

Cedar Bluffs 68015

ZIP code · NE · Nebraska > Saunders County > Cedar Bluffs

STRONG BUYER'S MARKET

\$245K

MEDIAN SALE PRICE

+31.7%

1-YR CHANGE

11

SALES (12 MO)

\$224K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 17 / 100



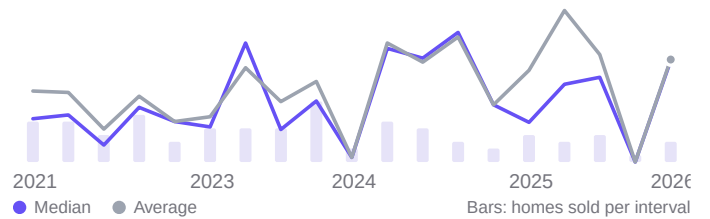
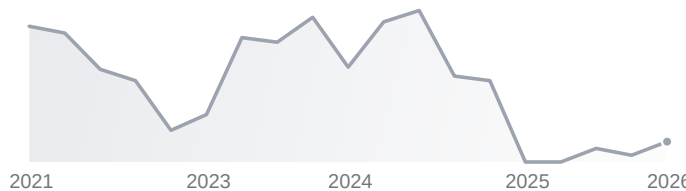
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

17 / 100

Sale prices

Median \$248K · Average \$250K

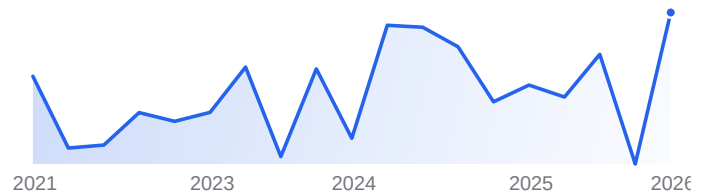
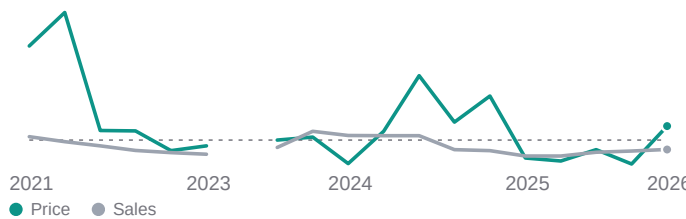


Growth (year over year)

Price +31.7% · Sales -21.4%

Price per square foot

\$192/ft²

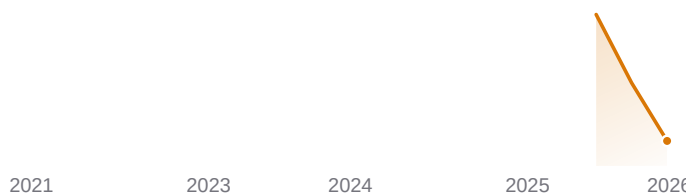


Sale premium vs estimated value

+0.7%

Annual turnover (share of homes sold)

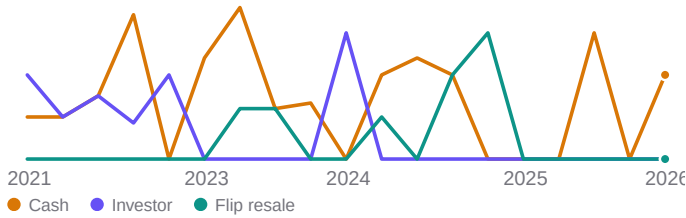
2.2%



BUYERS & OUTCOMES

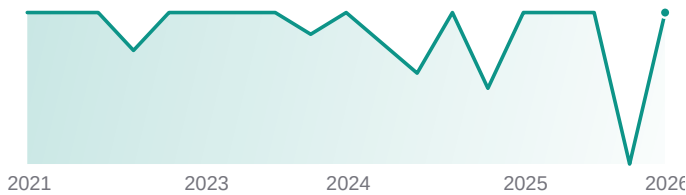
Buyer mix

Cash 33% · Investor 0% · Flip resale 0%



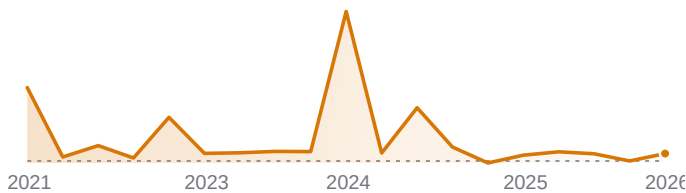
Sellers who sold at a gain

100%

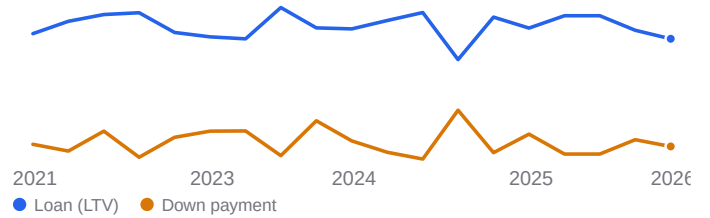


Median annualized return at resale

+8.9%

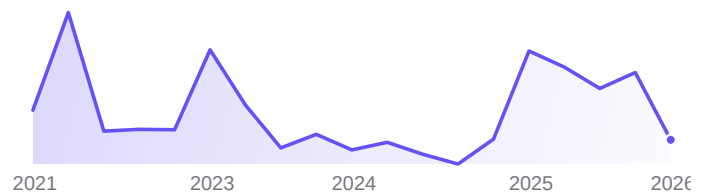


Financing (share of purchase price) Loan (LTV) 80% · Down payment 10%



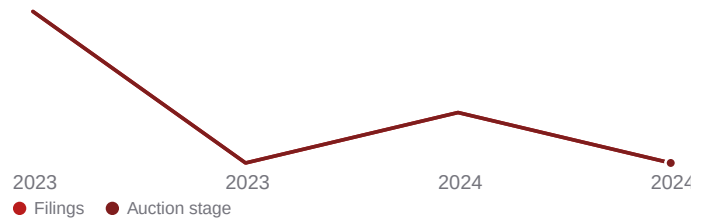
Typical hold before selling

2.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	492
Median value (AVM)	\$224K
Median size	1,430 ft²
Median bedrooms	3
Median year built	1928
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	7.0%
Owner occupied	53%
Company owned	13%
Median loan-to-value	49%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	1,294
Density	26 / mi²
Median household income	\$83K
Average household income	\$99K
Crime index (US avg 100)	96
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	31
Homes occupied	86%
Bachelor's or higher	16%
Poverty rate	7.1%
Unemployment	0.8%
Average temp	50°F
Annual precip	31 in
Sunshine	62%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.