

South Bend 68058

ZIP code · NE · Nebraska > Cass County > South Bend

\$585K

MEDIAN SALE PRICE

6

SALES (12 MO)

\$428K

MEDIAN VALUE (AVM)

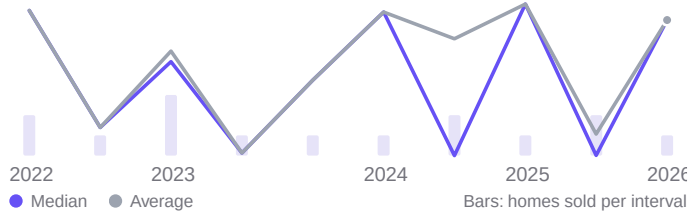
MARKET TRENDS (5 YEARS)

Sale prices

Median \$585K · Average \$585K

Growth (year over year)

Price -30.8% · Sales +33.3%

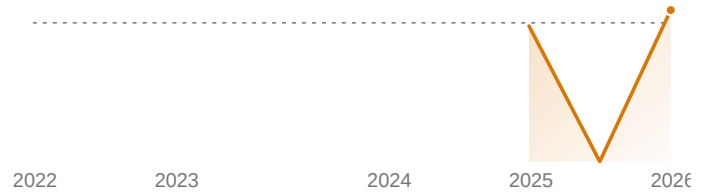


Price per square foot

\$237/ft²

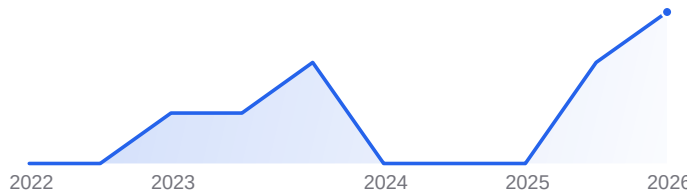
Sale premium vs estimated value

+7.8%



Annual turnover (share of homes sold)

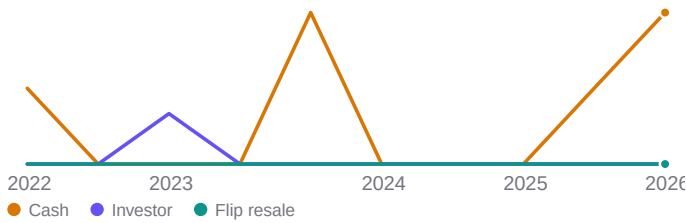
2.8%



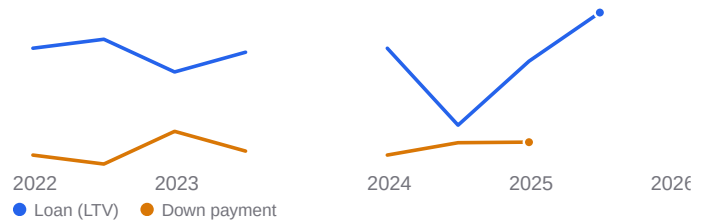
BUYERS & OUTCOMES

Buyer mix

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

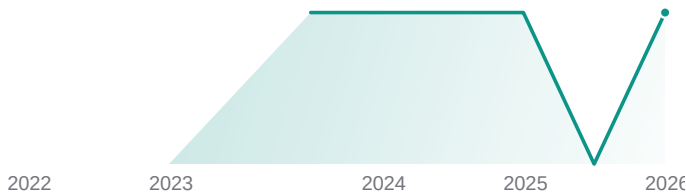


Financing (share of purchase price) Loan (LTV) 100% · Down payment 27%



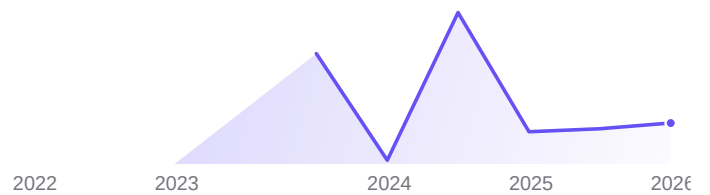
Sellers who sold at a gain

100%



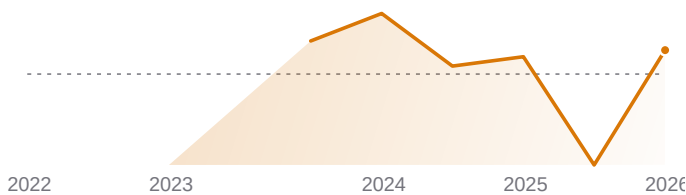
Typical hold before selling

7.0 yrs



Median annualized return at resale

+6.1%



HOUSING STOCK

Homes	218
Median value (AVM)	\$428K
Median size	1,568 ft²
Median bedrooms	3
Median year built	1980
Single family	43%
Condos	49%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	80%
Underwater (LTV 125% or more)	1.3%
Owner occupied	52%
Company owned	23%
Median loan-to-value	12%

Typical ownership tenure

10.4 yrs

COMMUNITY

Population	40
Density	30 / mi²
Median household income	\$117K
Average household income	\$128K
Crime index (US avg 100)	136
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	37
Homes occupied	76%
Bachelor's or higher	38%
Poverty rate	4.2%
Unemployment	0.9%
Average temp	51°F
Annual precip	31 in
Sunshine	59%

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.