

Dawson County, NE

County · NE · Nebraska

STRONG BUYER'S MARKET

\$178K

MEDIAN SALE PRICE

-15.4%

1-YR CHANGE

196

SALES (12 MO)

\$185K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 18 / 100



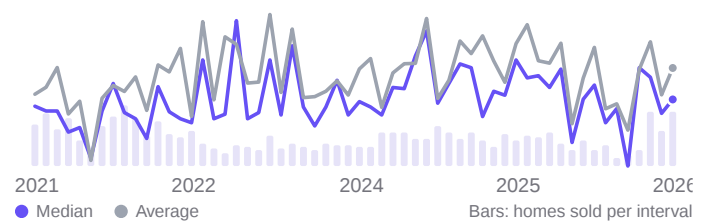
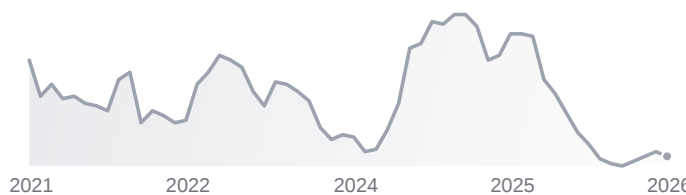
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

18 / 100

Sale prices

Median \$175K · Average \$215K

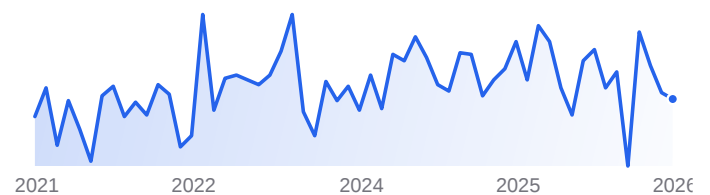
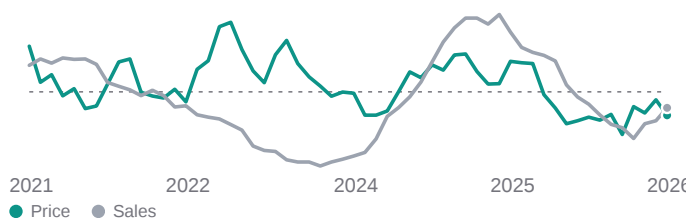


Growth (year over year)

Price -15.4% · Sales -10.5%

Price per square foot

\$116/ft²



Sale premium vs estimated value

-5.4%

Annual turnover (share of homes sold)

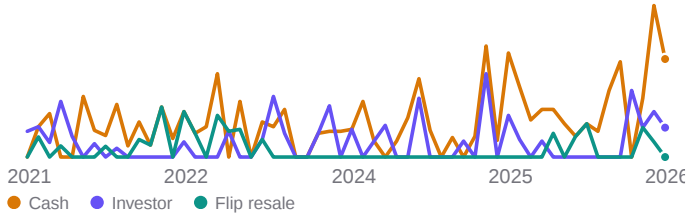
2.1%



BUYERS & OUTCOMES

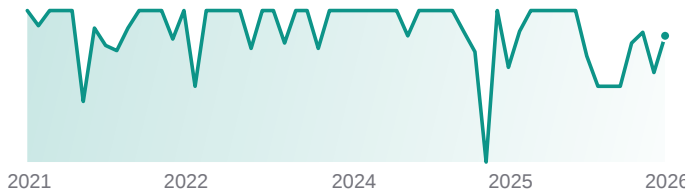
Buyer mix

Cash 29% · Investor 8.8% · Flip resale 0%



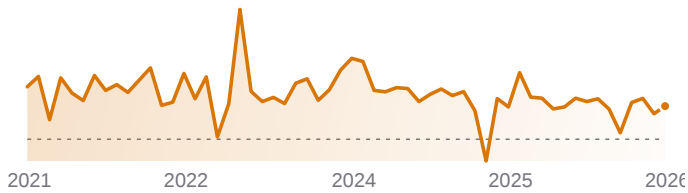
Sellers who sold at a gain

89%

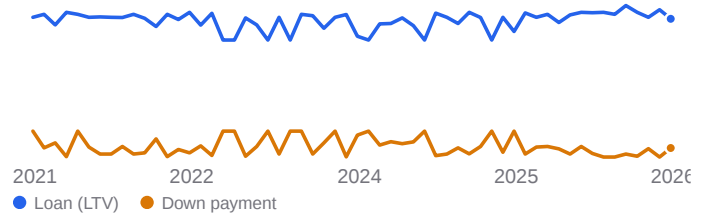


Median annualized return at resale

+5.4%

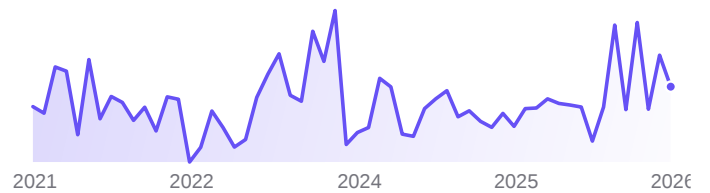


Financing (share of purchase price) Loan (LTV) 94% · Down payment 8.9%



Typical hold before selling

6.5 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	9,419
Median value (AVM)	\$185K
Median size	1,344 ft²
Median bedrooms	3
Median year built	1961
Single family	71%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	5.1%
Owner occupied	68%
Company owned	11%
Median loan-to-value	50%
Typical ownership tenure	10.1 yrs

COMMUNITY

Population	24,404
Density	24 / mi²
Median household income	\$67K
Average household income	\$83K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	18
Homes occupied	91%
Bachelor's or higher	12%
Poverty rate	17.5%
Unemployment	1.0%
Average temp	50°F
Annual precip	23 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.