

COMMUNITY

Population	1,704
Density	3 / mi²
Median household income	\$61K

Average household income	\$78K
Crime index (US avg 100)	129
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	35
Homes occupied	66%
Bachelor's or higher	8%
Poverty rate	13.8%
Unemployment	1.0%
Average temp	48°F
Annual precip	25 in
Sunshine	66%

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