

Oakland 68045

ZIP code · NE · Nebraska > Burt County > Oakland

BALANCED MARKET

\$138K

MEDIAN SALE PRICE

-46.4%

1-YR CHANGE

33

SALES (12 MO)

\$161K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



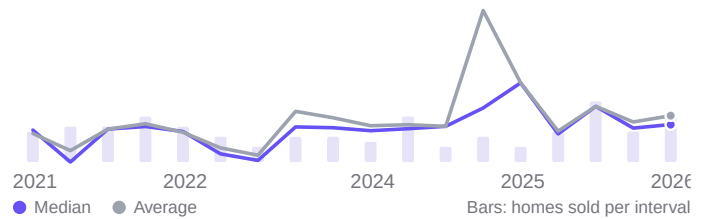
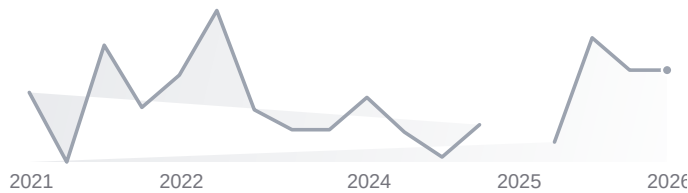
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$141K · Average \$166K

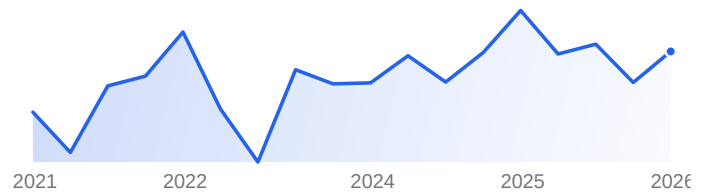
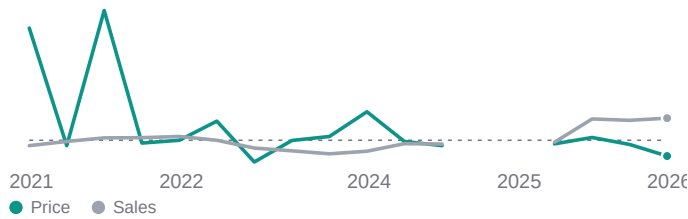


Growth (year over year)

Price -46.4% · Sales +65.0%

Price per square foot

\$108/ft²

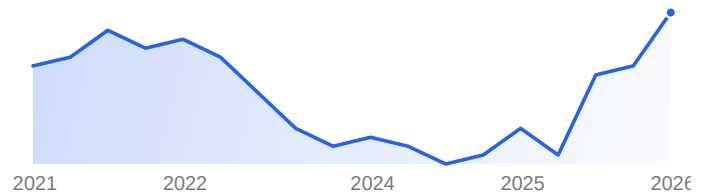


Sale premium vs estimated value

-1.7%

Annual turnover (share of homes sold)

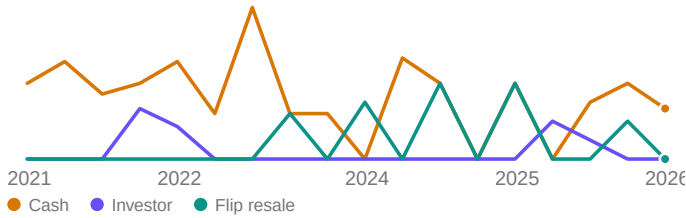
4.4%



BUYERS & OUTCOMES

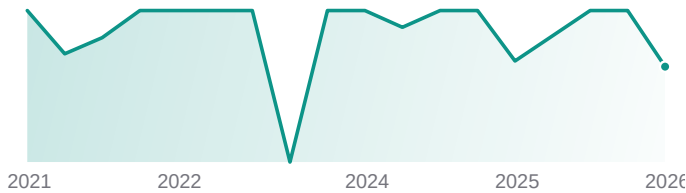
Buyer mix

Cash 22% · Investor 0% · Flip resale 0%



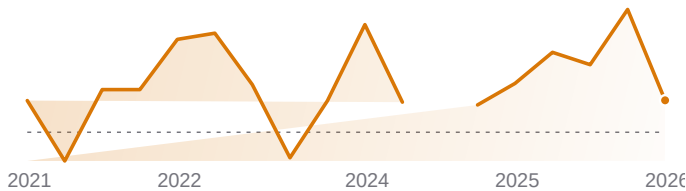
Sellers who sold at a gain

63%

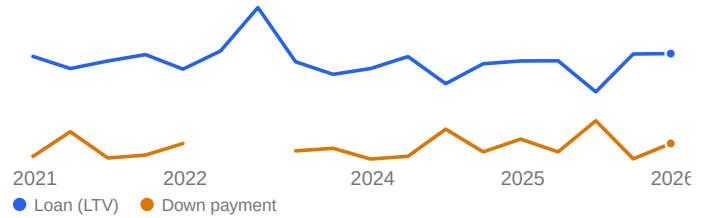


Median annualized return at resale

+4.7%

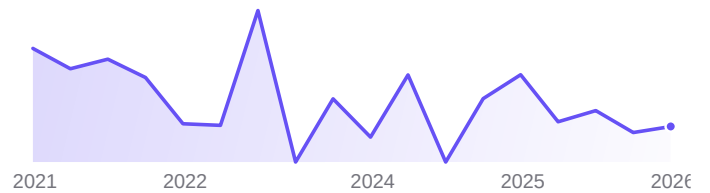


Financing (share of purchase price) Loan (LTV) 98% · Down payment 16%



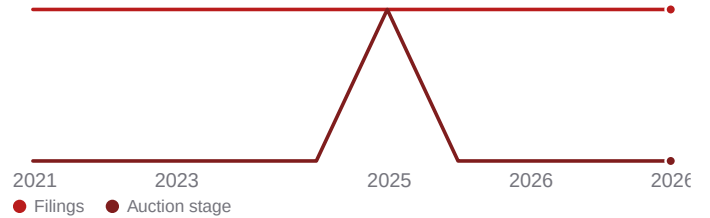
Typical hold before selling

4.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	751
Median value (AVM)	\$161K
Median size	1,629 ft²
Median bedrooms	3
Median year built	1920
Single family	75%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	6.0%
Owner occupied	73%
Company owned	18%
Median loan-to-value	31%
Typical ownership tenure	9.3 yrs

COMMUNITY

Population	2,192
Density	21 / mi²
Median household income	\$65K
Average household income	\$85K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	24
Homes occupied	92%
Bachelor's or higher	22%
Poverty rate	13.4%
Unemployment	1.2%
Average temp	49°F
Annual precip	30 in
Sunshine	66%

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.