

Carleton 68326

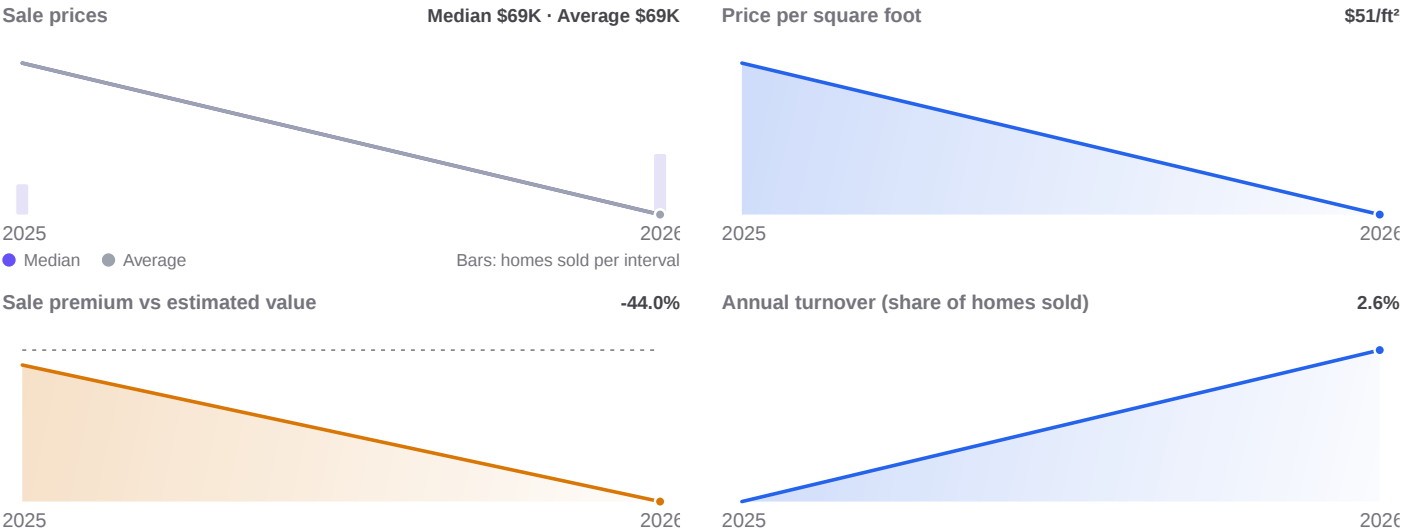
ZIP code · NE · Nebraska > Thayer County > Carleton

\$69K
MEDIAN SALE PRICE

3
SALES (12 MO)

\$183K
MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)

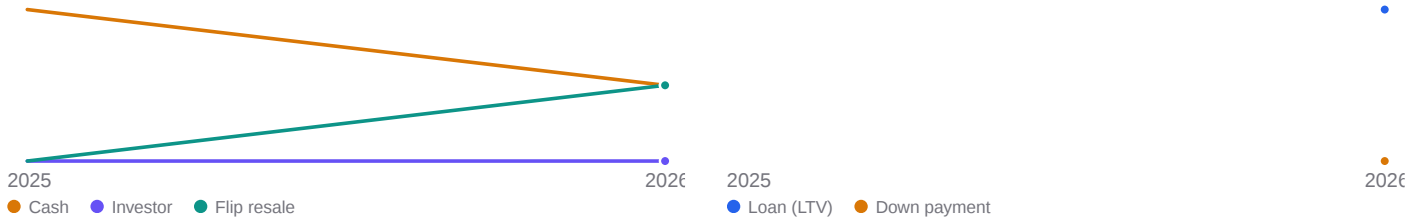


BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 50%

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



HOUSING STOCK

Homes	116
Median value (AVM)	\$183K
Median size	1,870 ft²
Median bedrooms	3
Median year built	1929
Single family	46%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	82%
Underwater (LTV 125% or more)	9.1%
Owner occupied	61%
Company owned	36%
Median loan-to-value	0%
Typical ownership tenure	7.4 yrs

COMMUNITY

Population	359
Density	7 / mi²
Median household income	\$68K
Average household income	\$78K
Crime index (US avg 100)	137
Air pollution index (US avg 100)	75
Earthquake index (US avg 100)	33
Homes occupied	85%
Bachelor's or higher	17%

Poverty rate	10.0%
Unemployment	0.8%
Average temp	52°F
Annual precip	29 in
Sunshine	63%

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.