

Cortland 68331

ZIP code · NE · Nebraska > Gage County > Cortland

BALANCED MARKET

\$530K

MEDIAN SALE PRICE

+15.5%

1-YR CHANGE

8

SALES (12 MO)

\$327K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



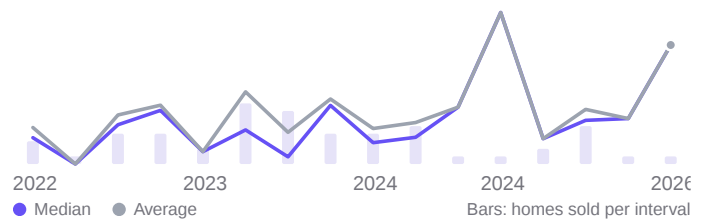
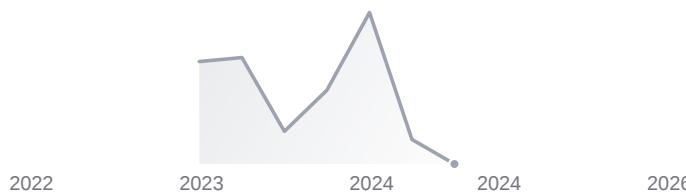
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$530K · Average \$530K

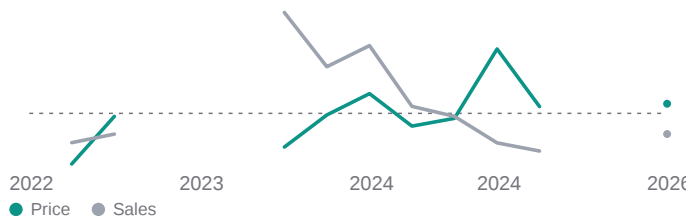


Growth (year over year)

Price +15.5% · Sales -33.3%

Price per square foot

\$386/ft²

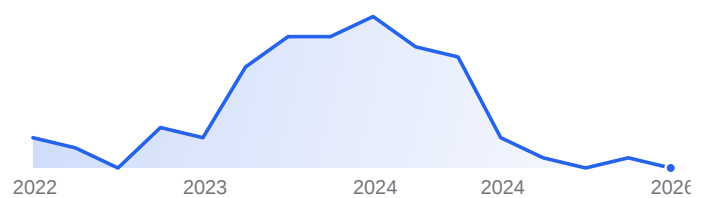


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

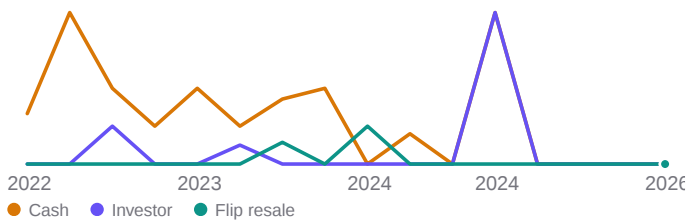
1.9%



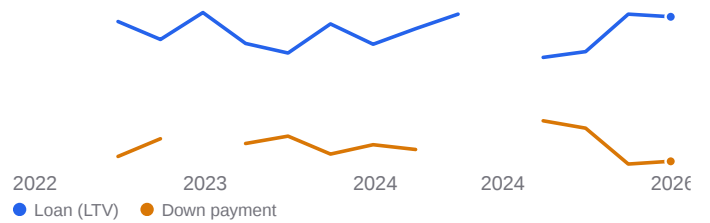
BUYERS & OUTCOMES

Buyer mix

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



Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



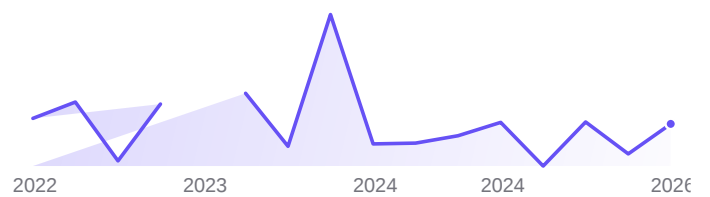
Sellers who sold at a gain

100%



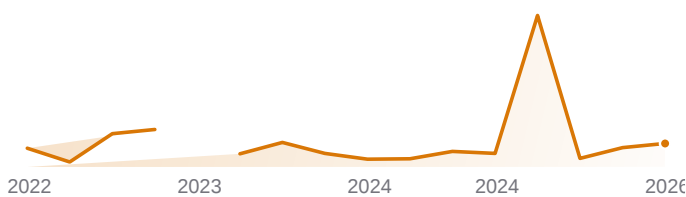
Typical hold before selling

5.4 yrs



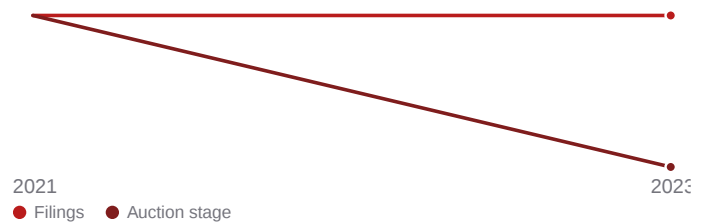
Median annualized return at resale

+10.4%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	418
Median value (AVM)	\$327K
Median size	1,623 ft²
Median bedrooms	3
Median year built	1972
Single family	54%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	2.0%
Owner occupied	78%
Company owned	12%
Median loan-to-value	44%
Typical ownership tenure	10.6 yrs

COMMUNITY

Population	835
Density	17 / mi²
Median household income	\$87K
Average household income	\$105K
Crime index (US avg 100)	28
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	43
Homes occupied	96%
Bachelor's or higher	18%
Poverty rate	2.8%
Unemployment	1.1%
Average temp	52°F
Annual precip	31 in
Sunshine	59%

Market metrics are derived from recorded arms-length deeds through January 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.