

Thayer County, NE

County · NE · Nebraska

BALANCED MARKET

\$148K

MEDIAN SALE PRICE

-3.9%

1-YR CHANGE

60

SALES (12 MO)

\$111K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



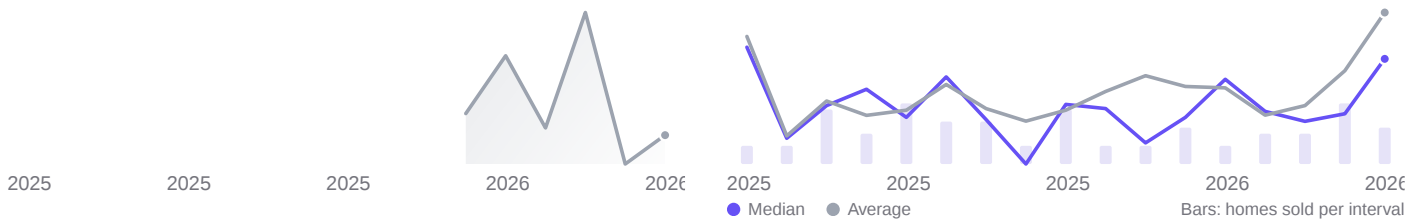
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

40 / 100

Sale prices

Median \$215K · Average \$294K

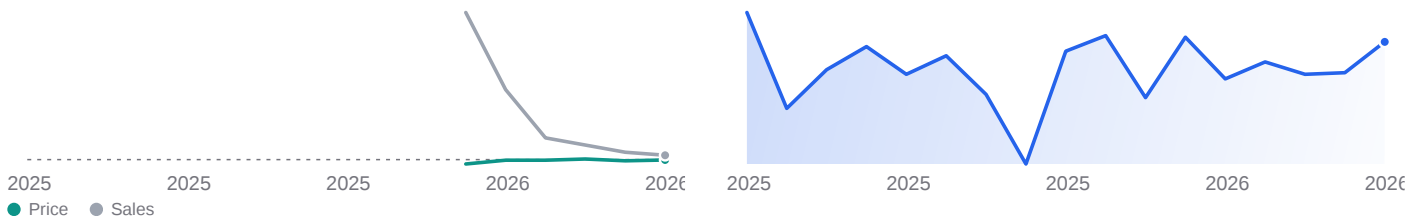


Growth (year over year)

Price -3.9% · Sales +62.2%

Price per square foot

\$101/ft²

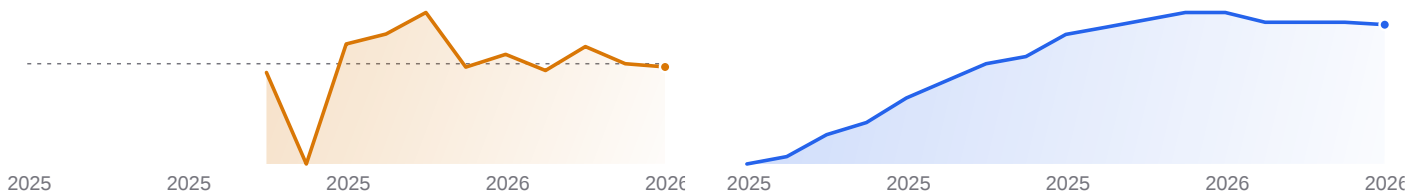


Sale premium vs estimated value

-2.1%

Annual turnover (share of homes sold)

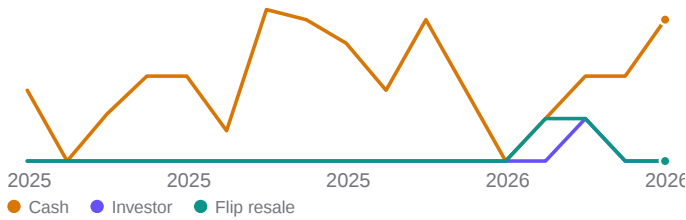
2.2%



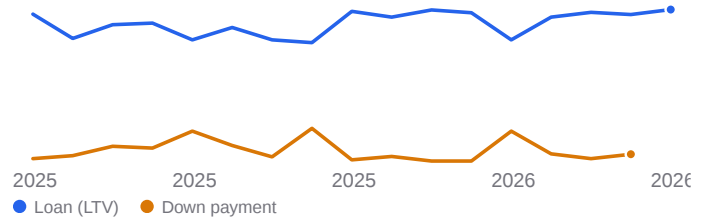
BUYERS & OUTCOMES

Buyer mix

Cash 67% · Investor 0% · Flip resale 0%



Financing (share of purchase price) Loan (LTV) 100% · Down payment 4.8%



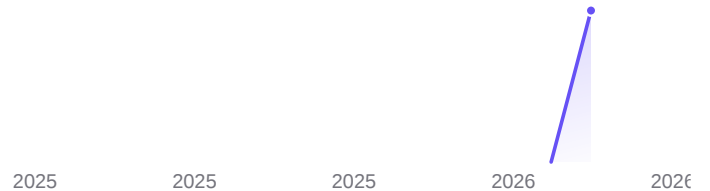
Sellers who sold at a gain

100%



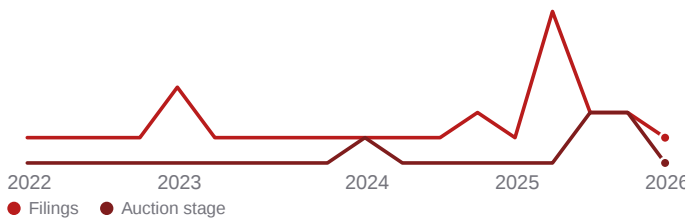
Typical hold before selling

0.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,736
Median value (AVM)	\$111K
Median size	1,486 ft²
Median bedrooms	3
Median year built	1940
Single family	71%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	12%
Owner occupied	63%
Company owned	21%
Median loan-to-value	21%
Typical ownership tenure	7.0 yrs

COMMUNITY

Population	4,896
Density	9 / mi²
Median household income	\$64K
Average household income	\$75K
Crime index (US avg 100)	141
Air pollution index (US avg 100)	75
Earthquake index (US avg 100)	28
Homes occupied	88%
Bachelor's or higher	16%
Poverty rate	11.0%
Unemployment	0.7%
Average temp	52°F
Annual precip	29 in
Sunshine	63%

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.