

Cedar Creek 68016

ZIP code · NE · Nebraska > Cass County > Cedar Creek

BALANCED MARKET

\$267K

MEDIAN SALE PRICE

-30.1%

1-YR CHANGE

11

SALES (12 MO)

\$444K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



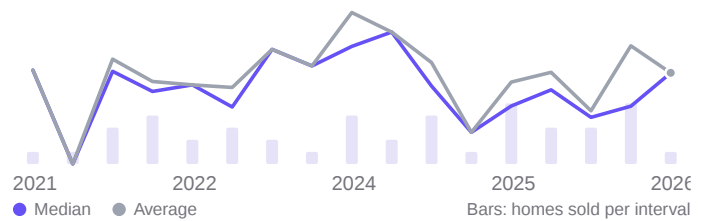
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$365K · Average \$365K

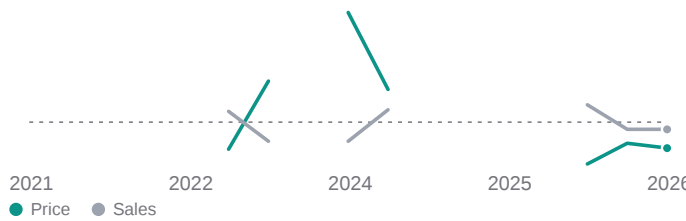


Growth (year over year)

Price -30.1% · Sales -8.3%

Price per square foot

\$362/ft²

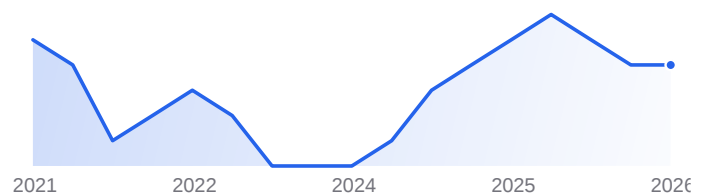
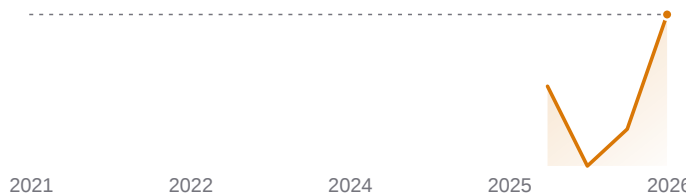


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

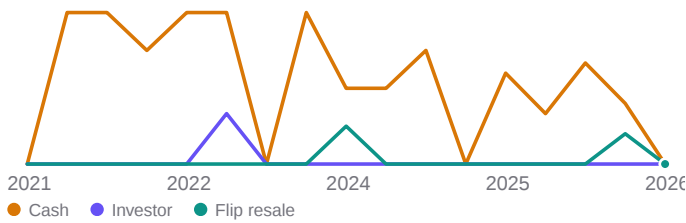
3.0%



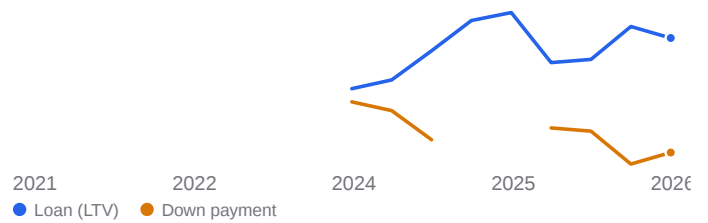
BUYERS & OUTCOMES

Buyer mix

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

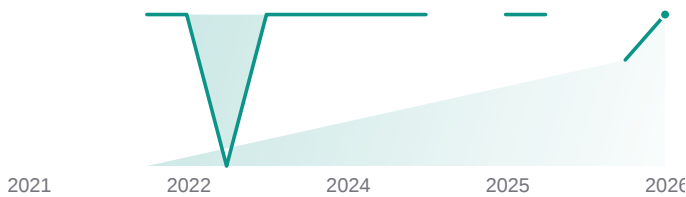


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



Sellers who sold at a gain

100%



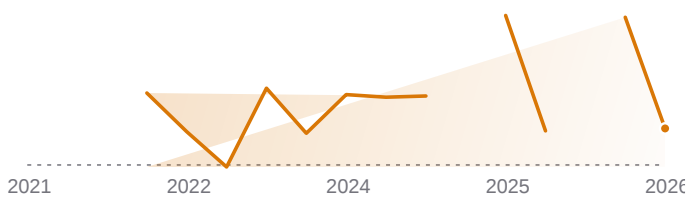
Typical hold before selling

16.6 yrs



Median annualized return at resale

+4.1%



HOUSING STOCK

Homes	363
Median value (AVM)	\$444K
Median size	1,536 ft²
Median bedrooms	3
Median year built	1972
Single family	95%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	78%
Underwater (LTV 125% or more)	1.0%
Owner occupied	39%
Company owned	23%
Median loan-to-value	18%
Typical ownership tenure	10.2 yrs

COMMUNITY

Population	74
Density	69 / mi²
Median household income	\$142K
Average household income	\$143K
Crime index (US avg 100)	71
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	26
Homes occupied	88%
Bachelor's or higher	22%
Poverty rate	5.8%
Unemployment	1.0%
Average temp	51°F
Annual precip	32 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.