

Decatur 68020

ZIP code · NE · Nebraska > Burt County > Decatur

BALANCED MARKET

\$54K

MEDIAN SALE PRICE

6

SALES (12 MO)

\$137K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



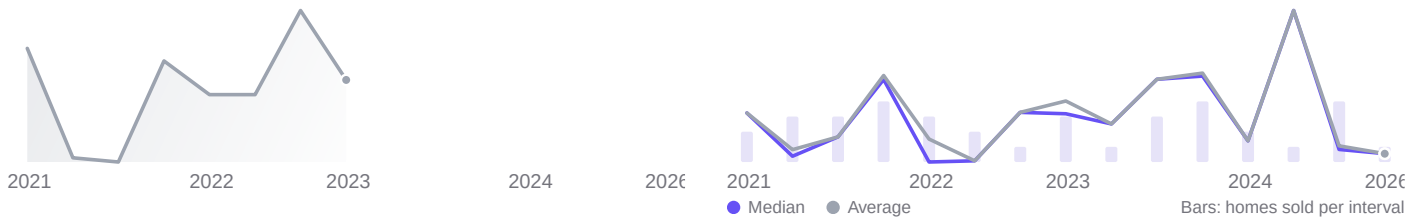
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$35K · Average \$35K

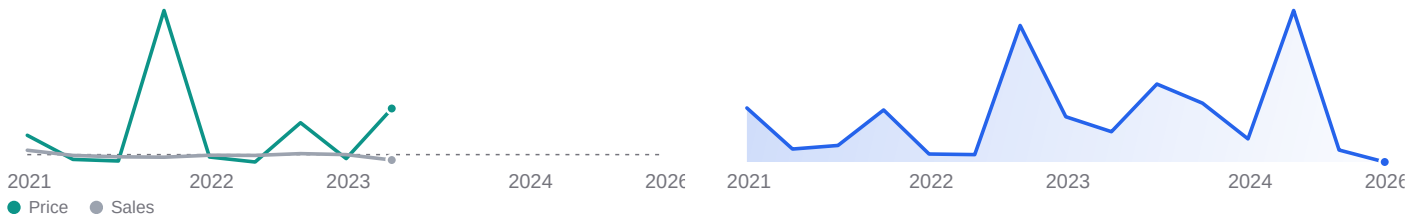


Growth (year over year)

Price +418.9% · Sales -50.0%

Price per square foot

\$9/ft²

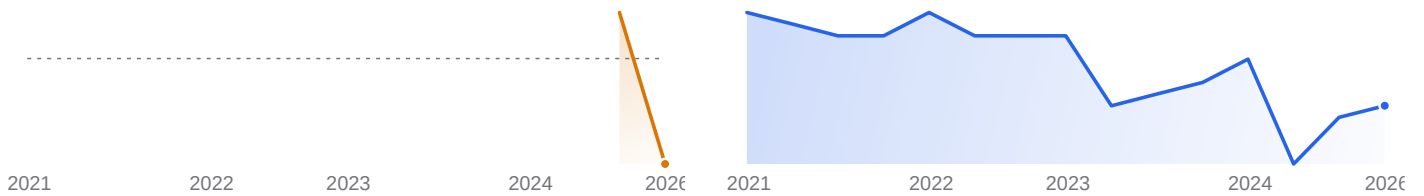


Sale premium vs estimated value

-74.6%

Annual turnover (share of homes sold)

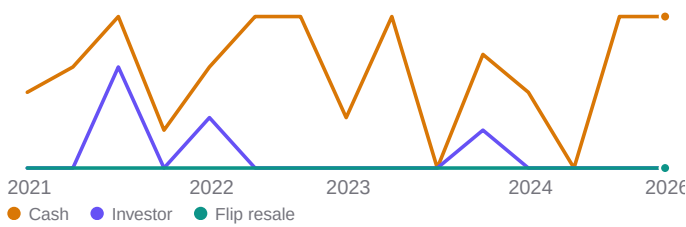
1.3%



BUYERS & OUTCOMES

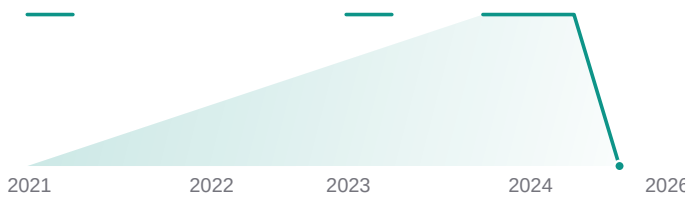
Buyer mix

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



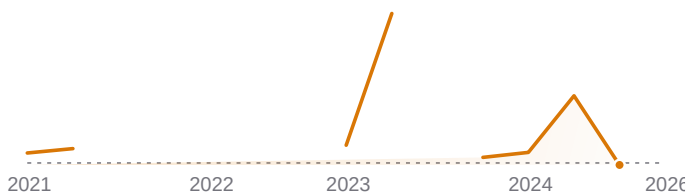
Sellers who sold at a gain

67%

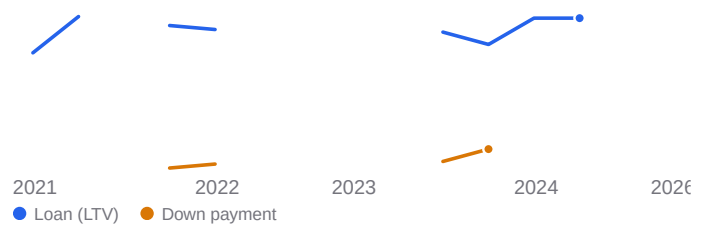


Median annualized return at resale

-1.8%

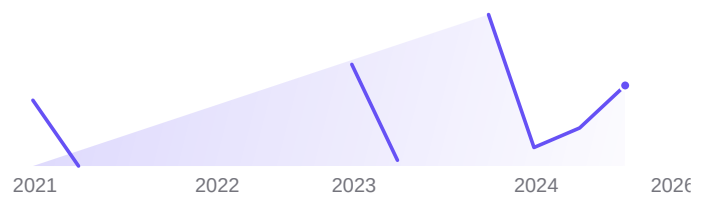


Financing (share of purchase price) Loan (LTV) 100% · Down payment 17%



Typical hold before selling

9.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	468
Median value (AVM)	\$137K
Median size	1,297 ft²
Median bedrooms	3
Median year built	1970
Single family	50%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	6.2%
Owner occupied	48%
Company owned	13%
Median loan-to-value	0%
Typical ownership tenure	11.1 yrs

COMMUNITY

Population	855
Density	9 / mi²
Median household income	\$58K
Average household income	\$77K
Crime index (US avg 100)	143
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	18
Homes occupied	84%
Bachelor's or higher	15%
Poverty rate	18.3%
Unemployment	1.0%
Average temp	49°F
Annual precip	30 in
Sunshine	66%

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.