

Cass County, NE

County · NE · Nebraska

SELLER'S MARKET

\$270K

MEDIAN SALE PRICE

+2.5%

1-YR CHANGE

506

SALES (12 MO)

\$334K

MEDIAN VALUE (AVM)

Market temperature

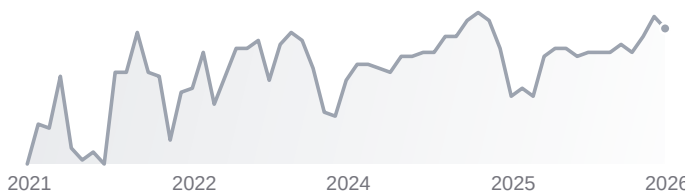
Seller's market · 67 / 100



MARKET TRENDS (5 YEARS)

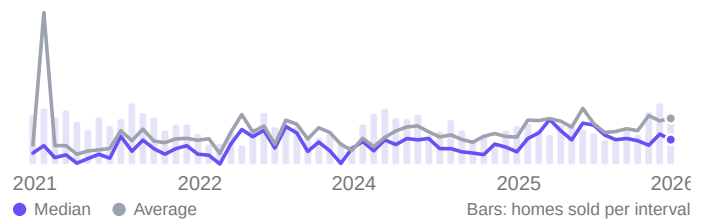
Market temperature (0–100)

67 / 100



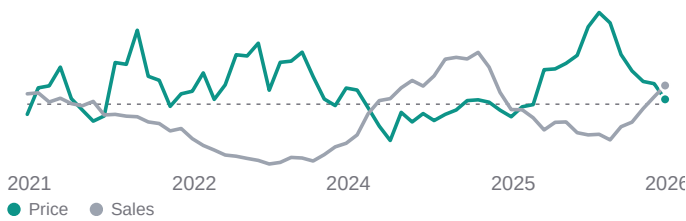
Sale prices

Median \$270K · Average \$365K



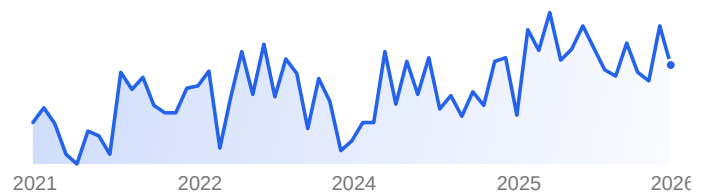
Growth (year over year)

Price +2.5% · Sales +9.8%



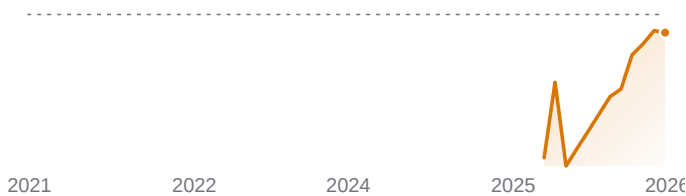
Price per square foot

\$207/ft²



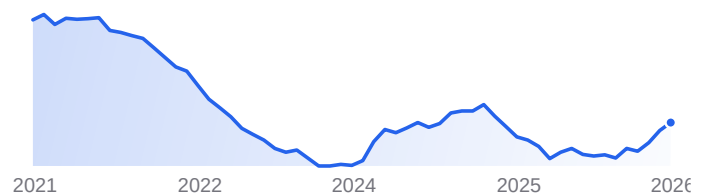
Sale premium vs estimated value

-0.6%



Annual turnover (share of homes sold)

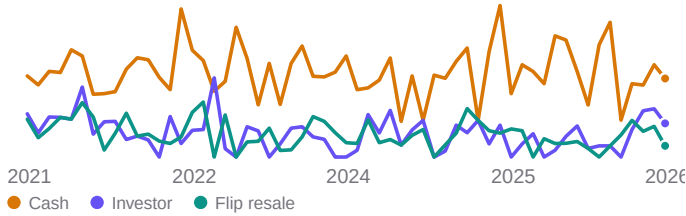
4.3%



BUYERS & OUTCOMES

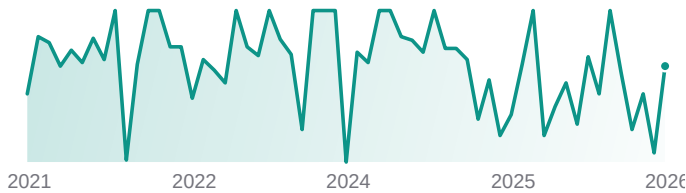
Buyer mix

Cash 26% · Investor 11% · Flip resale 3.7%



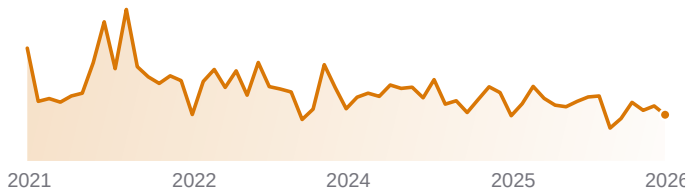
Sellers who sold at a gain

93%

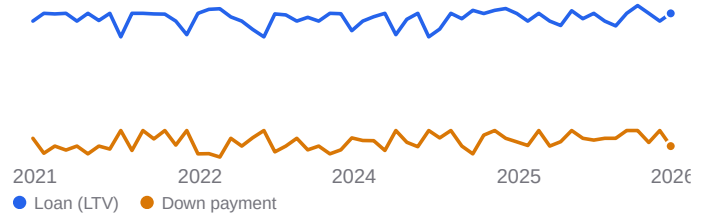


Median annualized return at resale

+4.8%

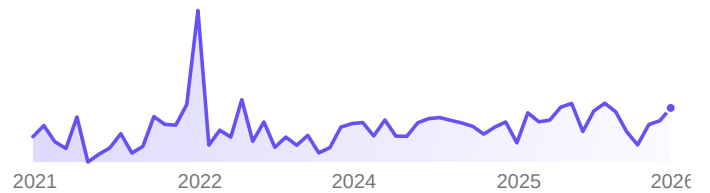


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



Typical hold before selling

6.0 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	11,849
Median value (AVM)	\$334K
Median size	1,484 ft²
Median bedrooms	3
Median year built	1978
Single family	70%
Condos	0.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	2.6%
Owner occupied	77%
Company owned	16%
Median loan-to-value	44%

Typical ownership tenure

8.4 yrs

COMMUNITY

Population	27,647
Density	50 / mi²
Median household income	\$90K
Average household income	\$106K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	30
Homes occupied	90%
Bachelor's or higher	22%
Poverty rate	5.2%
Unemployment	1.0%
Average temp	51°F
Annual precip	32 in
Sunshine	59%

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.