

York County, NE

County · NE · Nebraska

BUYER'S MARKET

\$170K

MEDIAN SALE PRICE

-6.1%

1-YR CHANGE

143

SALES (12 MO)

\$182K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 25 / 100



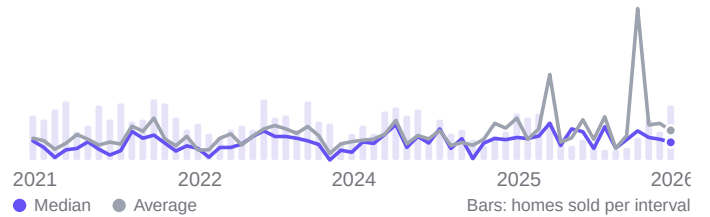
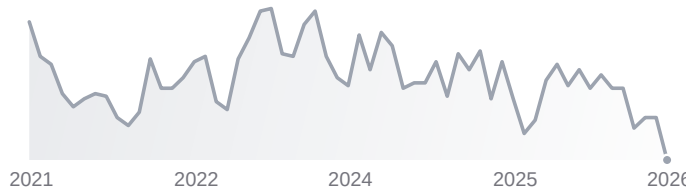
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

25 / 100

Sale prices

Median \$158K · Average \$213K

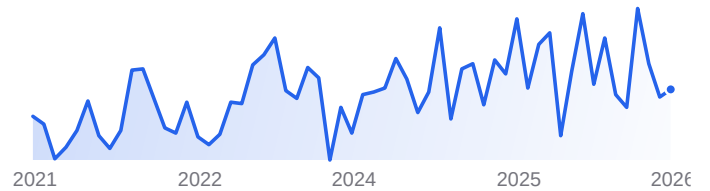
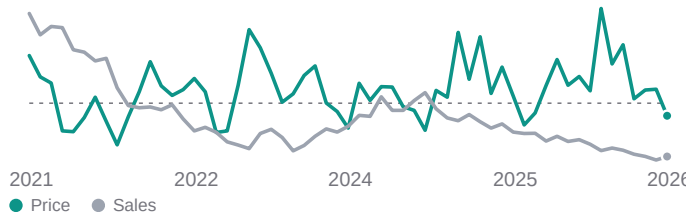


Growth (year over year)

Price -6.1% · Sales -25.9%

Price per square foot

\$124/ft²

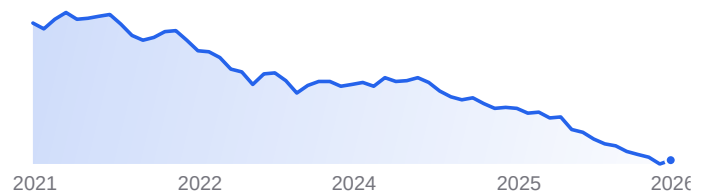


Sale premium vs estimated value

-2.1%

Annual turnover (share of homes sold)

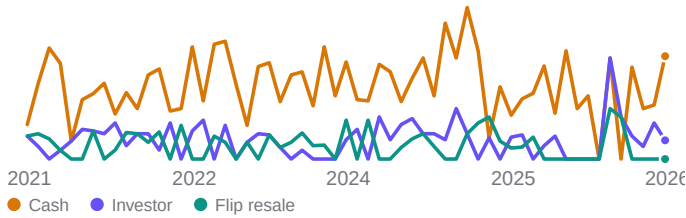
3.2%



BUYERS & OUTCOMES

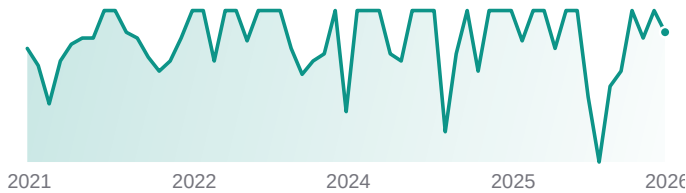
Buyer mix

Cash 41% · Investor 7.4% · Flip resale 0%



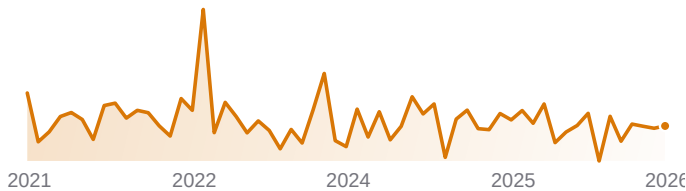
Sellers who sold at a gain

93%



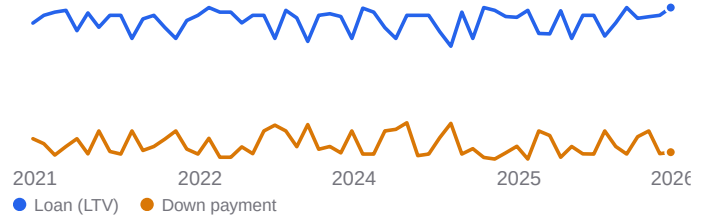
Median annualized return at resale

+6.5%



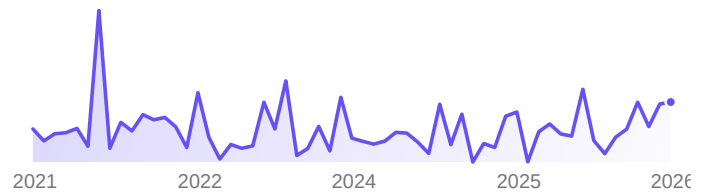
Financing (share of purchase price)

Loan (LTV) 100% · Down payment 6.3%



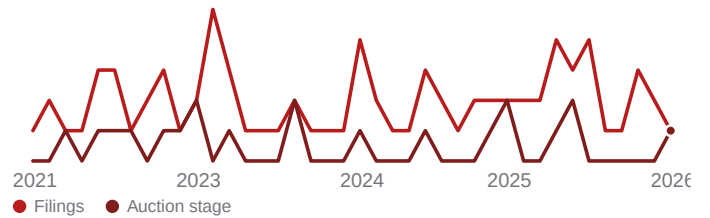
Typical hold before selling

6.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,501
Median value (AVM)	\$182K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1961
Single family	91%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	6.2%
Owner occupied	73%
Company owned	16%
Median loan-to-value	40%
Typical ownership tenure	8.5 yrs

COMMUNITY

Population	14,455
Density	25 / mi²
Median household income	\$71K
Average household income	\$98K
Crime index (US avg 100)	131
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	32
Homes occupied	89%
Bachelor's or higher	17%
Poverty rate	10.3%
Unemployment	0.9%
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.