

Gosper County, NE

County · NE · Nebraska

SELLER'S MARKET

\$576K

MEDIAN SALE PRICE

26

SALES (12 MO)

\$305K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 79 / 100

Buyer's market

Balanced

Seller's market

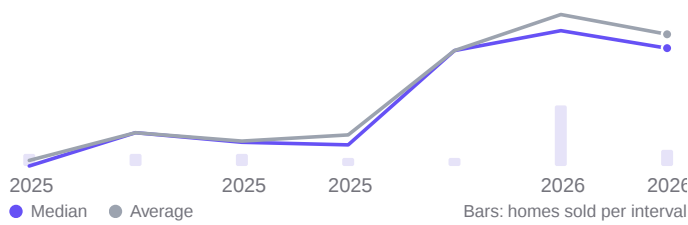
MARKET TRENDS (5 YEARS)

Sale prices

Median \$450K · Average \$492K

Growth (year over year)

Price +149.8% · Sales +266.7%

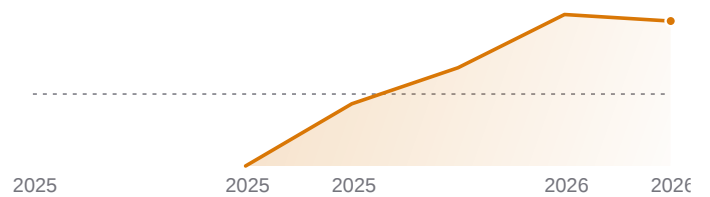
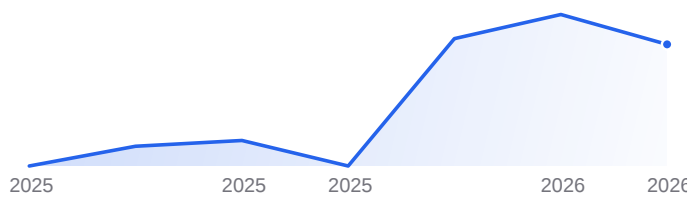


Price per square foot

\$368/ft²

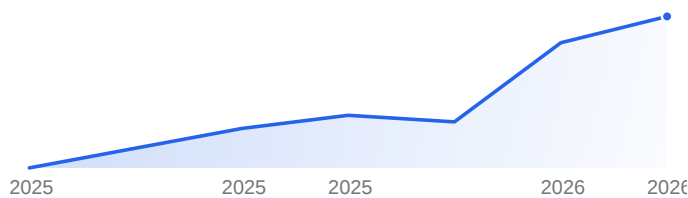
Sale premium vs estimated value

+32.7%



Annual turnover (share of homes sold)

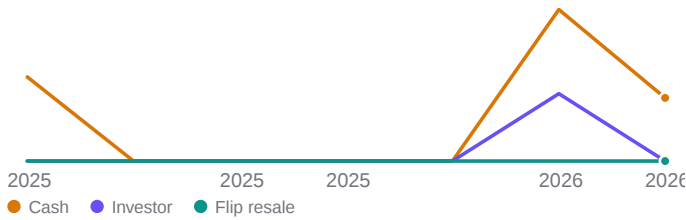
2.2%



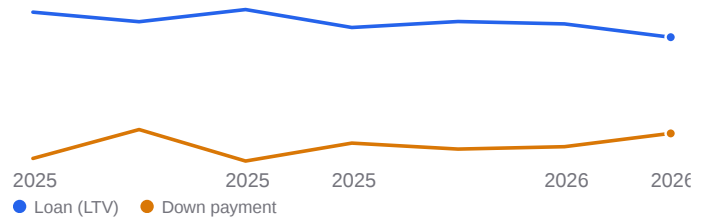
BUYERS & OUTCOMES

Buyer mix

Cash 25% · Investor 0% · Flip resale 0%

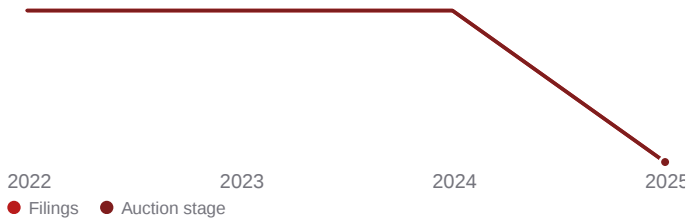


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,185
Median value (AVM)	\$305K
Median size	1,452 ft²
Median bedrooms	3
Median year built	1969
Single family	60%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	9.9%
Owner occupied	57%
Company owned	17%
Median loan-to-value	29%
Typical ownership tenure	10.2 yrs

COMMUNITY

Population	1,818
Density	4 / mi²
Median household income	\$77K

Average household income	\$91K
Crime index (US avg 100)	140
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	21
Homes occupied	64%
Bachelor's or higher	17%
Poverty rate	7.2%
Unemployment	0.9%
Average temp	50°F
Annual precip	23 in
Sunshine	62%

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.