

Buffalo County, NE

County · NE · Nebraska

BALANCED MARKET

\$298K

MEDIAN SALE PRICE

+7.7%

1-YR CHANGE

484

SALES (12 MO)

\$284K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



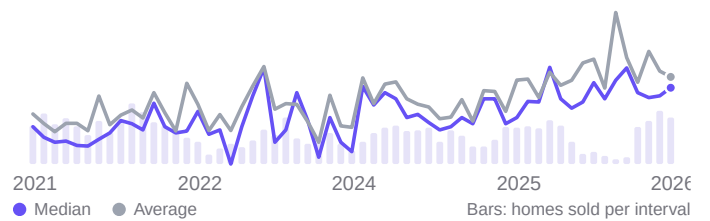
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

51 / 100

Sale prices

Median \$308K · Average \$325K

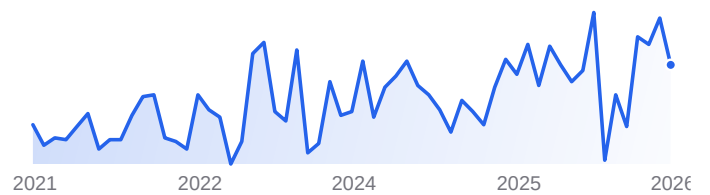
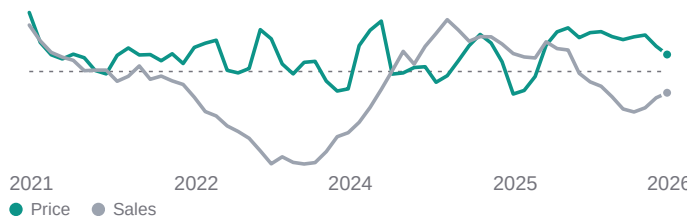


Growth (year over year)

Price +7.7% · Sales -9.5%

Price per square foot

\$224/ft²

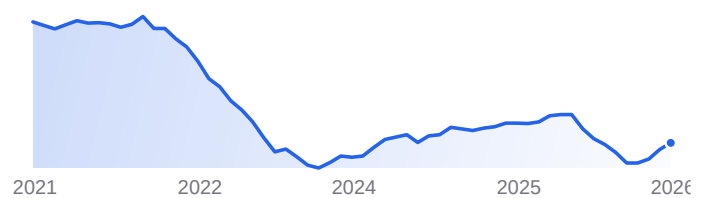


Sale premium vs estimated value

+7.9%

Annual turnover (share of homes sold)

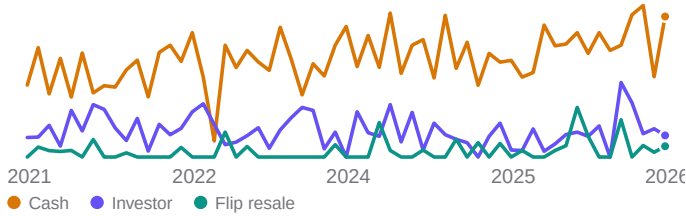
2.9%



BUYERS & OUTCOMES

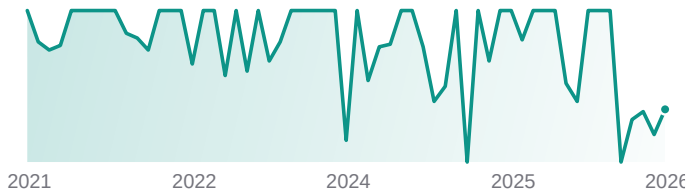
Buyer mix

Cash 38% · Investor 5.8% · Flip resale 2.9%



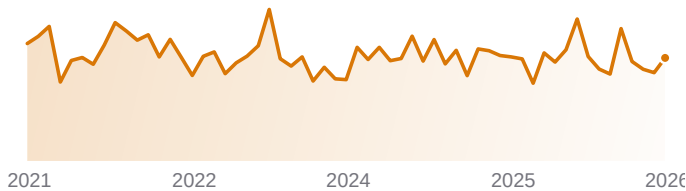
Sellers who sold at a gain

89%

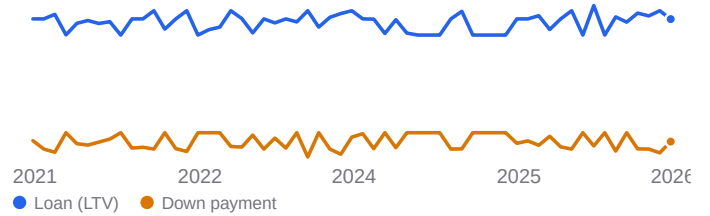


Median annualized return at resale

+5.7%

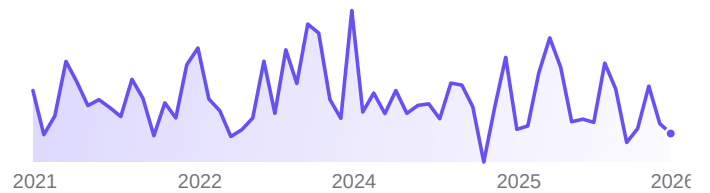


Financing (share of purchase price) Loan (LTV) 90% · Down payment 15%



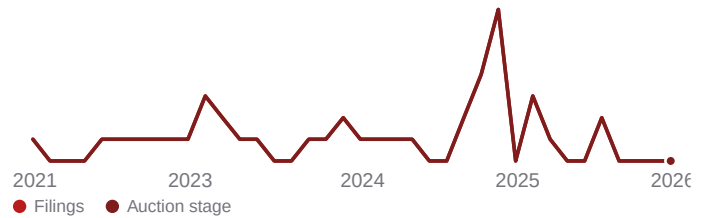
Typical hold before selling

4.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	16,892
Median value (AVM)	\$284K
Median size	1,339 ft²
Median bedrooms	3
Median year built	1978
Single family	76%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	4.8%
Owner occupied	70%
Company owned	14%
Median loan-to-value	52%
Typical ownership tenure	9.4 yrs

COMMUNITY

Population	51,449
Density	53 / mi²
Median household income	\$70K
Average household income	\$90K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	23
Homes occupied	94%
Bachelor's or higher	24%
Poverty rate	10.7%
Unemployment	0.8%
Average temp	50°F
Annual precip	25 in
Sunshine	66%

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.