

Sarpy County, NE

County · NE · Nebraska

BALANCED MARKET

\$353K

MEDIAN SALE PRICE

-3.5%

1-YR CHANGE

3,569

SALES (12 MO)

\$349K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100

Buyer's market

Balanced

Seller's market

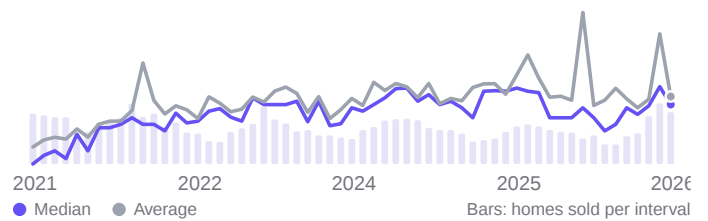
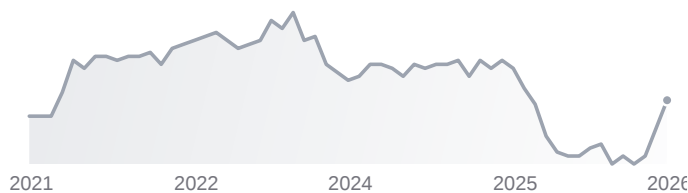
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

59 / 100

Sale prices

Median \$345K · Average \$357K

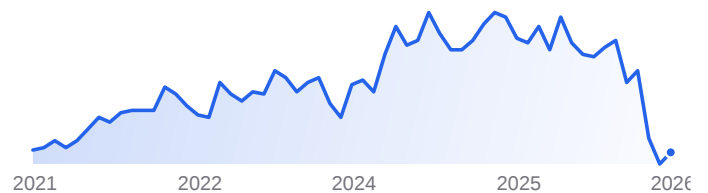
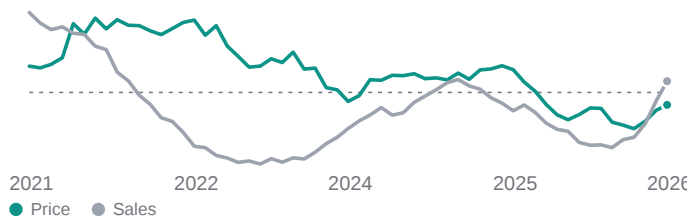


Growth (year over year)

Price -3.5% · Sales +3.2%

Price per square foot

\$171/ft²

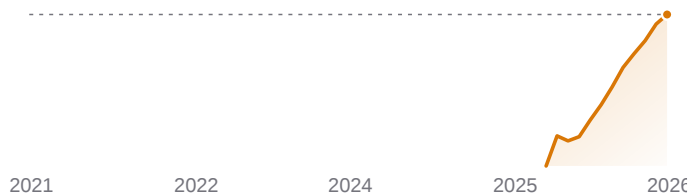


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

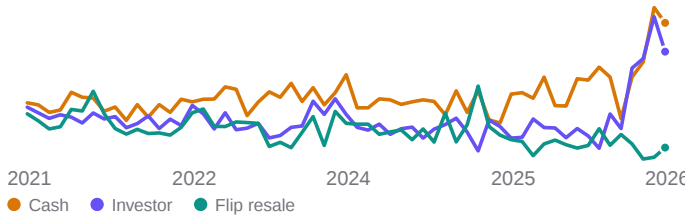
5.7%



BUYERS & OUTCOMES

Buyer mix

Cash 32% · Investor 26% · Flip resale 6.0%



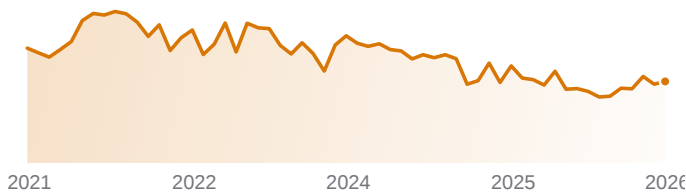
Sellers who sold at a gain

88%

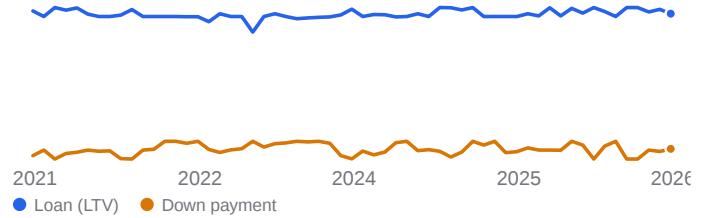


Median annualized return at resale

+4.5%

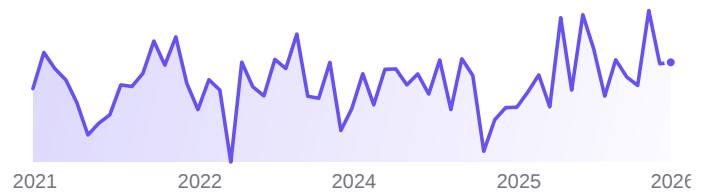


Financing (share of purchase price) Loan (LTV) 92% · Down payment 16%



Typical hold before selling

5.2 yrs



Preforeclosure filings

Filings 11 · Auction stage 11



HOUSING STOCK

Homes	63,058
Median value (AVM)	\$349K
Median size	1,592 ft²
Median bedrooms	3
Median year built	1997
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	43%
Underwater (LTV 125% or more)	1.5%
Owner occupied	81%
Company owned	14%
Median loan-to-value	56%
Typical ownership tenure	7.8 yrs

COMMUNITY

Population	206,304
Density	867 / mi²
Median household income	\$94K
Average household income	\$118K
Crime index (US avg 100)	79
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	30
Homes occupied	97%
Bachelor's or higher	26%
Poverty rate	4.8%
Unemployment	1.0%
Average temp	51°F
Annual precip	31 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.