

Hall County, NE

County · NE · Nebraska

BALANCED MARKET

\$268K

MEDIAN SALE PRICE

+0.2%

1-YR CHANGE

634

SALES (12 MO)

\$253K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100



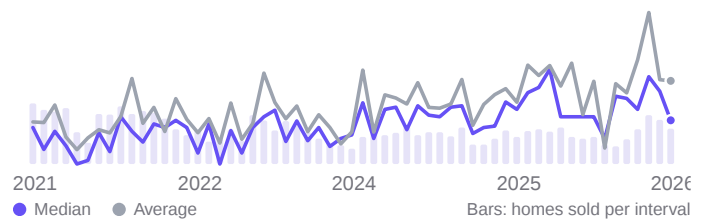
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

55 / 100

Sale prices

Median \$235K · Average \$289K

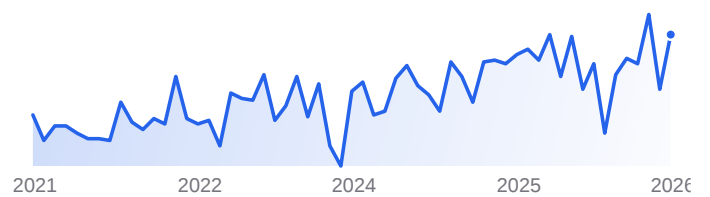
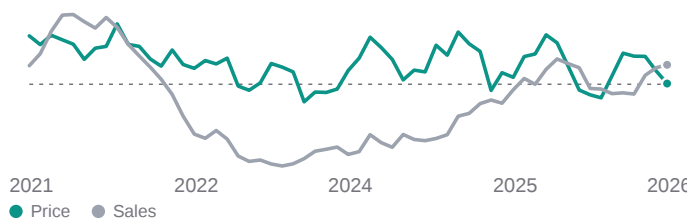


Growth (year over year)

Price +0.2% · Sales +6.9%

Price per square foot

\$217/ft²

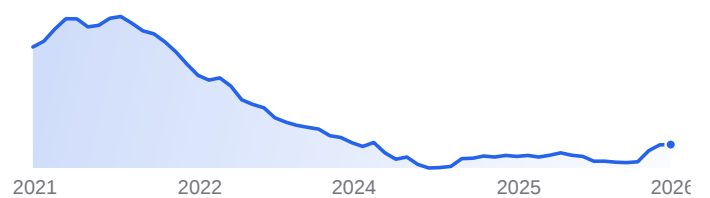


Sale premium vs estimated value

+7.4%

Annual turnover (share of homes sold)

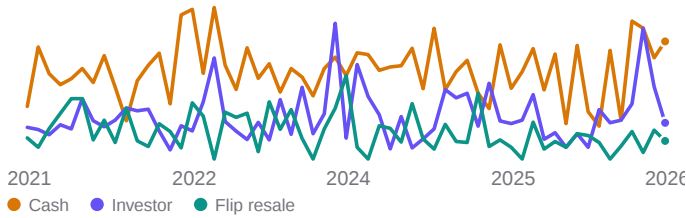
3.1%



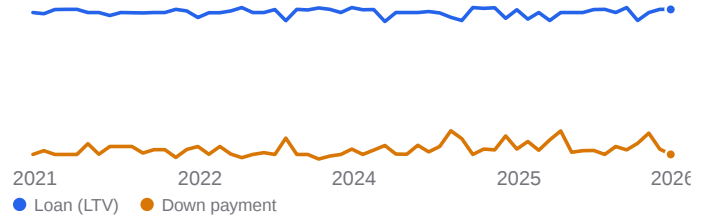
BUYERS & OUTCOMES

Buyer mix

Cash 22% · Investor 6.7% · Flip resale 3.3%



Financing (share of purchase price) Loan (LTV) 97% · Down payment 5.0%



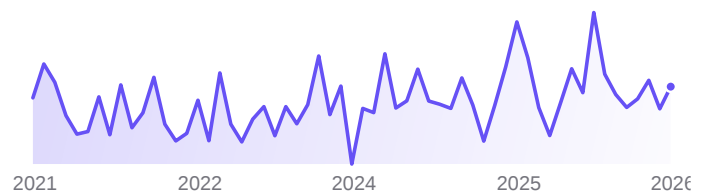
Sellers who sold at a gain

88%



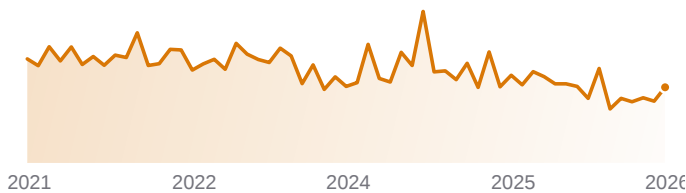
Typical hold before selling

6.0 yrs



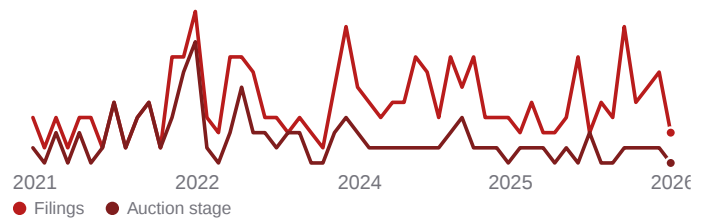
Median annualized return at resale

+5.8%



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	20,528
Median value (AVM)	\$253K
Median size	1,299 ft²
Median bedrooms	3
Median year built	1970
Single family	68%
Condos	1.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	4.5%
Owner occupied	74%
Company owned	17%
Median loan-to-value	50%

Typical ownership tenure

9.7 yrs

COMMUNITY

Population	62,780
Density	115 / mi²
Median household income	\$63K
Average household income	\$83K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	27
Homes occupied	95%
Bachelor's or higher	13%
Poverty rate	14.0%
Unemployment	1.0%
Average temp	51°F
Annual precip	26 in
Sunshine	62%

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.