

Bellevue

City · NE · Nebraska > Sarpy County

BALANCED MARKET

\$294K

MEDIAN SALE PRICE

-3.5%

1-YR CHANGE

924

SALES (12 MO)

\$289K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100



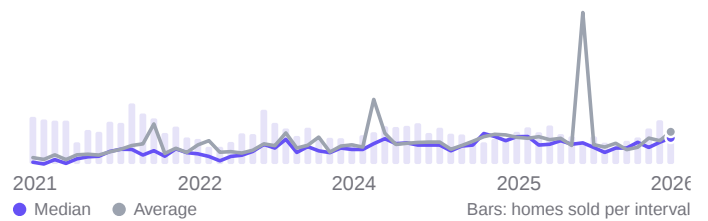
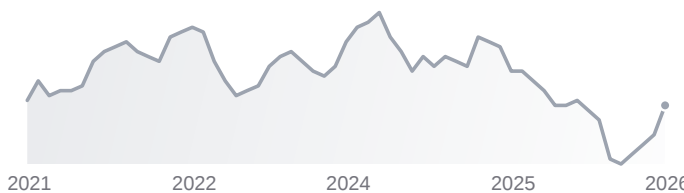
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

55 / 100

Sale prices

Median \$310K · Average \$331K

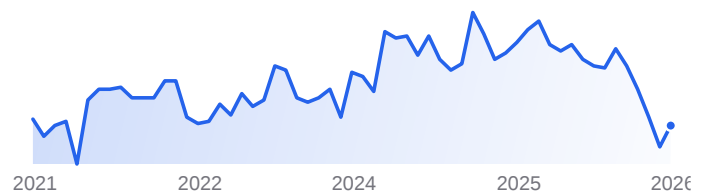
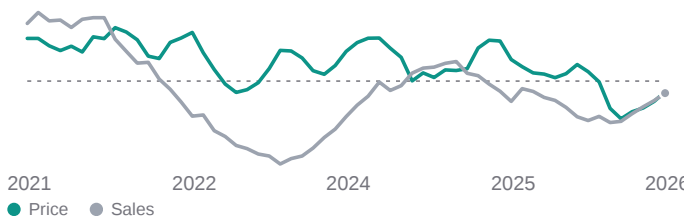


Growth (year over year)

Price -3.5% · Sales -4.0%

Price per square foot

\$166/ft²

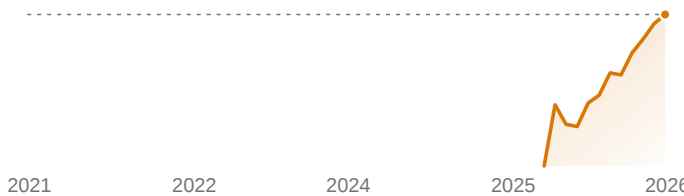


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

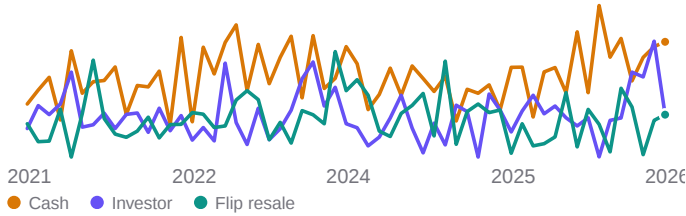
4.8%



BUYERS & OUTCOMES

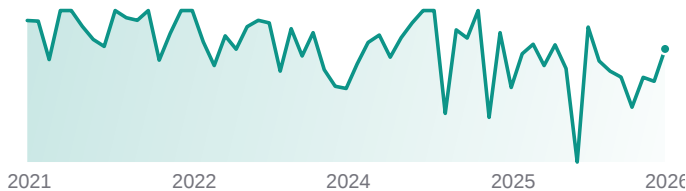
Buyer mix

Cash 20% · Investor 8.6% · Flip resale 8.6%



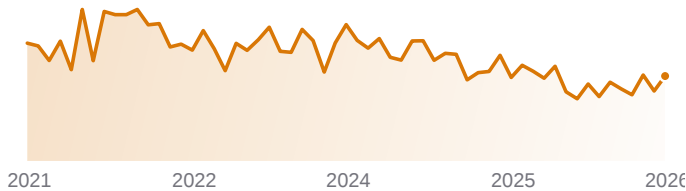
Sellers who sold at a gain

96%

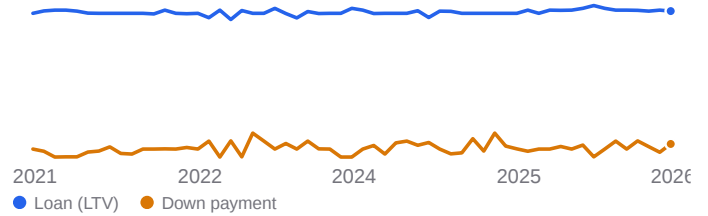


Median annualized return at resale

+4.7%

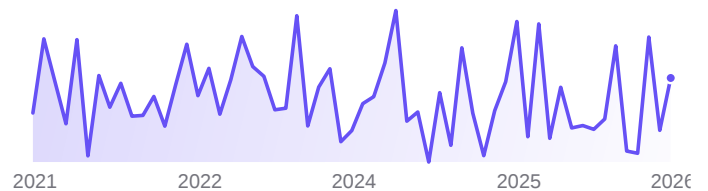


Financing (share of purchase price) Loan (LTV) 96% · Down payment 13%



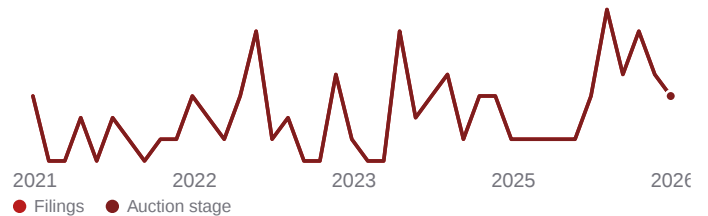
Typical hold before selling

5.8 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	19,402
Median value (AVM)	\$289K
Median size	1,404 ft²
Median bedrooms	3
Median year built	1978
Single family	98%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	43%
Underwater (LTV 125% or more)	1.4%
Owner occupied	79%
Company owned	12%
Median loan-to-value	56%
Typical ownership tenure	8.1 yrs

COMMUNITY

Population	69,570
Density	3,293 / mi²
Median household income	\$80K
Average household income	\$98K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	28
Homes occupied	96%
Bachelor's or higher	21%
Poverty rate	7.3%
Unemployment	0.9%
Average temp	51°F
Annual precip	31 in
Sunshine	59%

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.