

Beaver Crossing 68313

ZIP code · NE · Nebraska · Seward County · Beaver Crossing

SELLER'S MARKET

\$271K

MEDIAN SALE PRICE

+984.0%

1-YR CHANGE

6

SALES (12 MO)

\$254K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 76 / 100

Buyer's market

Balanced

Seller's market

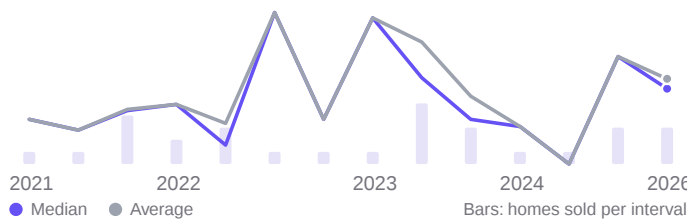
MARKET TRENDS (5 YEARS)

Sale prices

Median \$236K · Average \$264K

Growth (year over year)

Price +984.0% · Sales +20.0%



Price per square foot

\$107/ft²

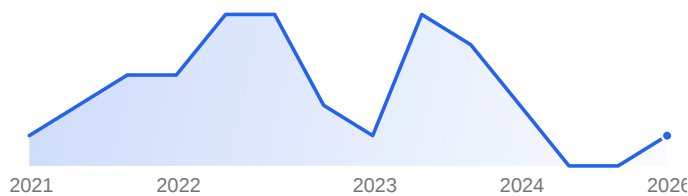
Sale premium vs estimated value

-36.1%



Annual turnover (share of homes sold)

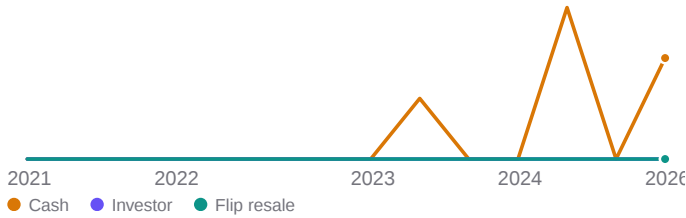
1.4%



BUYERS & OUTCOMES

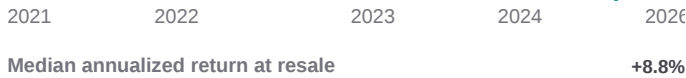
Buyer mix

Cash 67% · Investor 0% · Flip resale 0%



Sellers who sold at a gain

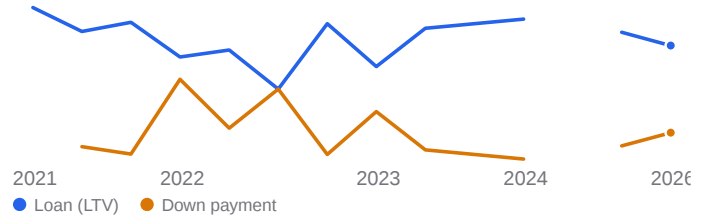
100%



Median annualized return at resale

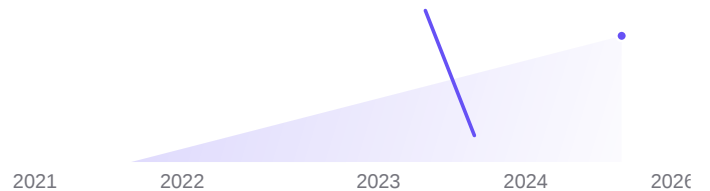
+8.8%

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



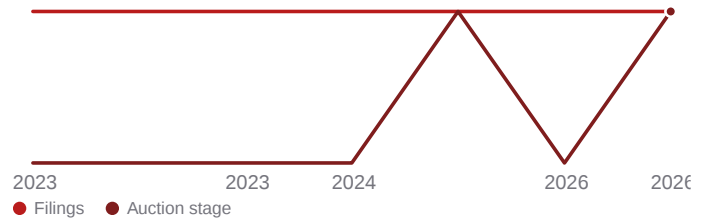
Typical hold before selling

12.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	416
Median value (AVM)	\$254K
Median size	1,528 ft²
Median bedrooms	3
Median year built	1946
Single family	93%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	4.4%
Owner occupied	71%
Company owned	16%
Median loan-to-value	44%
Typical ownership tenure	10.0 yrs

COMMUNITY

Population	885
Density	11 / mi²
Median household income	\$73K
Average household income	\$86K
Crime index (US avg 100)	117
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	39
Homes occupied	89%
Bachelor's or higher	15%
Poverty rate	7.1%
Unemployment	0.9%
Average temp	51°F
Annual precip	29 in
Sunshine	62%

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.