

Gretna 68028

ZIP code · NE · Nebraska > Sarpy County > Gretna

SELLER'S MARKET

\$450K

MEDIAN SALE PRICE

+6.6%

1-YR CHANGE

462

SALES (12 MO)

\$440K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

Balanced

Seller's market

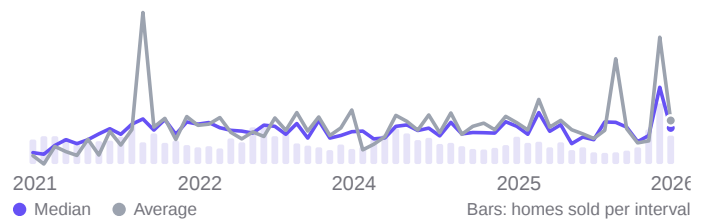
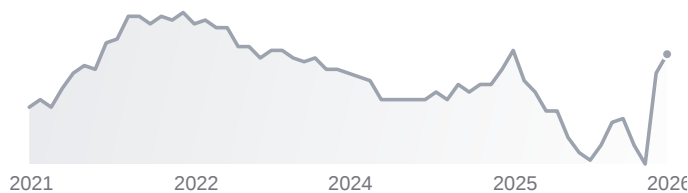
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

65 / 100

Sale prices

Median \$409K · Average \$437K

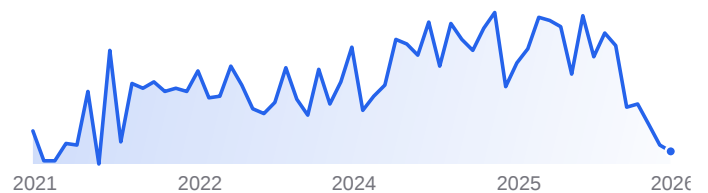
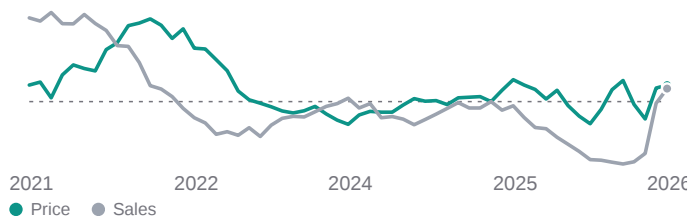


Growth (year over year)

Price +6.6% · Sales +5.2%

Price per square foot

\$170/ft²

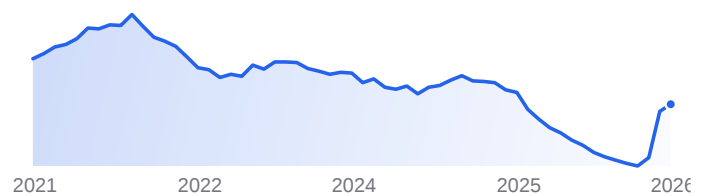
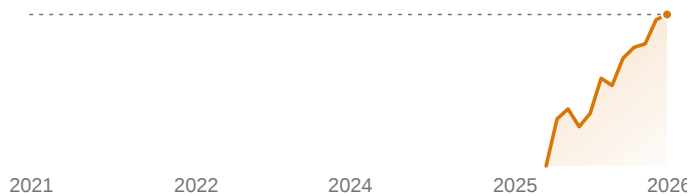


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

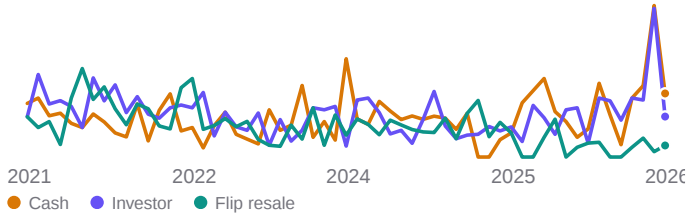
7.5%



BUYERS & OUTCOMES

Buyer mix

Cash 22% · Investor 14% · Flip resale 3.9%



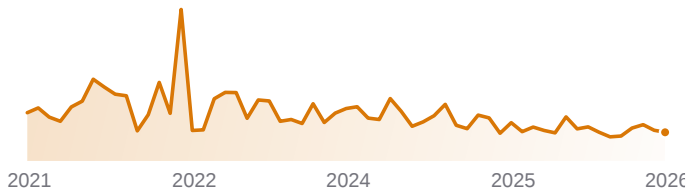
Sellers who sold at a gain

90%

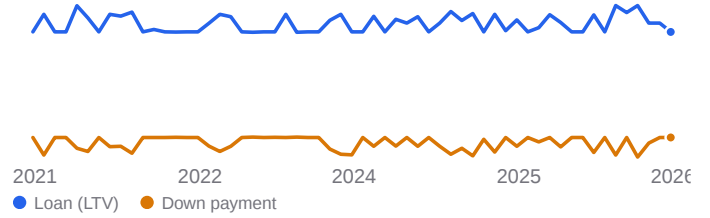


Median annualized return at resale

+3.8%

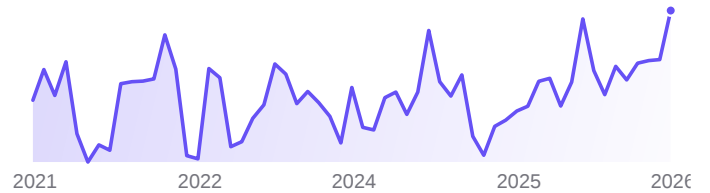


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



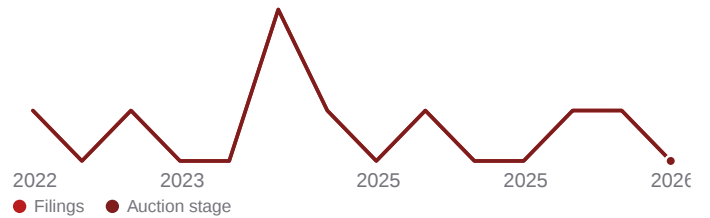
Typical hold before selling

7.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,127
Median value (AVM)	\$440K
Median size	1,820 ft²
Median bedrooms	3
Median year built	2008
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	38%
Underwater (LTV 125% or more)	1.5%
Owner occupied	82%
Company owned	15%
Median loan-to-value	59%
Typical ownership tenure	6.5 yrs

COMMUNITY

Population	19,395
Density	281 / mi²
Median household income	\$138K
Average household income	\$158K
Crime index (US avg 100)	44
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	29
Homes occupied	97%
Bachelor's or higher	36%
Poverty rate	2.1%
Unemployment	1.1%
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.