

Otoe County, NE

County · NE · Nebraska

BALANCED MARKET

\$186K

MEDIAN SALE PRICE

-16.4%

1-YR CHANGE

221

SALES (12 MO)

\$240K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100

Buyer's market

Balanced

Seller's market

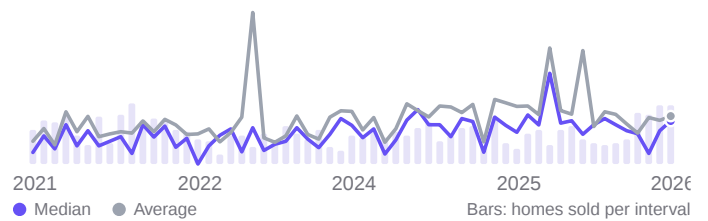
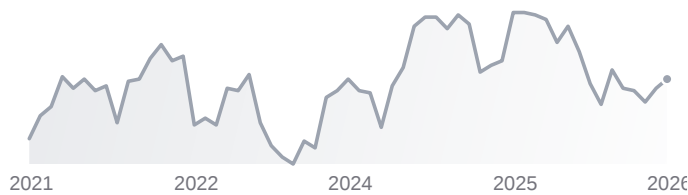
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

50 / 100

Sale prices

Median \$232K · Average \$248K

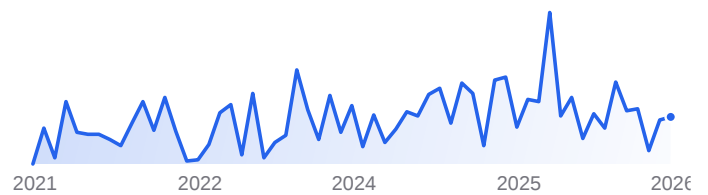
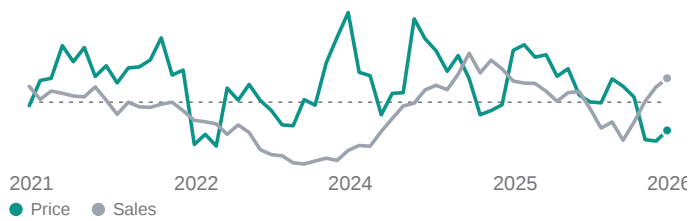


Growth (year over year)

Price -16.4% · Sales +13.9%

Price per square foot

\$152/ft²

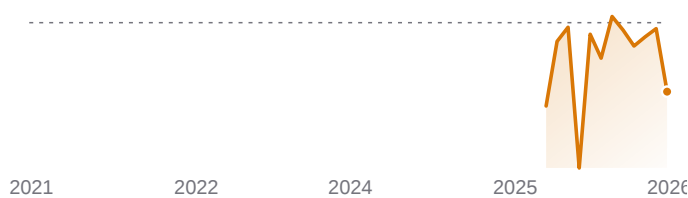


Sale premium vs estimated value

-5.2%

Annual turnover (share of homes sold)

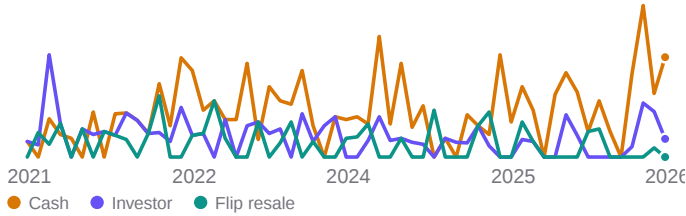
3.2%



BUYERS & OUTCOMES

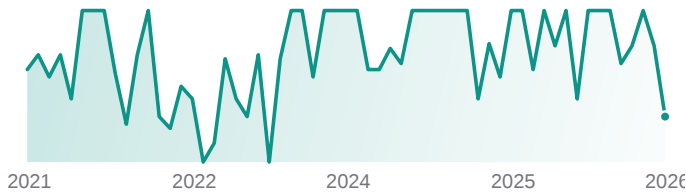
Buyer mix

Cash 35% · Investor 6.5% · Flip resale 0%



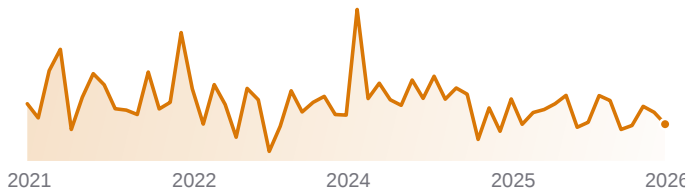
Sellers who sold at a gain

80%

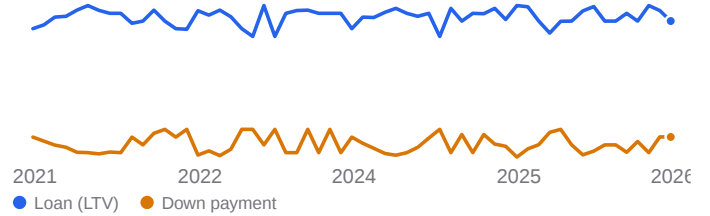


Median annualized return at resale

+4.6%

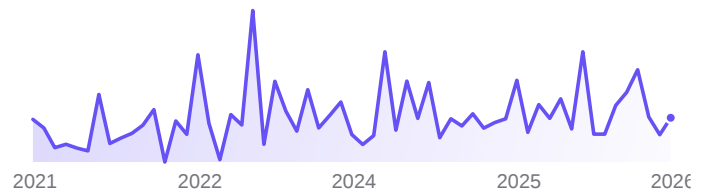


Financing (share of purchase price) Loan (LTV) 90% · Down payment 15%



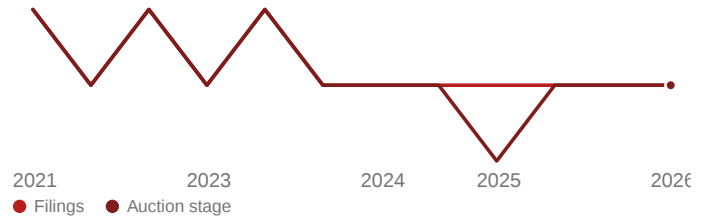
Typical hold before selling

5.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,906
Median value (AVM)	\$240K
Median size	1,392 ft²
Median bedrooms	3
Median year built	1960
Single family	92%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	4.9%
Owner occupied	68%
Company owned	11%
Median loan-to-value	50%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	16,648
Density	27 / mi²
Median household income	\$73K
Average household income	\$90K
Crime index (US avg 100)	123
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	33
Homes occupied	93%
Bachelor's or higher	18%
Poverty rate	11.3%
Unemployment	1.0%
Average temp	51°F
Annual precip	33 in
Sunshine	59%

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.