

Fort Calhoun 68023

ZIP code · NE · Nebraska > Washington County > Fort Calhoun

BUYER'S MARKET

\$313K

MEDIAN SALE PRICE

-38.0%

1-YR CHANGE

13

SALES (12 MO)

\$544K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



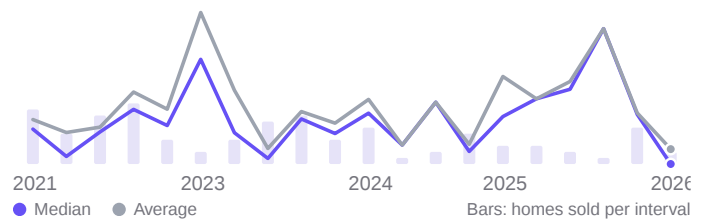
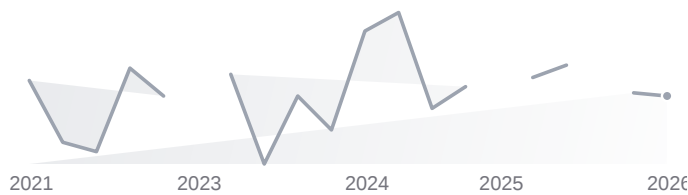
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

38 / 100

Sale prices

Median \$150K · Average \$233K

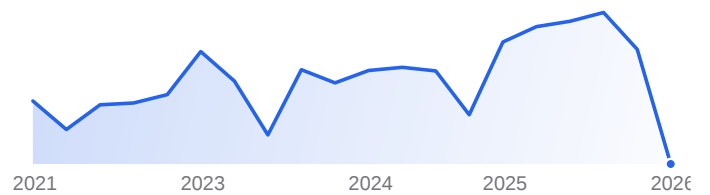
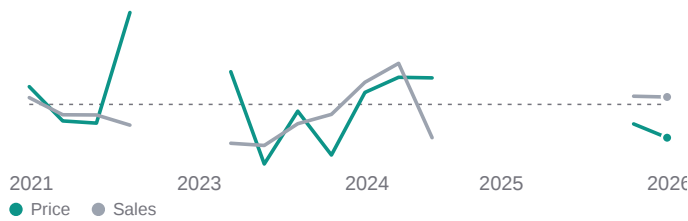


Growth (year over year)

Price -38.0% · Sales +8.3%

Price per square foot

\$82/ft²

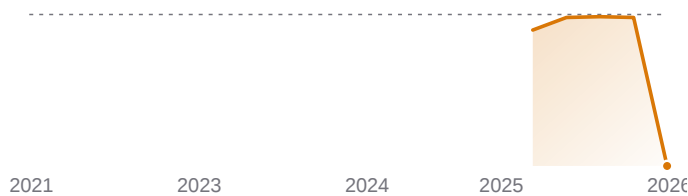


Sale premium vs estimated value

-40.3%

Annual turnover (share of homes sold)

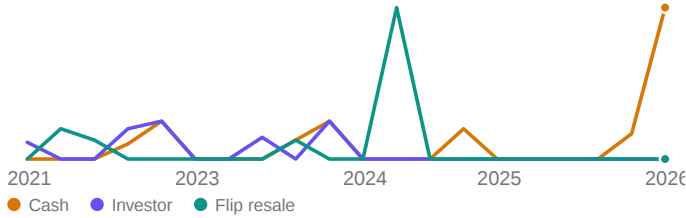
1.3%



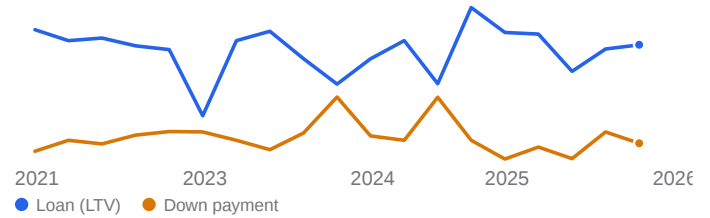
BUYERS & OUTCOMES

Buyer mix

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

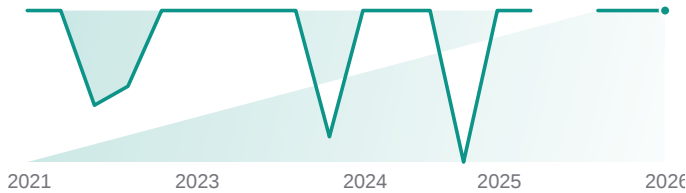


Financing (share of purchase price) Loan (LTV) 78% · Down payment 18%



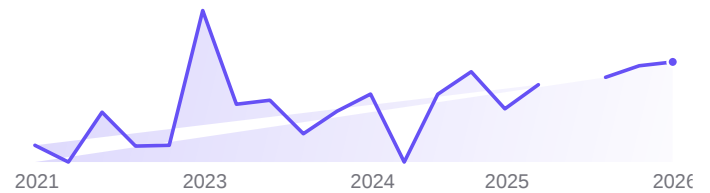
Sellers who sold at a gain

100%



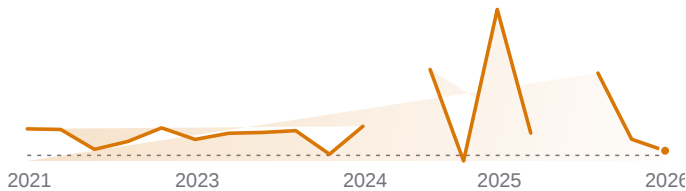
Typical hold before selling

13.8 yrs



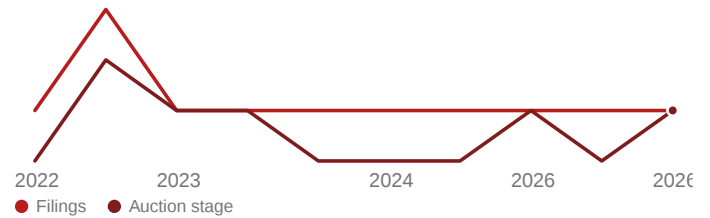
Median annualized return at resale

+1.5%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,039
Median value (AVM)	\$544K
Median size	1,776 ft²
Median bedrooms	3
Median year built	1990
Single family	51%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	2.8%
Owner occupied	85%
Company owned	14%
Median loan-to-value	45%
Typical ownership tenure	10.2 yrs

COMMUNITY

Population	3,138
Density	74 / mi²
Median household income	\$112K
Average household income	\$127K
Crime index (US avg 100)	59
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	26
Homes occupied	94%
Bachelor's or higher	22%
Poverty rate	5.8%
Unemployment	0.8%
Average temp	50°F
Annual precip	31 in
Sunshine	60%

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.