

Cedar County, NE

County · NE · Nebraska

SELLER'S MARKET

\$240K

MEDIAN SALE PRICE

+46.4%

1-YR CHANGE

123

SALES (12 MO)

\$190K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 69 / 100

Buyer's market

Balanced

Seller's market

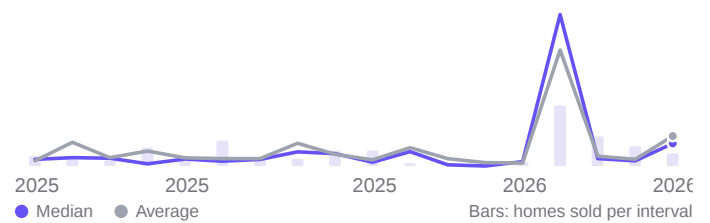
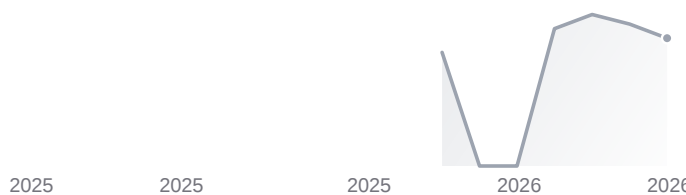
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

69 / 100

Sale prices

Median \$389K · Average \$490K

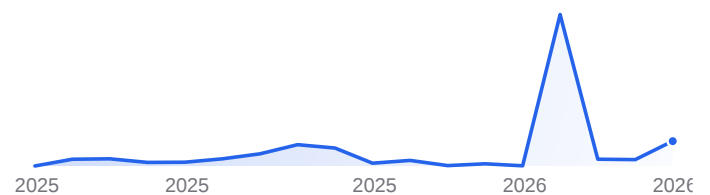


Growth (year over year)

Price +46.4% · Sales +108.5%

Price per square foot

\$266/ft²

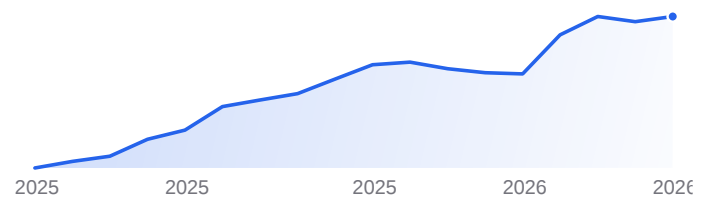
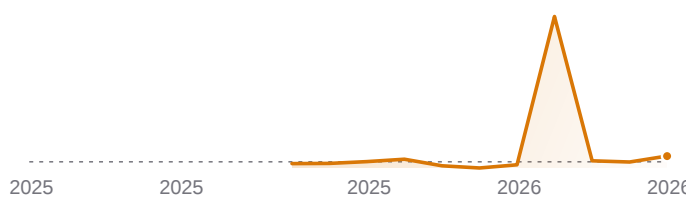


Sale premium vs estimated value

+29.5%

Annual turnover (share of homes sold)

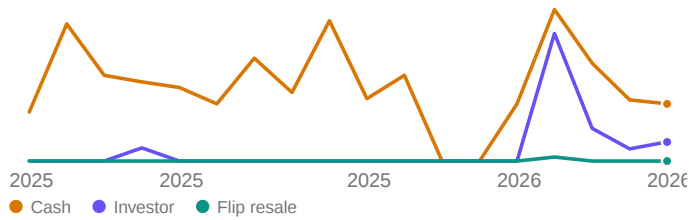
3.2%



BUYERS & OUTCOMES

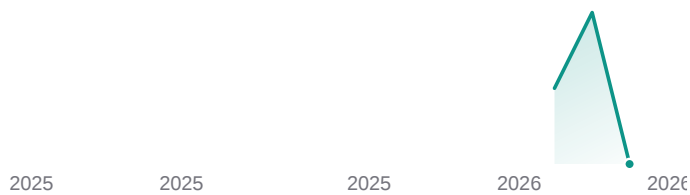
Buyer mix

Cash 33% · Investor 11% · Flip resale 0%



Sellers who sold at a gain

0%

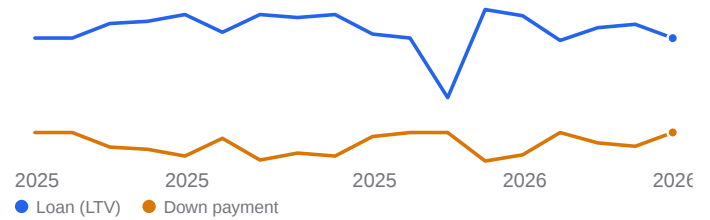


Median annualized return at resale

-2.4%



Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

15.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,801
Median value (AVM)	\$190K
Median size	1,540 ft²
Median bedrooms	2
Median year built	1955
Single family	60%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	84%
Underwater (LTV 125% or more)	3.1%
Owner occupied	74%
Company owned	15%
Median loan-to-value	0%
Typical ownership tenure	7.2 yrs

COMMUNITY

Population	8,306
Density	11 / mi²
Median household income	\$72K
Average household income	\$89K
Crime index (US avg 100)	122
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	28
Homes occupied	88%
Bachelor's or higher	18%
Poverty rate	5.3%
Unemployment	0.8%
Average temp	48°F
Annual precip	26 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.