

Thurston County, NE

County · NE · Nebraska

SELLER'S MARKET

\$64K

MEDIAN SALE PRICE

+44.5%

1-YR CHANGE

31

SALES (12 MO)

\$150K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 69 / 100



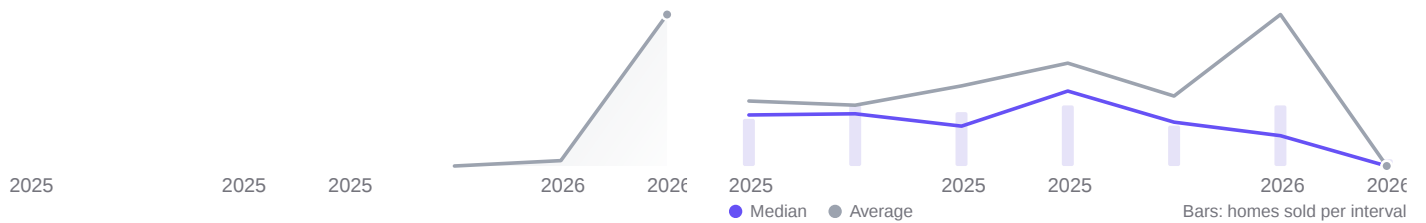
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

69 / 100

Sale prices

Median \$12K · Average \$12K

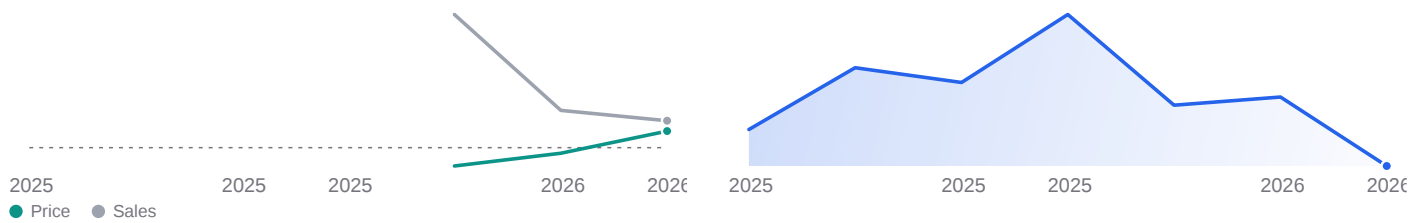


Growth (year over year)

Price +44.5% · Sales +72.2%

Price per square foot

\$18/ft²

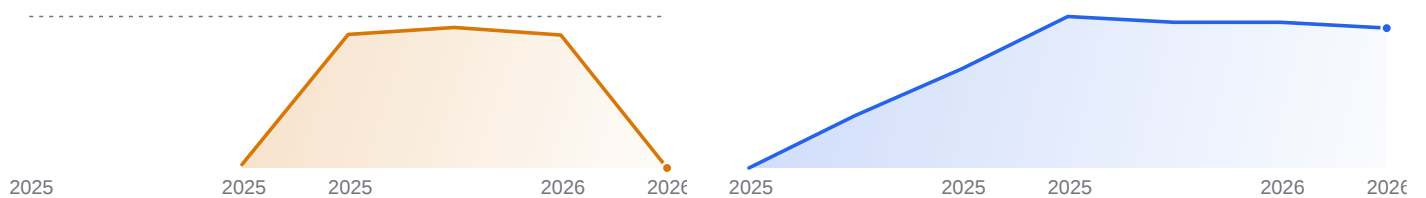


Sale premium vs estimated value

-70.6%

Annual turnover (share of homes sold)

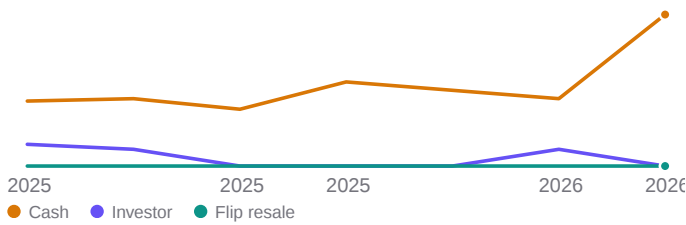
1.9%



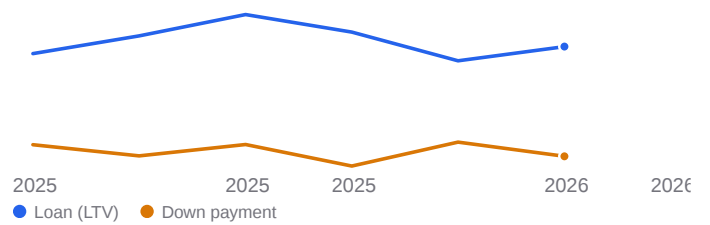
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%

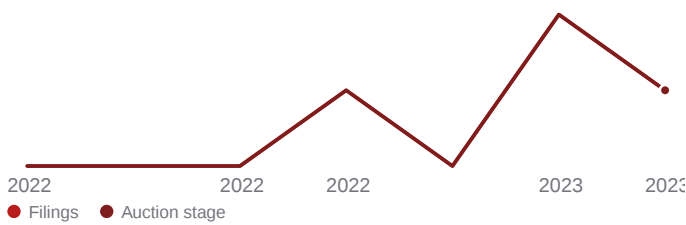


Financing (share of purchase price) Loan (LTV) 88% · Down payment 12%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	1,636
Median value (AVM)	\$150K
Median size	1,376 ft²
Median bedrooms	3
Median year built	1945
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	85%
Underwater (LTV 125% or more)	3.6%
Owner occupied	62%
Company owned	20%
Median loan-to-value	0%
Typical ownership tenure	8.6 yrs

COMMUNITY

Population	6,651
Density	17 / mi²
Median household income	\$62K

Average household income	\$75K
Crime index (US avg 100)	132
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	19
Homes occupied	89%
Bachelor's or higher	15%
Poverty rate	16.5%
Unemployment	0.7%
Average temp	49°F
Annual precip	29 in
Sunshine	66%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.