

# Garden County, NE

County · NE · Nebraska

SELLER'S MARKET

\$291K

MEDIAN SALE PRICE

+64.3%

1-YR CHANGE

23

SALES (12 MO)

\$95K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 71 / 100

Buyer's market

Balanced

Seller's market

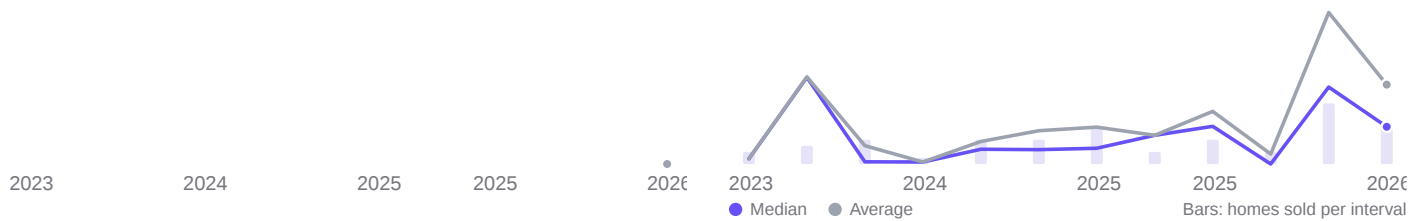
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

71 / 100

Sale prices

Median \$150K · Average \$297K



Growth (year over year)

Price +64.3% · Sales +155.6%

Price per square foot

\$166/ft²

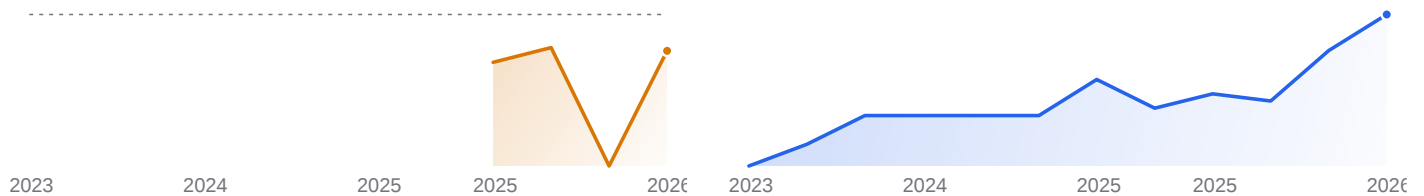


Sale premium vs estimated value

-2.8%

Annual turnover (share of homes sold)

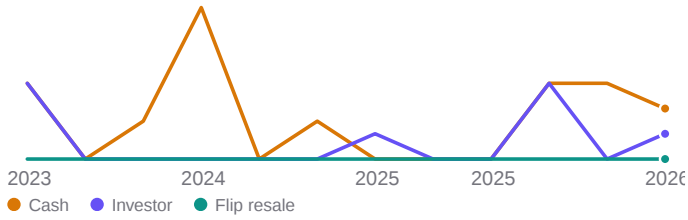
1.9%



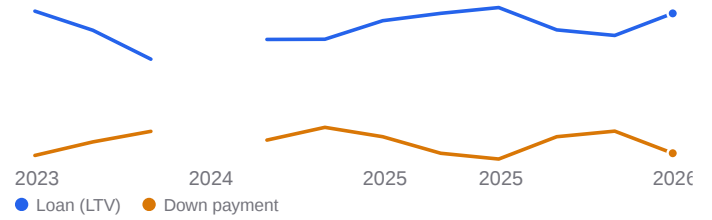
## BUYERS & OUTCOMES

### Buyer mix

Cash 33% · Investor 17% · Flip resale 0%

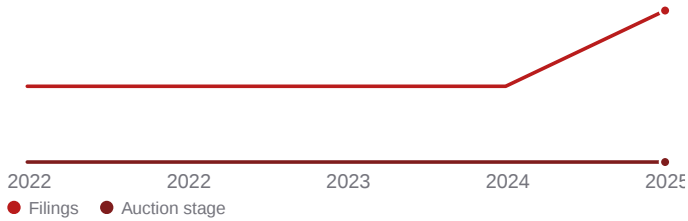


### Financing (share of purchase price) Loan (LTV) 94% · Down payment 6.3%



### Preforeclosure filings

Filings 2 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 1,224     |
| Median value (AVM) | \$95K     |
| Median size        | 1,345 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1941      |
| Single family      | 56%       |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 55%     |
| Underwater (LTV 125% or more) | 3.1%    |
| Owner occupied                | 54%     |
| Company owned                 | 25%     |
| Median loan-to-value          | 38%     |
| Typical ownership tenure      | 9.2 yrs |

## COMMUNITY

|                         |         |
|-------------------------|---------|
| Population              | 1,806   |
| Density                 | 1 / mi² |
| Median household income | \$51K   |

|                                  |              |
|----------------------------------|--------------|
| Average household income         | <b>\$63K</b> |
| Crime index (US avg 100)         | <b>123</b>   |
| Air pollution index (US avg 100) | <b>101</b>   |
| Earthquake index (US avg 100)    | <b>17</b>    |
| Homes occupied                   | <b>76%</b>   |
| Bachelor's or higher             | <b>13%</b>   |
| Poverty rate                     | <b>11.2%</b> |
| Unemployment                     | <b>0.8%</b>  |
| Average temp                     | <b>49°F</b>  |
| Annual precip                    | <b>18 in</b> |
| Sunshine                         | <b>62%</b>   |

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