

Seward County, NE

County · NE · Nebraska

BALANCED MARKET

\$252K

MEDIAN SALE PRICE

-0.7%

1-YR CHANGE

200

SALES (12 MO)

\$284K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



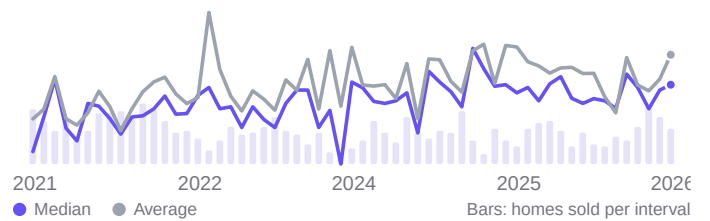
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

56 / 100

Sale prices

Median \$270K · Average \$326K

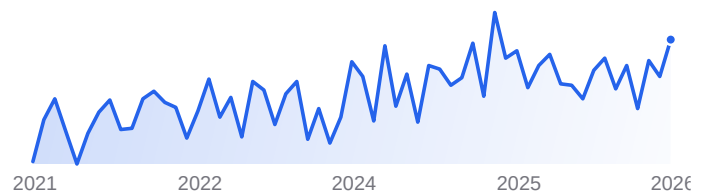
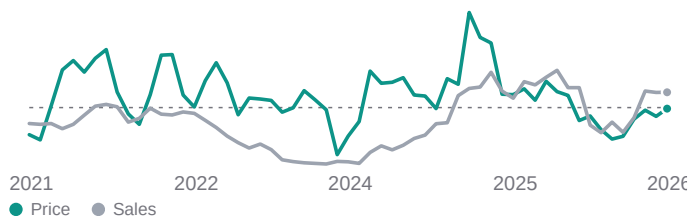


Growth (year over year)

Price -0.7% · Sales +8.7%

Price per square foot

\$222/ft²

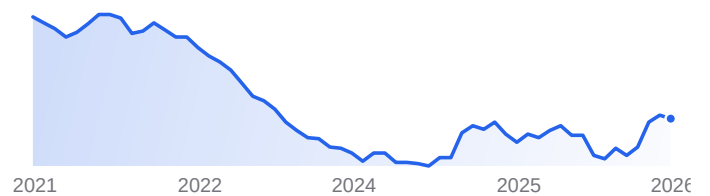
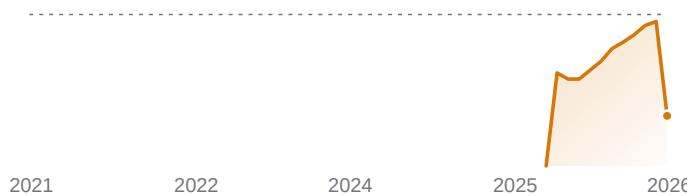


Sale premium vs estimated value

-1.9%

Annual turnover (share of homes sold)

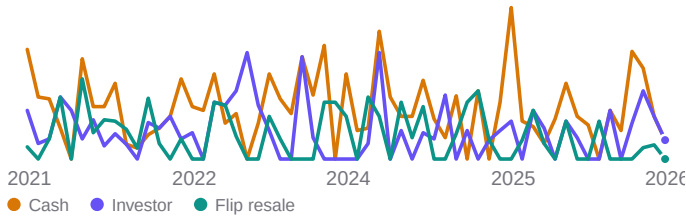
3.0%



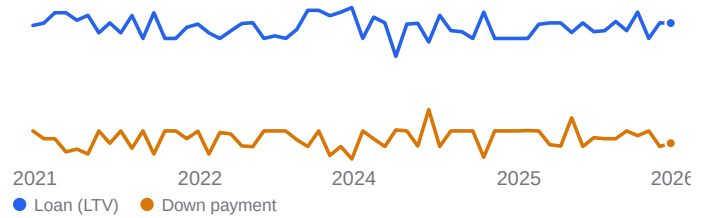
BUYERS & OUTCOMES

Buyer mix

Cash 5.6% · Investor 5.6% · Flip resale 0%

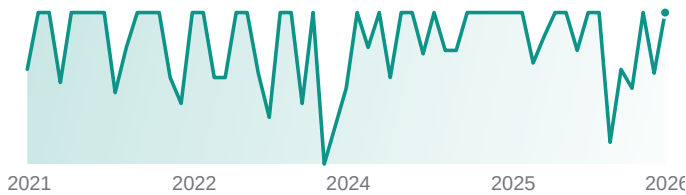


Financing (share of purchase price) Loan (LTV) 90% · Down payment 12%



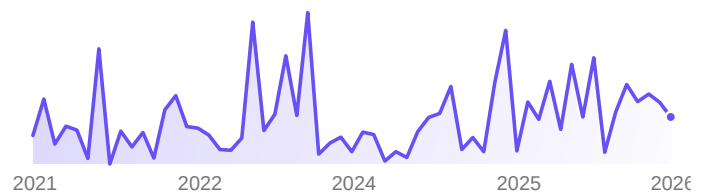
Sellers who sold at a gain

100%



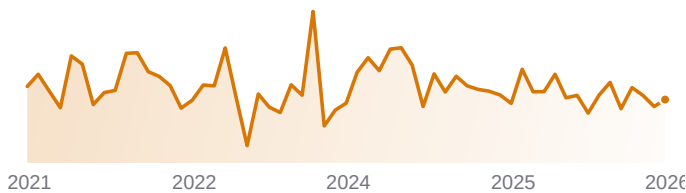
Typical hold before selling

5.0 yrs



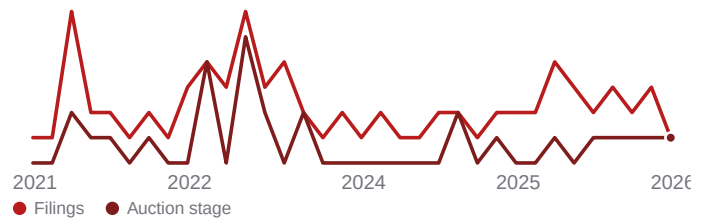
Median annualized return at resale

+5.7%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,636
Median value (AVM)	\$284K
Median size	1,485 ft²
Median bedrooms	3
Median year built	1970
Single family	91%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	4.2%
Owner occupied	76%
Company owned	17%
Median loan-to-value	50%
Typical ownership tenure	8.9 yrs

COMMUNITY

Population	17,915
Density	31 / mi²
Median household income	\$84K
Average household income	\$99K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	44
Homes occupied	92%
Bachelor's or higher	23%
Poverty rate	6.2%
Unemployment	0.8%
Average temp	51°F
Annual precip	29 in
Sunshine	62%

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.