

Dakota County, NE

County · NE · Nebraska

BUYER'S MARKET

\$227K

MEDIAN SALE PRICE

-10.5%

1-YR CHANGE

132

SALES (12 MO)

\$221K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



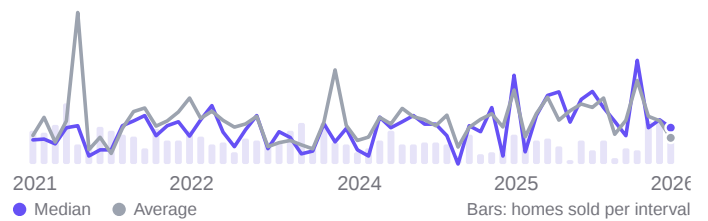
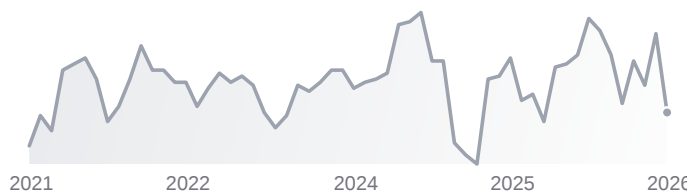
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

34 / 100

Sale prices

Median \$220K · Average \$195K

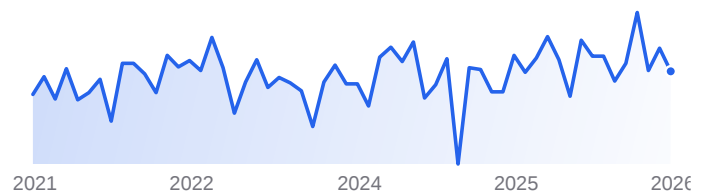
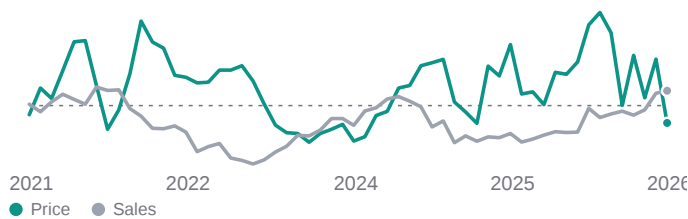


Growth (year over year)

Price -10.5% · Sales +9.1%

Price per square foot

\$180/ft²

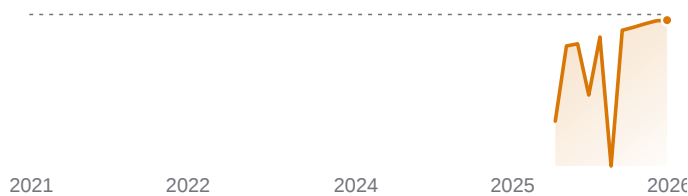


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

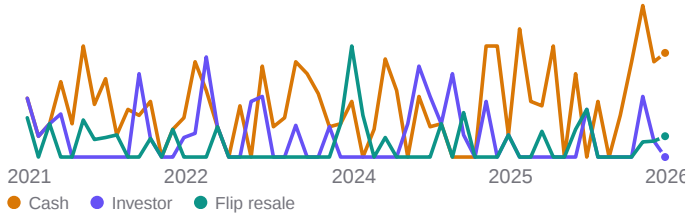
2.0%



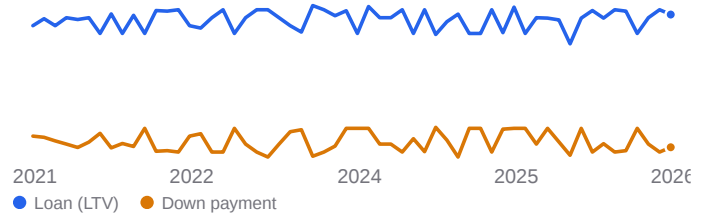
BUYERS & OUTCOMES

Buyer mix

Cash 31% · Investor 0% · Flip resale 6.3%

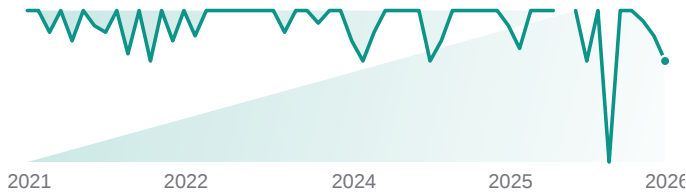


Financing (share of purchase price) Loan (LTV) 92% · Down payment 8.0%



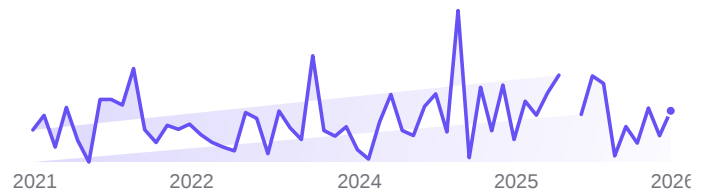
Sellers who sold at a gain

67%



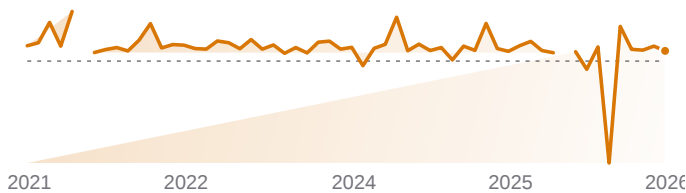
Typical hold before selling

6.8 yrs



Median annualized return at resale

+5.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,540
Median value (AVM)	\$221K
Median size	1,216 ft²
Median bedrooms	3
Median year built	1973
Single family	72%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	2.8%
Owner occupied	75%
Company owned	14%
Median loan-to-value	46%
Typical ownership tenure	9.0 yrs

COMMUNITY

Population	21,291
Density	81 / mi²
Median household income	\$68K
Average household income	\$83K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	22
Homes occupied	94%
Bachelor's or higher	12%
Poverty rate	11.0%
Unemployment	1.1%
Average temp	49°F
Annual precip	27 in
Sunshine	66%

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