

Brown County, NE

County · NE · Nebraska

STRONG BUYER'S MARKET

\$97K

MEDIAN SALE PRICE

-37.3%

1-YR CHANGE

34

SALES (12 MO)

\$98K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 19 / 100



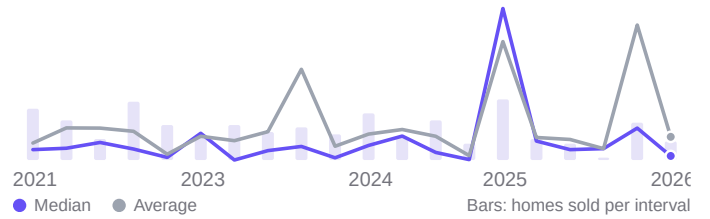
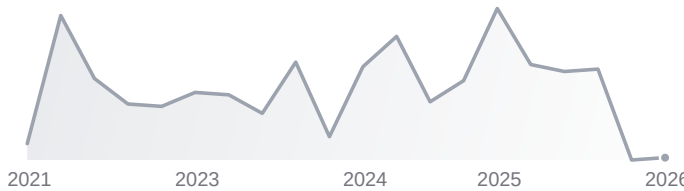
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

19 / 100

Sale prices

Median \$75K · Average \$127K

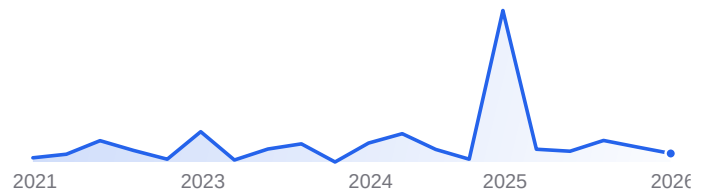
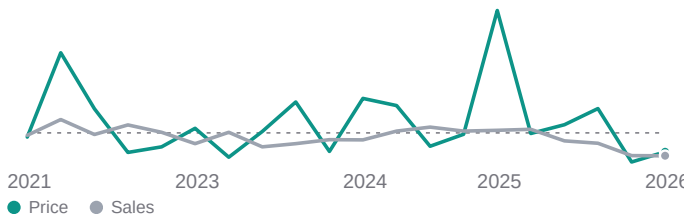


Growth (year over year)

Price -37.3% · Sales -45.2%

Price per square foot

\$68/ft²

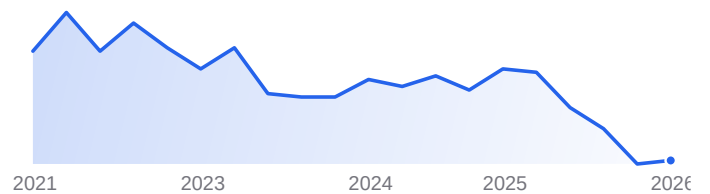


Sale premium vs estimated value

+26.6%

Annual turnover (share of homes sold)

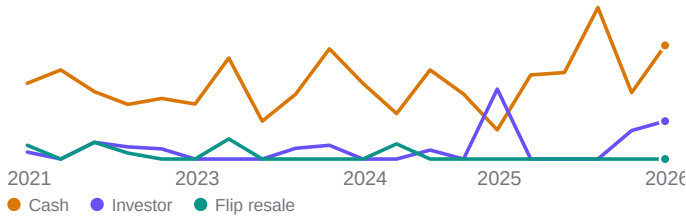
1.9%



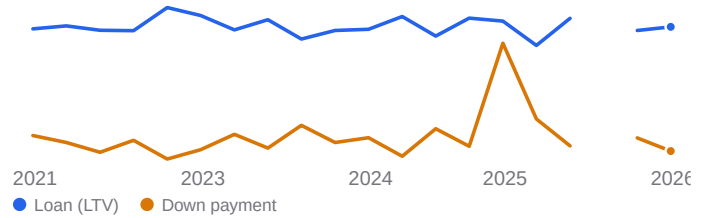
BUYERS & OUTCOMES

Buyer mix

Cash 75% · Investor 25% · Flip resale 0%

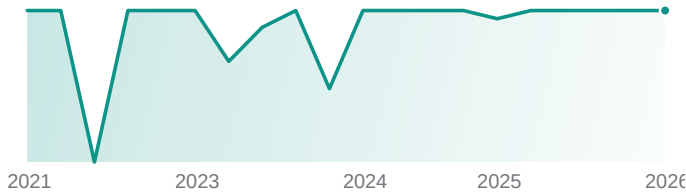


Financing (share of purchase price) Loan (LTV) 85% · Down payment 7.0%



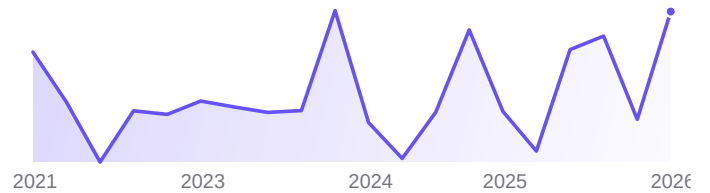
Sellers who sold at a gain

100%



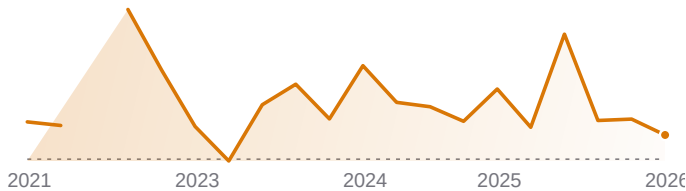
Typical hold before selling

10.1 yrs



Median annualized return at resale

+4.1%



HOUSING STOCK

Homes	1,795
Median value (AVM)	\$98K
Median size	1,297 ft²
Median bedrooms	3
Median year built	1950
Single family	69%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	5.4%
Owner occupied	58%
Company owned	22%
Median loan-to-value	0%
Typical ownership tenure	9.8 yrs

COMMUNITY

Population	2,873
Density	2 / mi²
Median household income	\$47K
Average household income	\$62K
Crime index (US avg 100)	125
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	31
Homes occupied	84%
Bachelor's or higher	12%
Poverty rate	10.8%
Unemployment	0.7%
Average temp	48°F
Annual precip	23 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.