

Papillion 68046

ZIP code · NE · Nebraska > Sarpy County > Papillion

BALANCED MARKET

\$338K

MEDIAN SALE PRICE

-20.3%

1-YR CHANGE

724

SALES (12 MO)

\$406K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



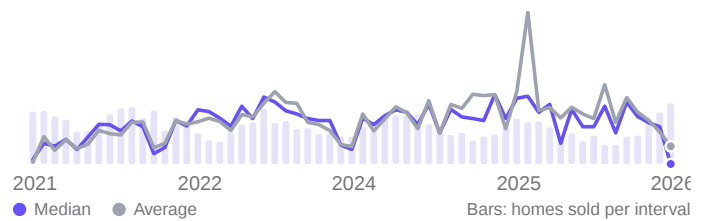
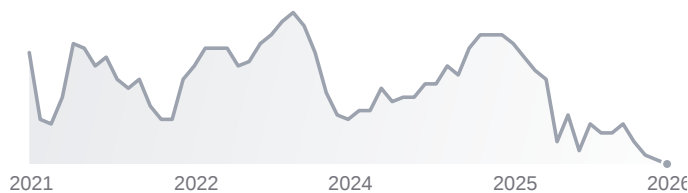
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$275K · Average \$318K

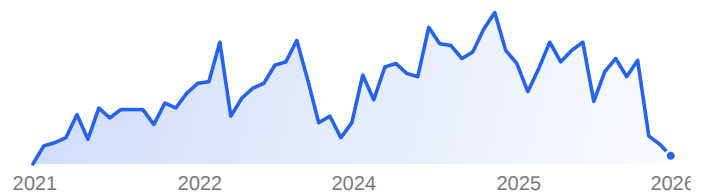
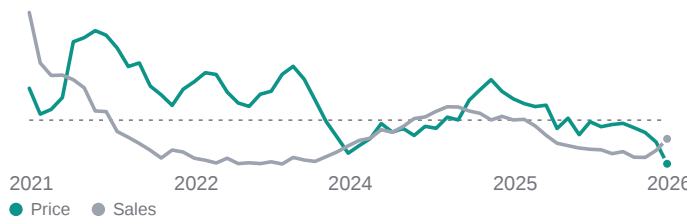


Growth (year over year)

Price -20.3% · Sales -8.7%

Price per square foot

\$154/ft²

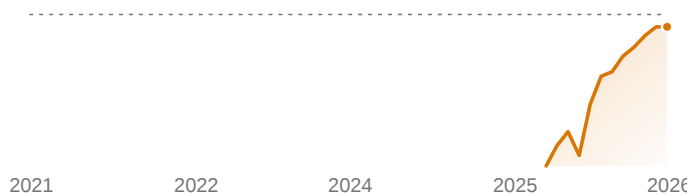


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

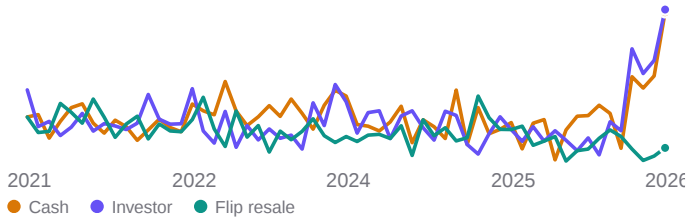
6.4%



BUYERS & OUTCOMES

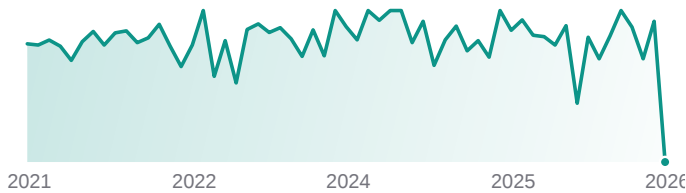
Buyer mix

Cash 55% · Investor 56% · Flip resale 8.1%



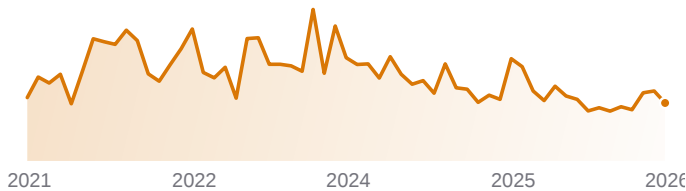
Sellers who sold at a gain

69%

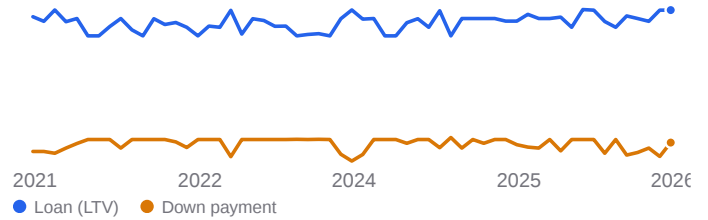


Median annualized return at resale

+4.0%

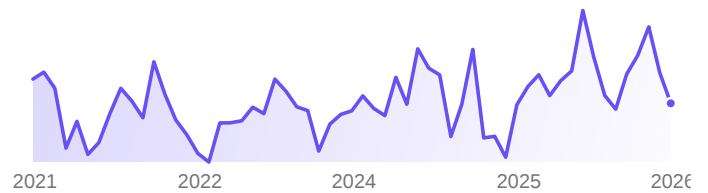


Financing (share of purchase price) Loan (LTV) 95% · Down payment 18%



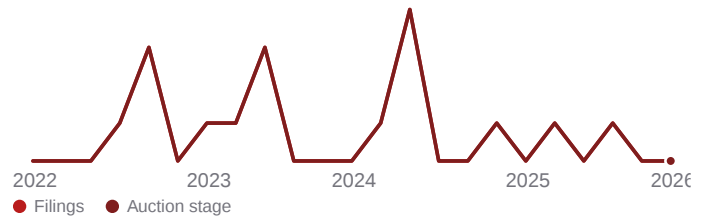
Typical hold before selling

3.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	11,325
Median value (AVM)	\$406K
Median size	1,910 ft²
Median bedrooms	3
Median year built	2000
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	40%
Underwater (LTV 125% or more)	1.4%
Owner occupied	83%
Company owned	14%
Median loan-to-value	58%
Typical ownership tenure	6.6 yrs

COMMUNITY

Population	33,861
Density	1,192 / mi²
Median household income	\$121K
Average household income	\$140K
Crime index (US avg 100)	69
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	29
Homes occupied	97%
Bachelor's or higher	28%
Poverty rate	4.1%
Unemployment	1.0%
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.