

Plattsmouth 68048

ZIP code · NE · Nebraska > Cass County > Plattsmouth

SELLER'S MARKET

\$268K

MEDIAN SALE PRICE

+3.6%

1-YR CHANGE

268

SALES (12 MO)

\$325K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 70 / 100



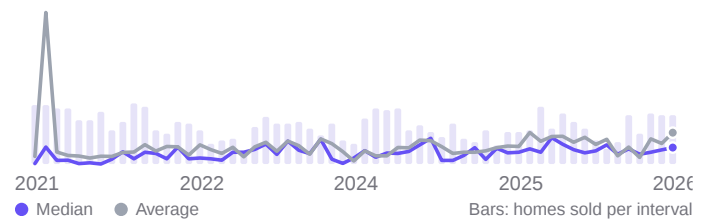
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

70 / 100

Sale prices

Median \$285K · Average \$398K

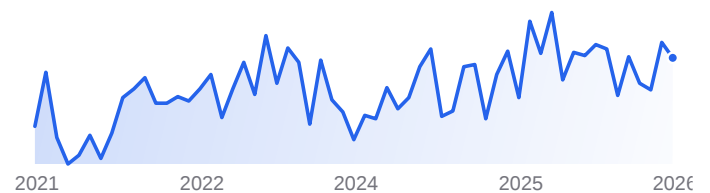
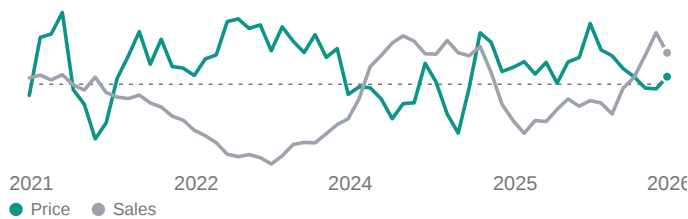


Growth (year over year)

Price +3.6% · Sales +15.0%

Price per square foot

\$215/ft²

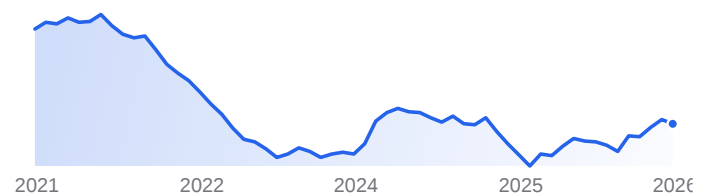
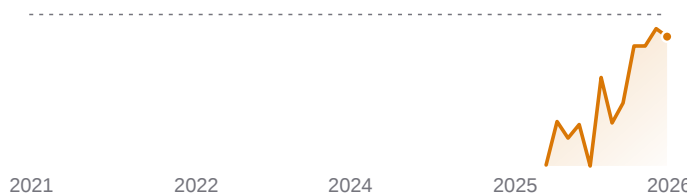


Sale premium vs estimated value

-0.7%

Annual turnover (share of homes sold)

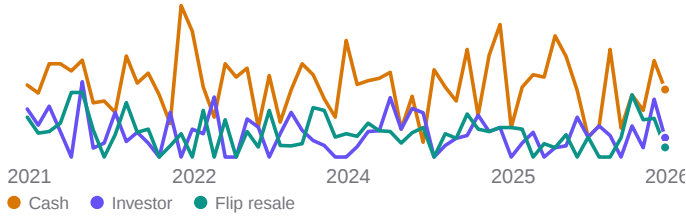
4.9%



BUYERS & OUTCOMES

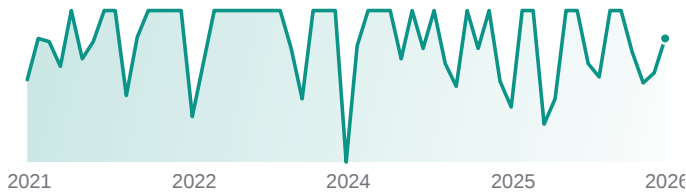
Buyer mix

Cash 24% · Investor 6.9% · Flip resale 3.4%



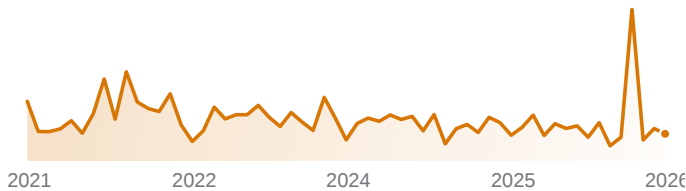
Sellers who sold at a gain

95%

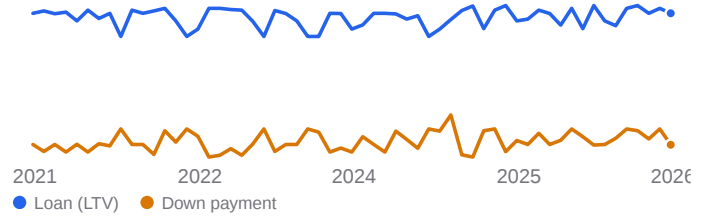


Median annualized return at resale

+4.8%

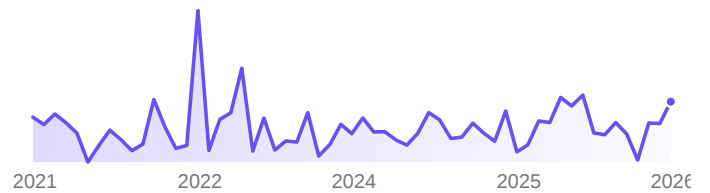


Financing (share of purchase price) Loan (LTV) 95% · Down payment 9.8%



Typical hold before selling

6.4 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	5,415
Median value (AVM)	\$325K
Median size	1,450 ft²
Median bedrooms	3
Median year built	1984
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	2.4%
Owner occupied	80%
Company owned	16%
Median loan-to-value	48%
Typical ownership tenure	7.9 yrs

COMMUNITY

Population	12,411
Density	124 / mi²
Median household income	\$88K
Average household income	\$98K
Crime index (US avg 100)	95
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	27
Homes occupied	91%
Bachelor's or higher	19%
Poverty rate	5.8%
Unemployment	1.0%
Average temp	51°F
Annual precip	32 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.