

Pierce County, NE

County · NE · Nebraska

BALANCED MARKET

\$197K

MEDIAN SALE PRICE

+3.3%

1-YR CHANGE

84

SALES (12 MO)

\$210K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



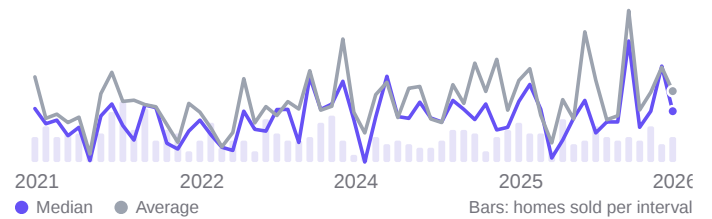
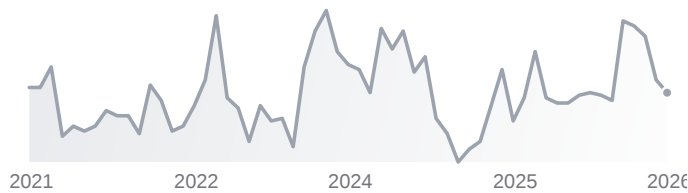
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$155K · Average \$211K

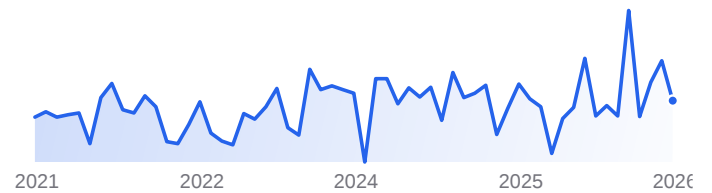
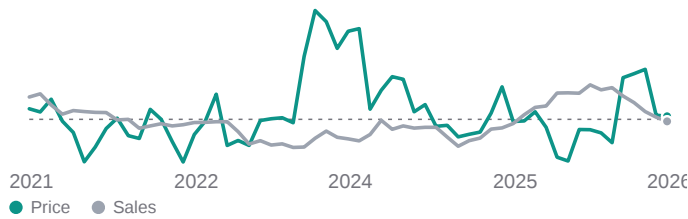


Growth (year over year)

Price +3.3% · Sales -2.3%

Price per square foot

\$108/ft²



Sale premium vs estimated value

-6.2%

Annual turnover (share of homes sold)

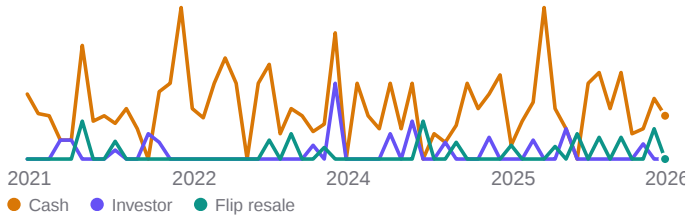
2.6%



BUYERS & OUTCOMES

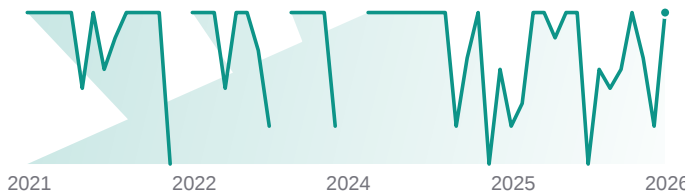
Buyer mix

Cash 29% · Investor 0% · Flip resale 0%



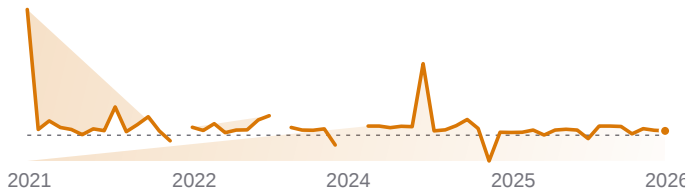
Sellers who sold at a gain

100%

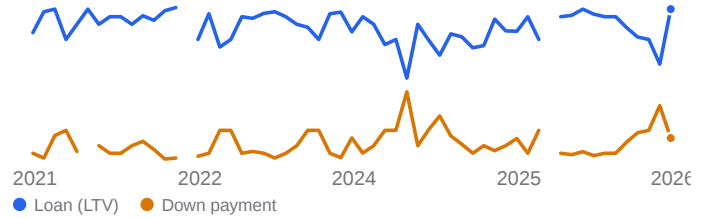


Median annualized return at resale

+5.1%

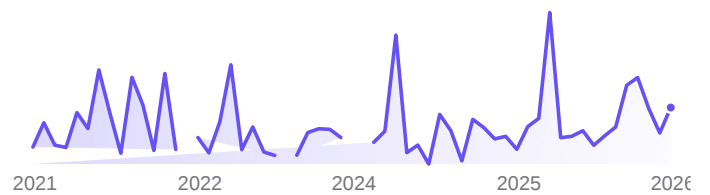


Financing (share of purchase price) Loan (LTV) 100% · Down payment 15%



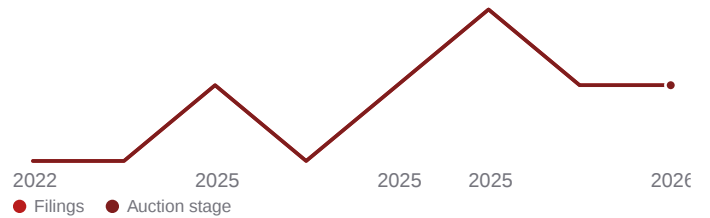
Typical hold before selling

7.0 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	3,270
Median value (AVM)	\$210K
Median size	1,504 ft²
Median bedrooms	3
Median year built	1955
Single family	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	5.8%
Owner occupied	74%
Company owned	12%
Median loan-to-value	35%
Typical ownership tenure	9.6 yrs

COMMUNITY

Population	7,358
Density	13 / mi²
Median household income	\$71K
Average household income	\$86K
Crime index (US avg 100)	122
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	31
Homes occupied	93%
Bachelor's or higher	17%
Poverty rate	6.2%
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.