

Union

City · NE · Nebraska > Cass County

BUYER'S MARKET

\$420K

MEDIAN SALE PRICE

10

SALES (12 MO)

\$332K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



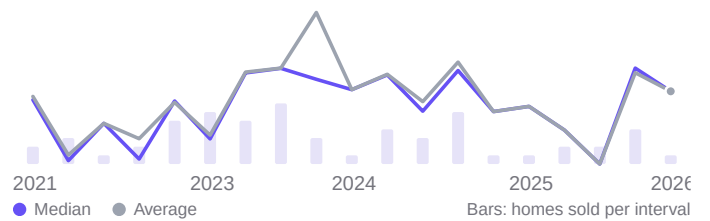
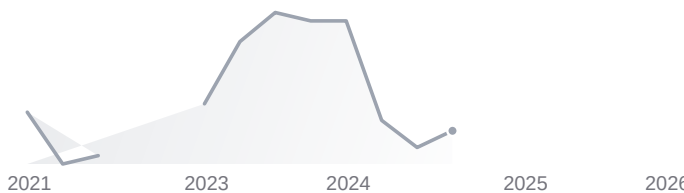
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

35 / 100

Sale prices

Median \$380K · Average \$380K

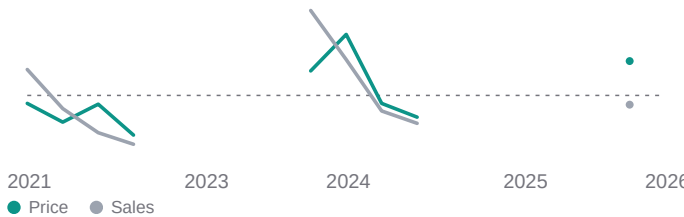


Growth (year over year)

Price +36.7% · Sales -10.0%

Price per square foot

\$468/ft²

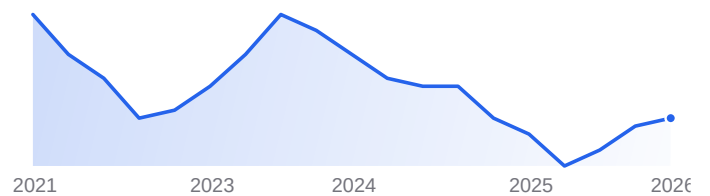
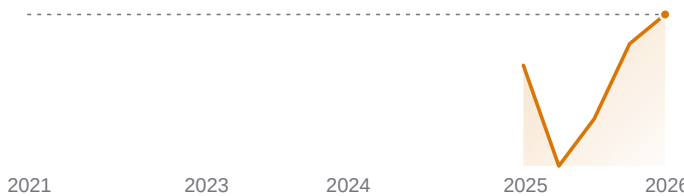


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

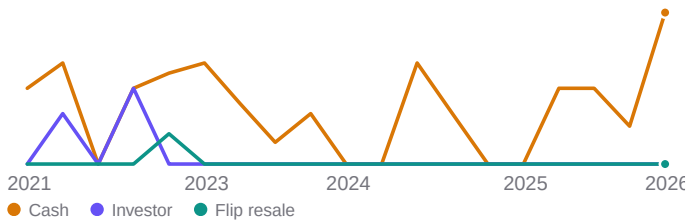
2.3%



BUYERS & OUTCOMES

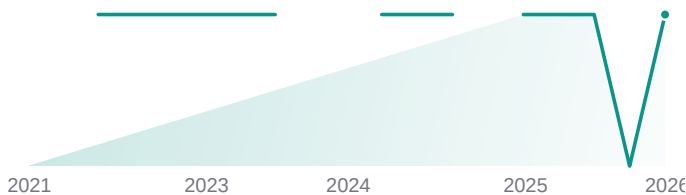
Buyer mix

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



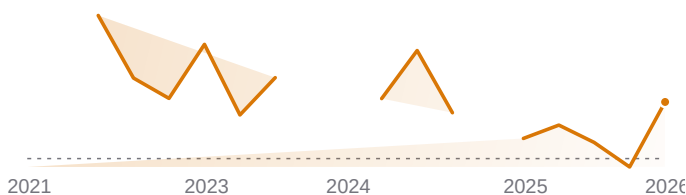
Sellers who sold at a gain

100%

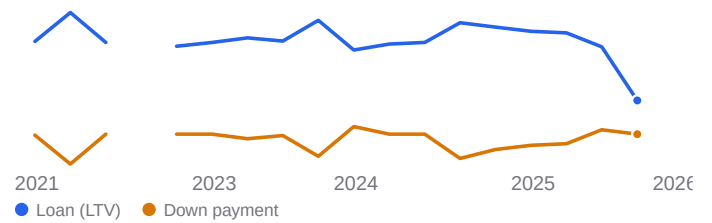


Median annualized return at resale

+6.2%

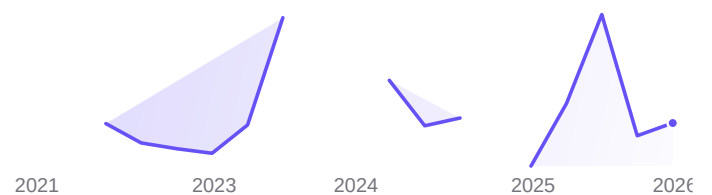


Financing (share of purchase price) Loan (LTV) 42% · Down payment 20%



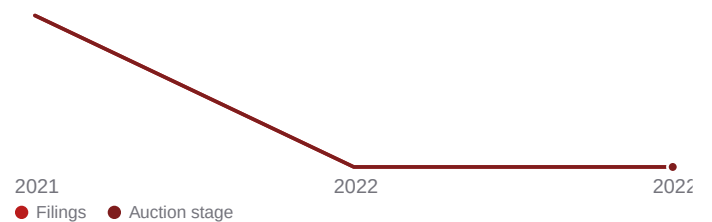
Typical hold before selling

6.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	442
Median value (AVM)	\$332K
Median size	1,474 ft²
Median bedrooms	3
Median year built	1968
Single family	72%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	2.5%
Owner occupied	56%
Company owned	18%
Median loan-to-value	43%
Typical ownership tenure	10.9 yrs

COMMUNITY

Population	202
Density	973 / mi²
Median household income	\$89K
Average household income	\$116K
Crime index (US avg 100)	151
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	30
Homes occupied	75%
Bachelor's or higher	13%
Poverty rate	4.5%
Unemployment	0.6%
Average temp	51°F
Annual precip	33 in
Sunshine	59%

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.