

Sutton

City · NE · Nebraska > Clay County

BALANCED MARKET

\$167K

MEDIAN SALE PRICE

-38.1%

1-YR CHANGE

28

SALES (12 MO)

\$181K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



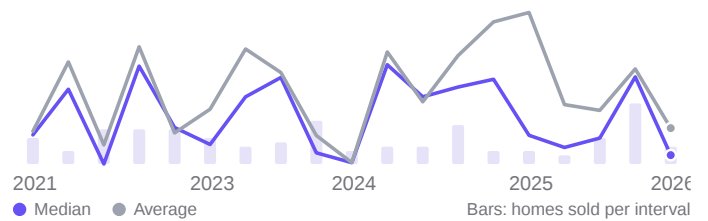
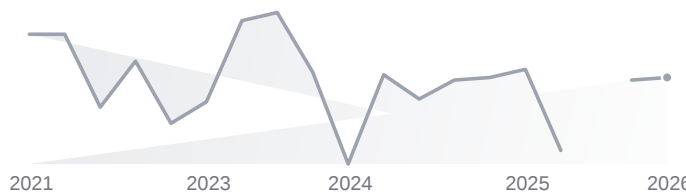
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$85K · Average \$131K

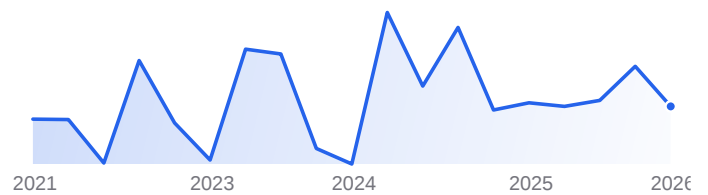
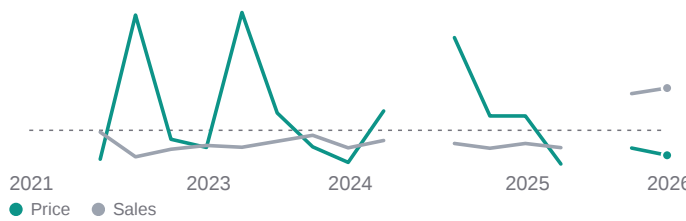


Growth (year over year)

Price -38.1% · Sales +64.7%

Price per square foot

\$97/ft²

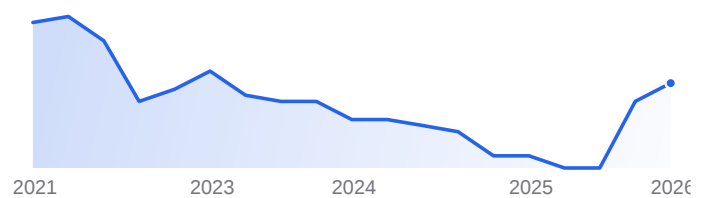


Sale premium vs estimated value

-0.8%

Annual turnover (share of homes sold)

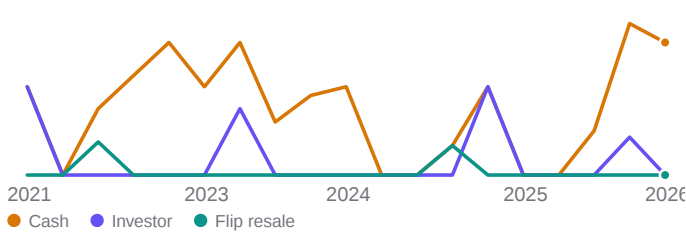
3.3%



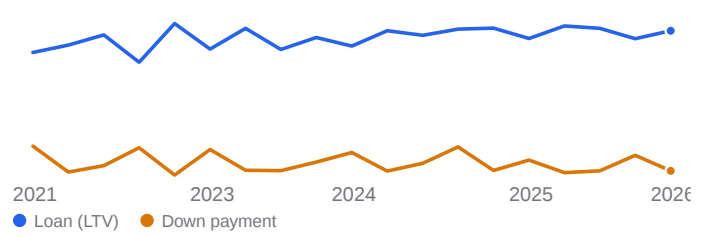
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 0%

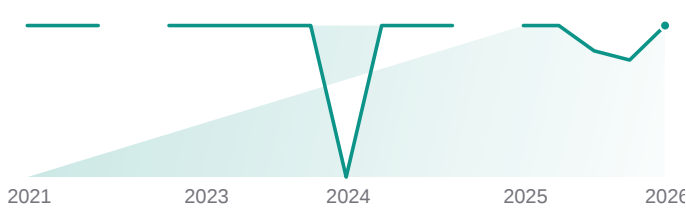


Financing (share of purchase price) Loan (LTV) 95% · Down payment 3.0%



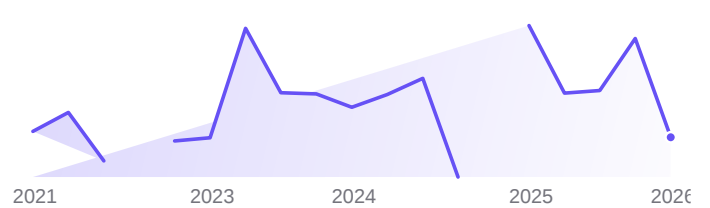
Sellers who sold at a gain

100%



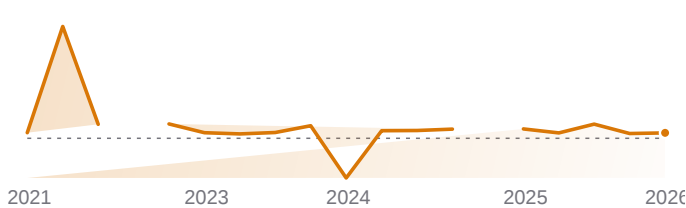
Typical hold before selling

2.5 yrs



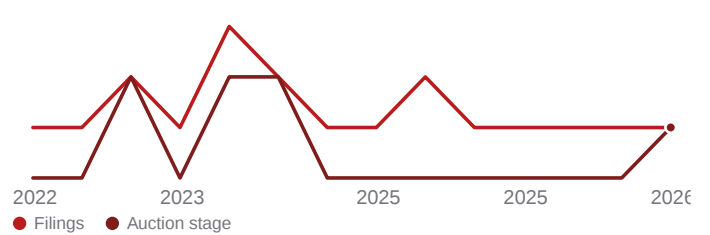
Median annualized return at resale

+5.1%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	838
Median value (AVM)	\$181K
Median size	1,664 ft²
Median bedrooms	3
Median year built	1930
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	5.5%
Owner occupied	79%
Company owned	15%
Median loan-to-value	34%
Typical ownership tenure	8.1 yrs

COMMUNITY

Population	1,469
Density	844 / mi²
Median household income	\$71K
Average household income	\$96K
Crime index (US avg 100)	124
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	29
Homes occupied	92%
Bachelor's or higher	20%
Poverty rate	8.0%
Unemployment	0.9%
Average temp	51°F
Annual precip	28 in
Sunshine	63%

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.