

Douglas County, NE

County · NE · Nebraska

BALANCED MARKET

\$286K

MEDIAN SALE PRICE

-1.3%

1-YR CHANGE

8,101

SALES (12 MO)

\$294K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



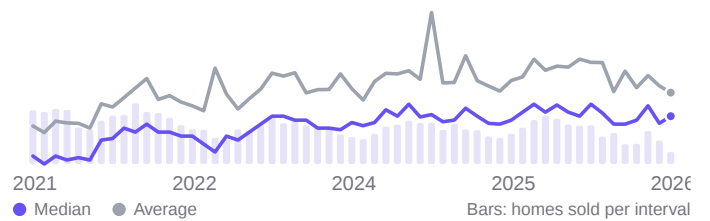
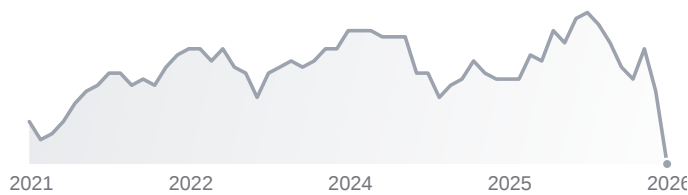
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$285K · Average \$315K

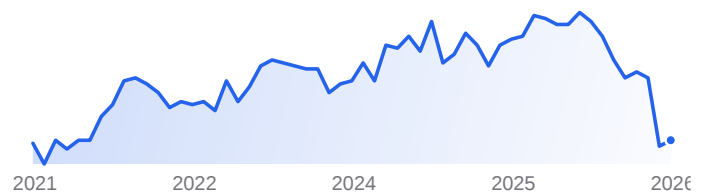
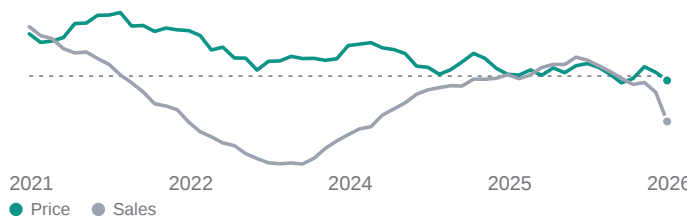


Growth (year over year)

Price -1.3% · Sales -13.0%

Price per square foot

\$166/ft²

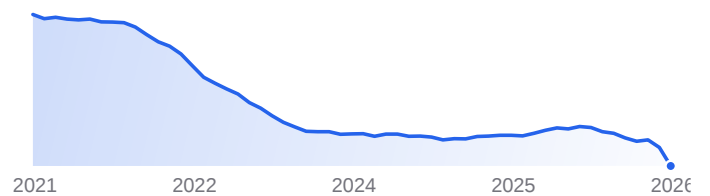
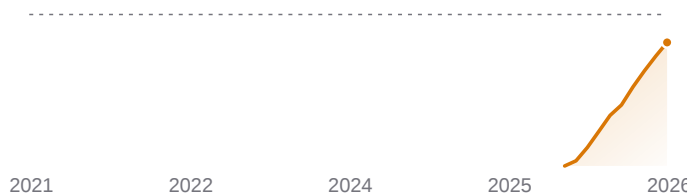


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

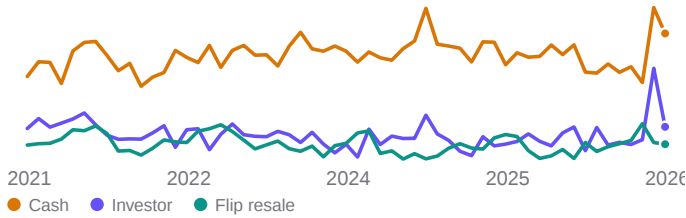
4.3%



BUYERS & OUTCOMES

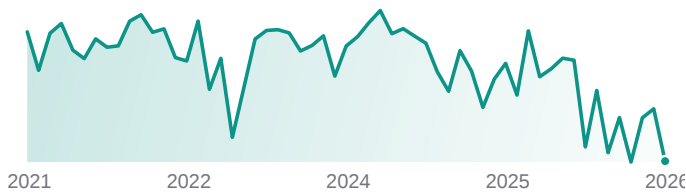
Buyer mix

Cash 28% · Investor 11% · Flip resale 8.1%



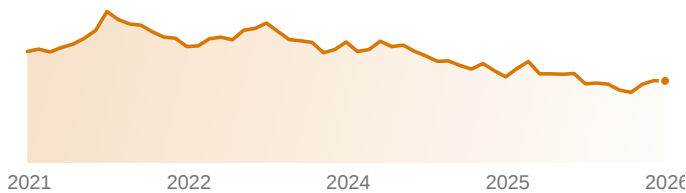
Sellers who sold at a gain

89%

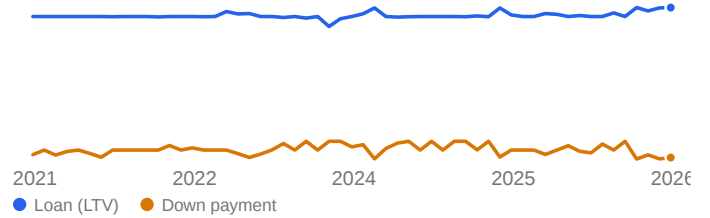


Median annualized return at resale

+5.2%

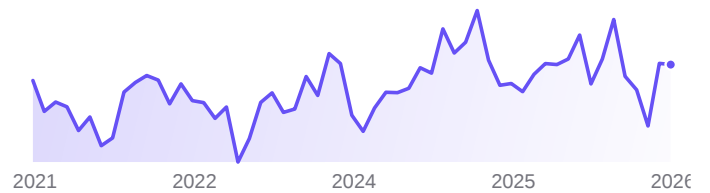


Financing (share of purchase price) Loan (LTV) 95% · Down payment 11%



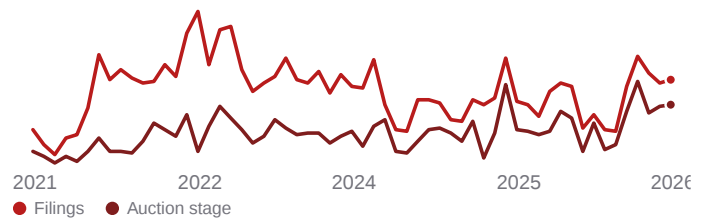
Typical hold before selling

5.0 yrs



Preforeclosure filings

Filings 53 · Auction stage 38



HOUSING STOCK

Homes	188,949
Median value (AVM)	\$294K
Median size	1,460 ft²
Median bedrooms	3
Median year built	1973
Single family	95%
Condos	2.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	2.0%
Owner occupied	75%
Company owned	19%
Median loan-to-value	50%

Typical ownership tenure

9.3 yrs

COMMUNITY

Population	602,255
Density	1,845 / mi²
Median household income	\$77K
Average household income	\$108K
Crime index (US avg 100)	88
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	28
Homes occupied	95%
Bachelor's or higher	27%
Poverty rate	11.5%
Unemployment	1.1%
Average temp	50°F
Annual precip	30 in
Sunshine	60%

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