

# Gage County, NE

County · NE · Nebraska

BALANCED MARKET

**\$187K**

MEDIAN SALE PRICE

**+3.7%**

1-YR CHANGE

**311**

SALES (12 MO)

**\$198K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



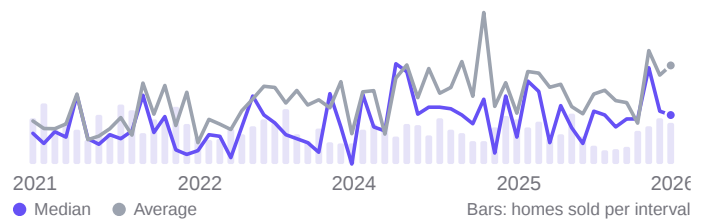
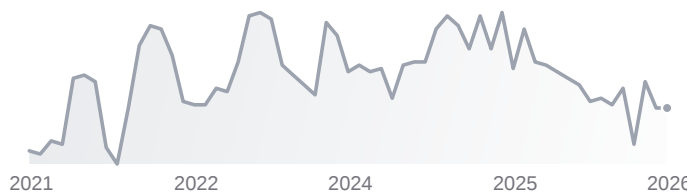
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$165K · Average \$228K

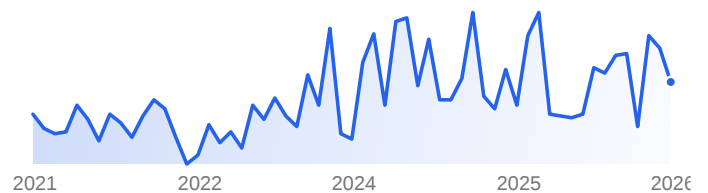
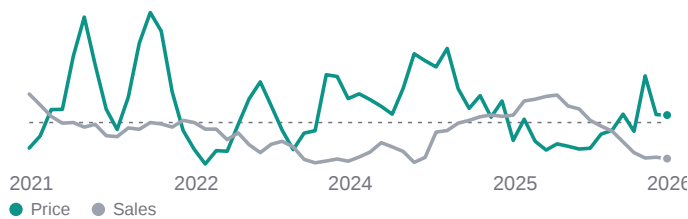


Growth (year over year)

Price +3.7% · Sales -17.7%

Price per square foot

\$128/ft²

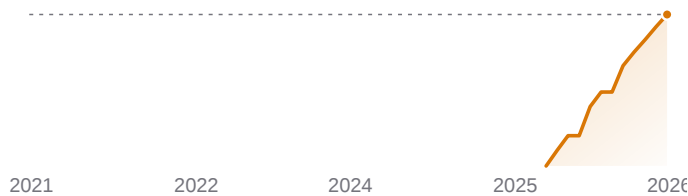


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

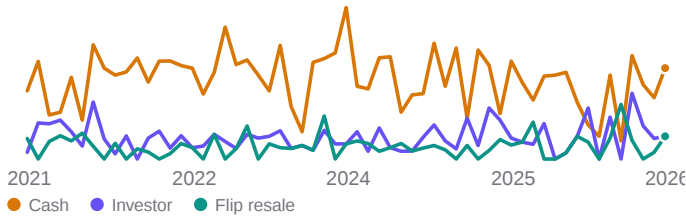
3.3%



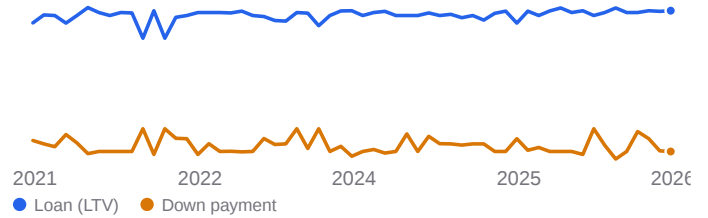
## BUYERS & OUTCOMES

### Buyer mix

Cash 33% · Investor 8.3% · Flip resale 8.3%

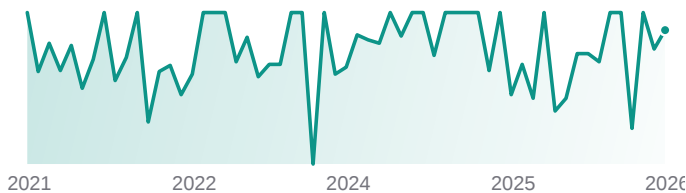


### Financing (share of purchase price) Loan (LTV) 98% · Down payment 5.0%



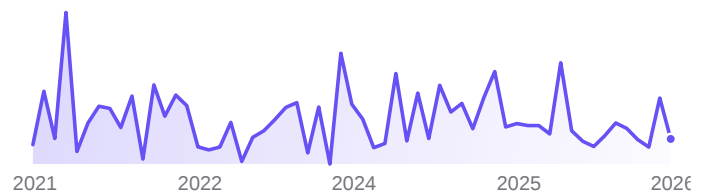
### Sellers who sold at a gain

96%



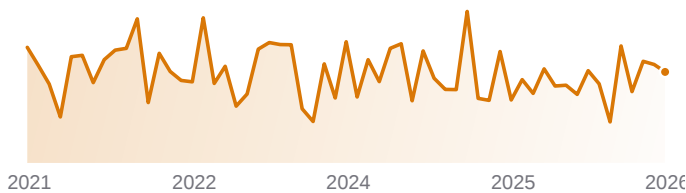
### Typical hold before selling

4.3 yrs



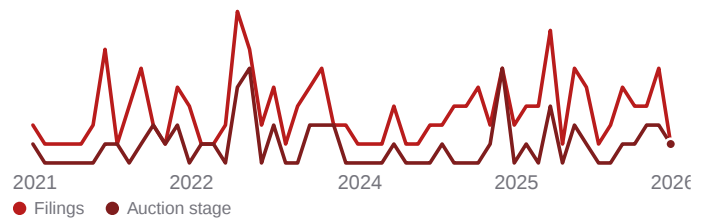
### Median annualized return at resale

+7.5%



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 9,452     |
| Median value (AVM) | \$198K    |
| Median size        | 1,378 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1956      |
| Single family      | 72%       |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 61%     |
| Underwater (LTV 125% or more) | 3.1%    |
| Owner occupied                | 73%     |
| Company owned                 | 13%     |
| Median loan-to-value          | 39%     |
| Typical ownership tenure      | 9.0 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 21,827   |
| Density                          | 26 / mi² |
| Median household income          | \$63K    |
| Average household income         | \$78K    |
| Crime index (US avg 100)         | 111      |
| Air pollution index (US avg 100) | 90       |
| Earthquake index (US avg 100)    | 36       |
| Homes occupied                   | 91%      |
| Bachelor's or higher             | 15%      |
| Poverty rate                     | 12.5%    |
| Unemployment                     | 1.0%     |
| Average temp                     | 52°F     |
| Annual precip                    | 31 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.