

Madison County, NE

County · NE · Nebraska

BALANCED MARKET

\$235K

MEDIAN SALE PRICE

-11.1%

1-YR CHANGE

545

SALES (12 MO)

\$242K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



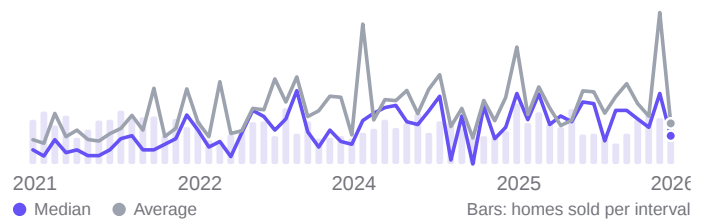
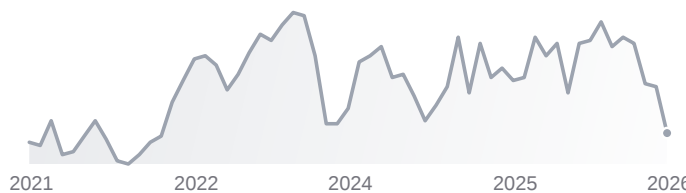
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

44 / 100

Sale prices

Median \$205K · Average \$227K

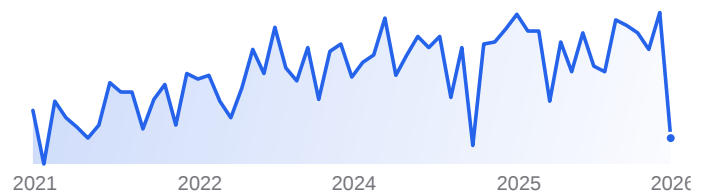
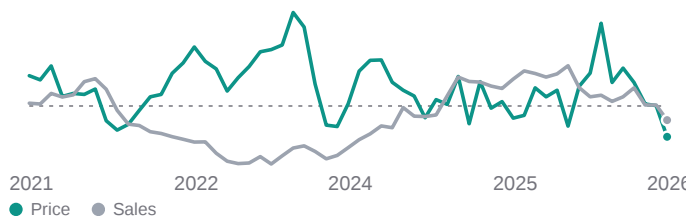


Growth (year over year)

Price -11.1% · Sales -5.1%

Price per square foot

\$133/ft²

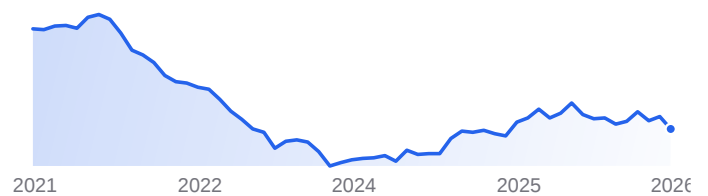


Sale premium vs estimated value

-3.6%

Annual turnover (share of homes sold)

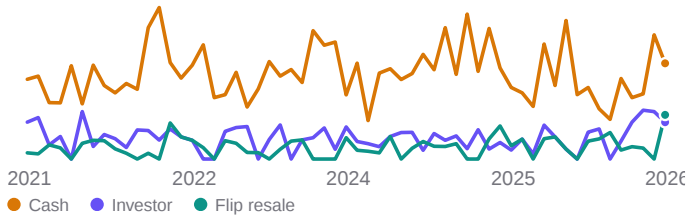
4.2%



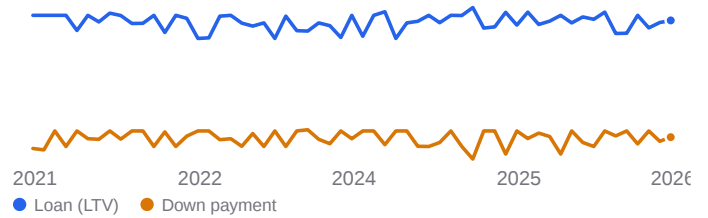
BUYERS & OUTCOMES

Buyer mix

Cash 29% · Investor 11% · Flip resale 13%

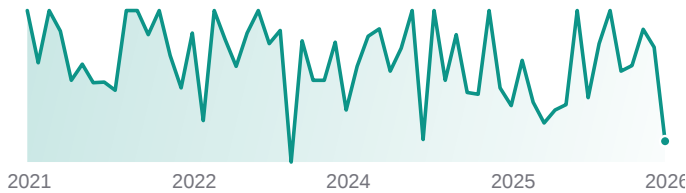


Financing (share of purchase price) Loan (LTV) 92% · Down payment 16%



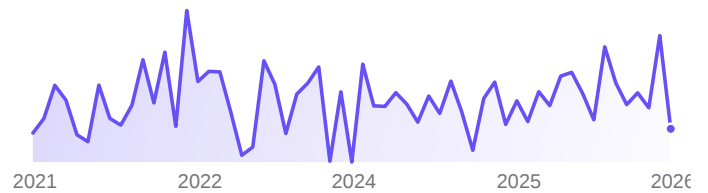
Sellers who sold at a gain

81%



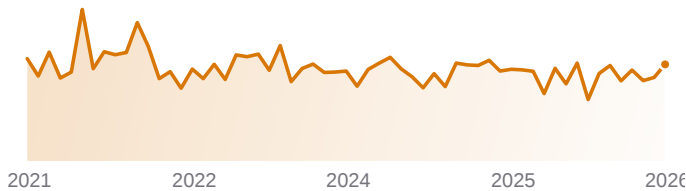
Typical hold before selling

4.4 yrs



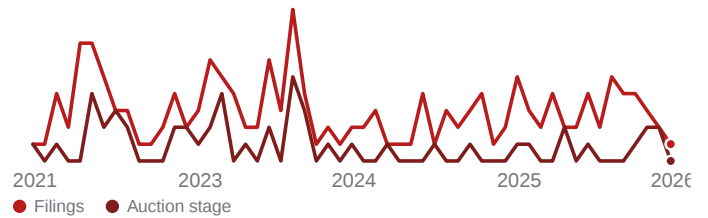
Median annualized return at resale

+6.9%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	12,889
Median value (AVM)	\$242K
Median size	1,392 ft²
Median bedrooms	3
Median year built	1967
Single family	84%
Condos	0.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	3.8%
Owner occupied	65%
Company owned	15%
Median loan-to-value	38%

Typical ownership tenure

18.0 yrs

COMMUNITY

Population	35,683
Density	62 / mi²
Median household income	\$63K
Average household income	\$84K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	25
Homes occupied	92%
Bachelor's or higher	16%
Poverty rate	11.9%
Unemployment	0.8%
Average temp	49°F
Annual precip	27 in
Sunshine	66%

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.