

Nuckolls County, NE

County · NE · Nebraska

SELLER'S MARKET

\$78K

MEDIAN SALE PRICE

+19.5%

1-YR CHANGE

36

SALES (12 MO)

\$158K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100



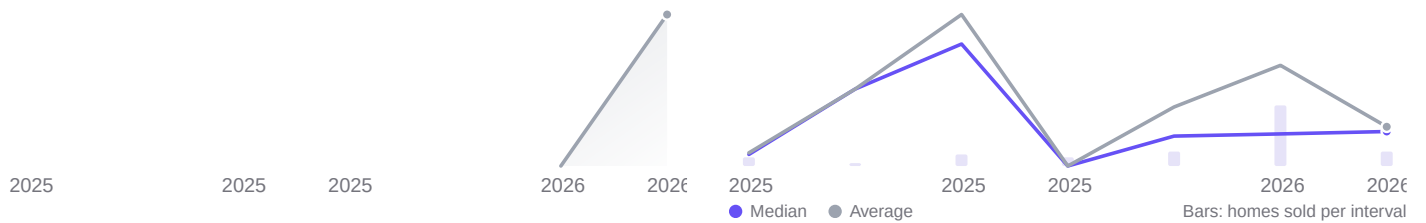
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

67 / 100

Sale prices

Median \$83K · Average \$86K

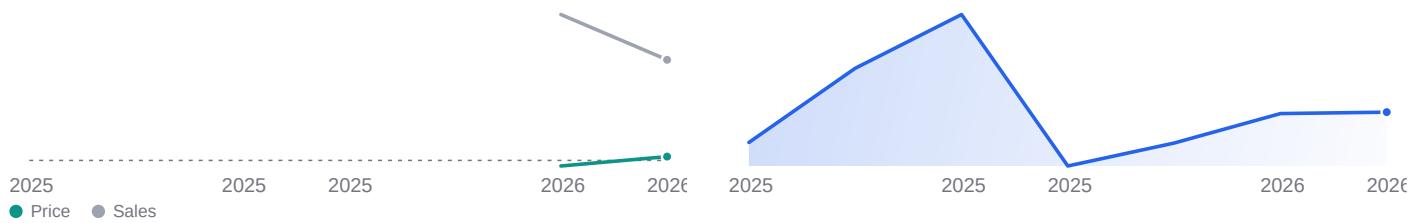


Growth (year over year)

Price +19.5% · Sales +500.0%

Price per square foot

\$69/ft²

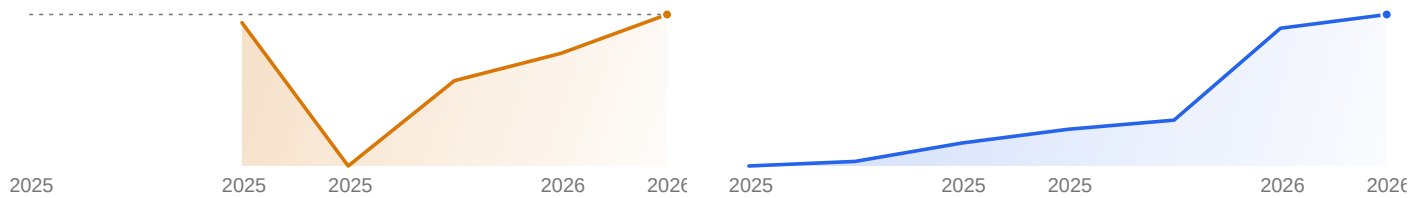


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

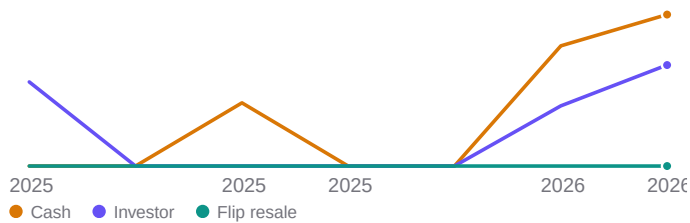
1.6%



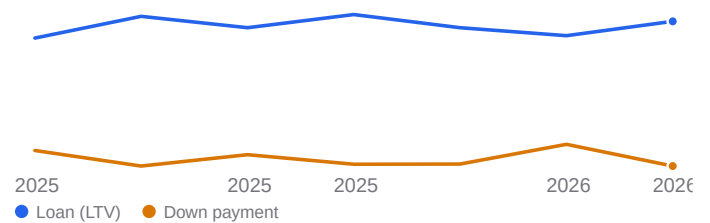
BUYERS & OUTCOMES

Buyer mix

Cash 60% · Investor 40% · Flip resale 0%



Financing (share of purchase price) Loan (LTV) 95% · Down payment 1.8%



HOUSING STOCK

Homes	2,300
Median value (AVM)	\$158K
Median size	1,384 ft²
Median bedrooms	3
Median year built	1920
Single family	70%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	2.8%
Owner occupied	69%
Company owned	15%
Median loan-to-value	39%
Typical ownership tenure	5.9 yrs

COMMUNITY

Population	4,116
Density	7 / mi²
Median household income	\$68K
Average household income	\$85K
Crime index (US avg 100)	124
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	21
Homes occupied	88%
Bachelor's or higher	21%

Poverty rate	6.8%
Unemployment	0.8%
Average temp	52°F
Annual precip	28 in
Sunshine	63%

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.