

Washington County, NE

County · NE · Nebraska

SELLER'S MARKET

\$350K

MEDIAN SALE PRICE

+20.0%

1-YR CHANGE

210

SALES (12 MO)

\$399K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 71 / 100



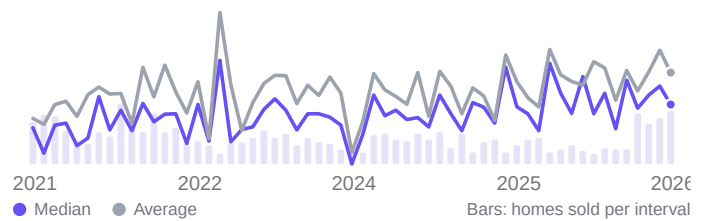
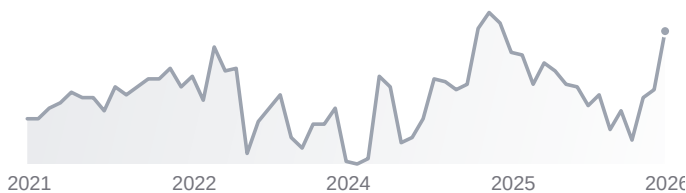
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

71 / 100

Sale prices

Median \$325K · Average \$410K

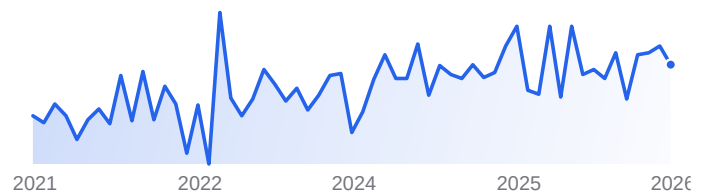
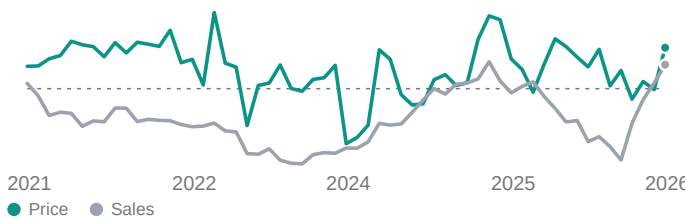


Growth (year over year)

Price +20.0% · Sales +11.7%

Price per square foot

\$229/ft²

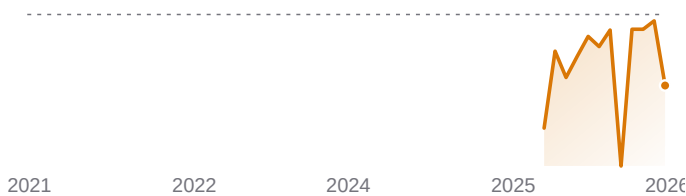


Sale premium vs estimated value

-2.6%

Annual turnover (share of homes sold)

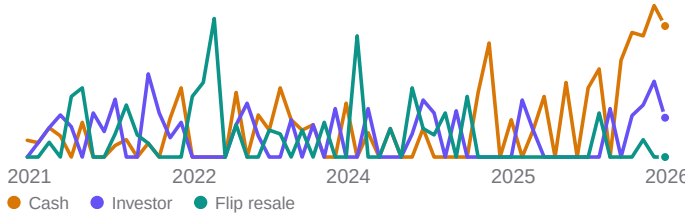
2.6%



BUYERS & OUTCOMES

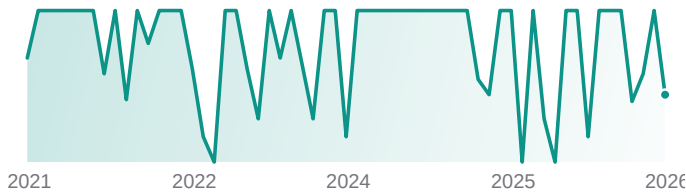
Buyer mix

Cash 27% · Investor 8.1% · Flip resale 0%



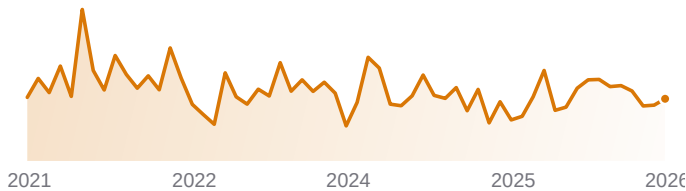
Sellers who sold at a gain

89%

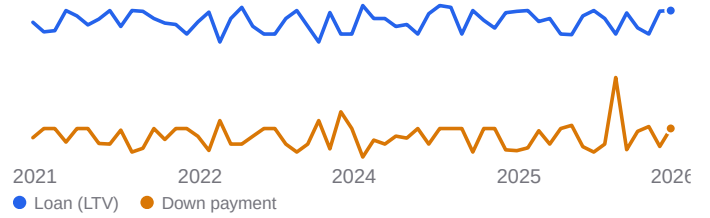


Median annualized return at resale

+6.3%

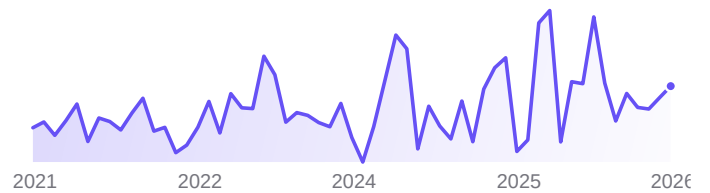


Financing (share of purchase price) Loan (LTV) 95% · Down payment 20%



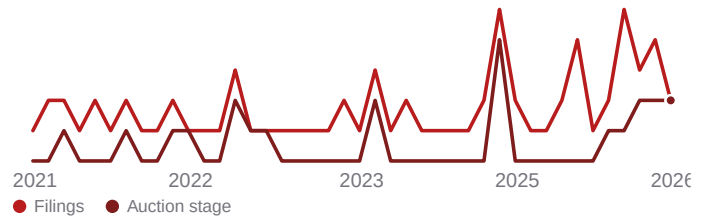
Typical hold before selling

9.1 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	7,971
Median value (AVM)	\$399K
Median size	1,614 ft²
Median bedrooms	3
Median year built	1977
Single family	65%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	3.3%
Owner occupied	81%
Company owned	13%
Median loan-to-value	49%
Typical ownership tenure	9.7 yrs

COMMUNITY

Population	21,352
Density	55 / mi²
Median household income	\$92K
Average household income	\$113K
Crime index (US avg 100)	98
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	27
Homes occupied	94%
Bachelor's or higher	26%
Poverty rate	8.6%
Unemployment	0.9%
Average temp	50°F
Annual precip	31 in
Sunshine	60%

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.