

Jefferson County, NE

County · NE · Nebraska

BALANCED MARKET

\$117K

MEDIAN SALE PRICE

-19.9%

1-YR CHANGE

108

SALES (12 MO)

\$146K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



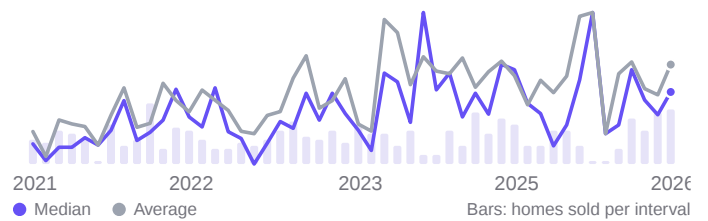
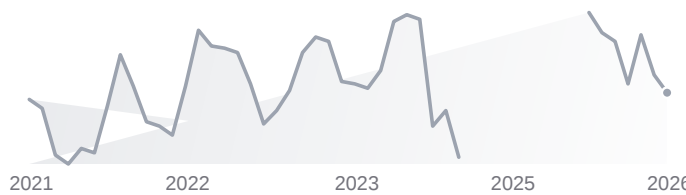
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

47 / 100

Sale prices

Median \$132K · Average \$173K

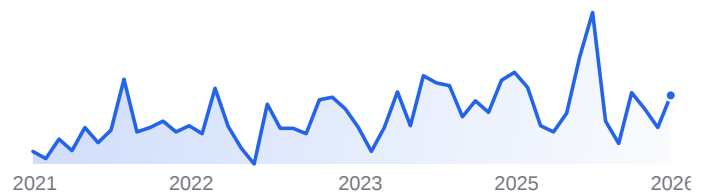
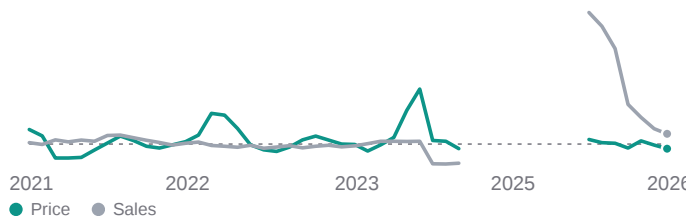


Growth (year over year)

Price -19.9% · Sales +44.0%

Price per square foot

\$101/ft²

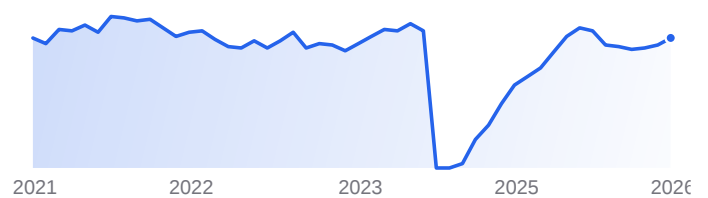
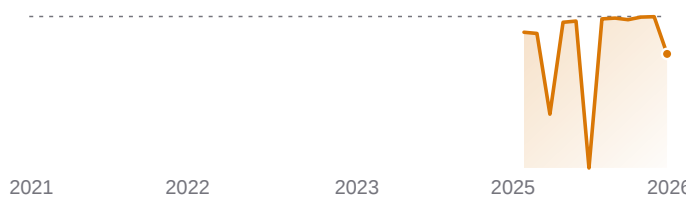


Sale premium vs estimated value

-4.3%

Annual turnover (share of homes sold)

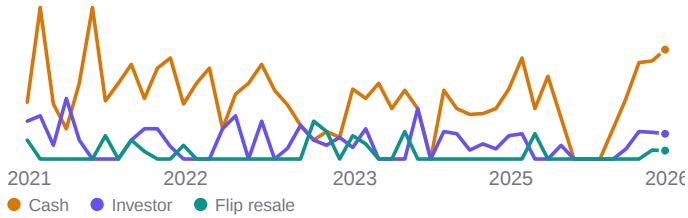
3.0%



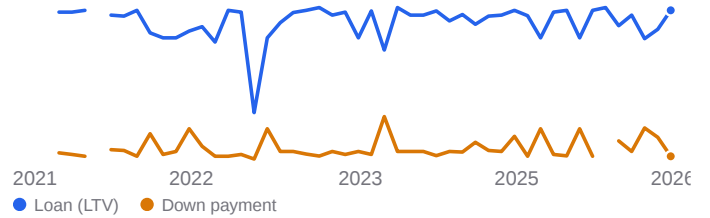
BUYERS & OUTCOMES

Buyer mix

Cash 72% · Investor 17% · Flip resale 5.6%

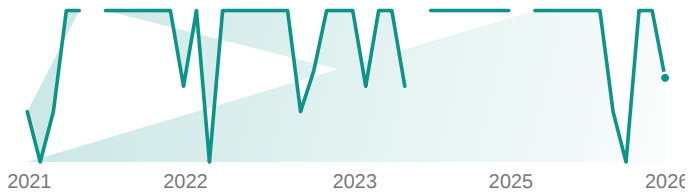


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



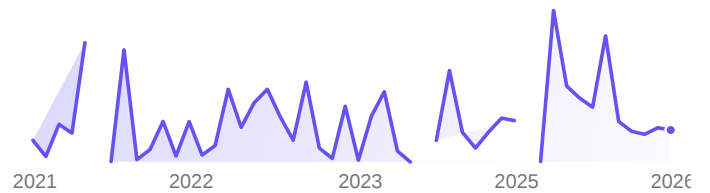
Sellers who sold at a gain

78%



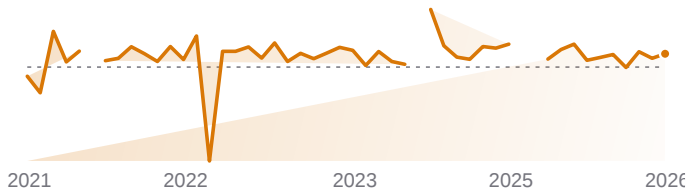
Typical hold before selling

4.0 yrs



Median annualized return at resale

+6.9%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,570
Median value (AVM)	\$146K
Median size	1,369 ft²
Median bedrooms	3
Median year built	1926
Single family	69%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	2.7%
Owner occupied	68%
Company owned	17%
Median loan-to-value	0%
Typical ownership tenure	8.1 yrs

COMMUNITY

Population	7,150
Density	13 / mi²
Median household income	\$58K
Average household income	\$72K
Crime index (US avg 100)	131
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	34
Homes occupied	88%
Bachelor's or higher	17%
Poverty rate	12.6%
Unemployment	0.8%
Average temp	53°F
Annual precip	31 in
Sunshine	63%

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.