

Douglas 68344

ZIP code · NE · Nebraska > Otoe County > Douglas

\$89K

MEDIAN SALE PRICE

-44.4%

1-YR CHANGE

9

SALES (12 MO)

\$291K

MEDIAN VALUE (AVM)

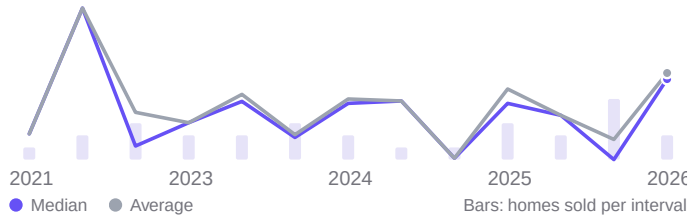
MARKET TRENDS (5 YEARS)

Sale prices

Median \$220K · Average \$235K

Growth (year over year)

Price -44.4% · Sales +80.0%



Price per square foot

\$108/ft²

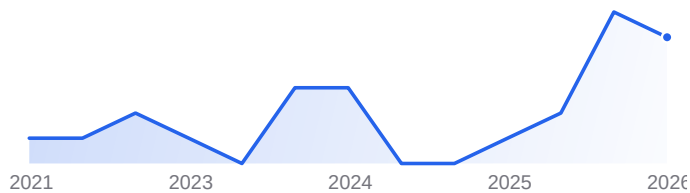
Sale premium vs estimated value

-51.6%



Annual turnover (share of homes sold)

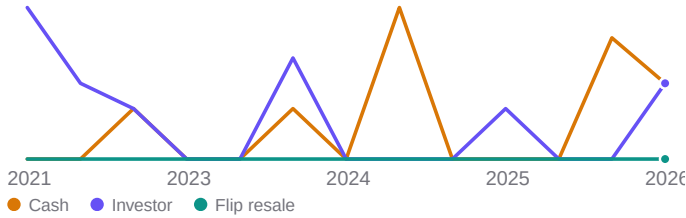
4.3%



BUYERS & OUTCOMES

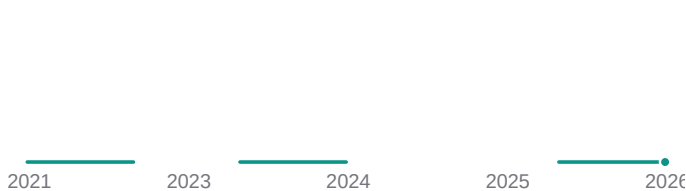
Buyer mix

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



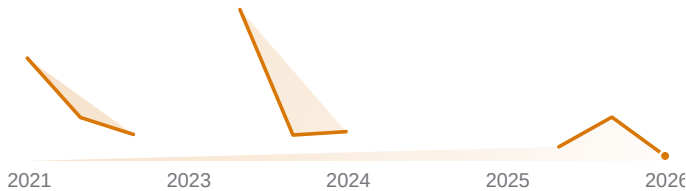
Sellers who sold at a gain

100%

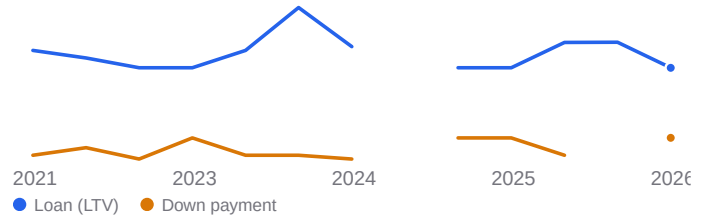


Median annualized return at resale

+1.3%

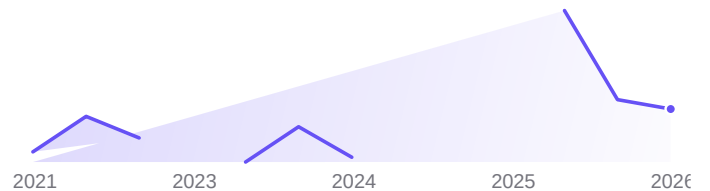


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

9.0 yrs



HOUSING STOCK

Homes	210
Median value (AVM)	\$291K
Median size	1,480 ft²
Median bedrooms	3
Median year built	1975
Single family	92%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	2.9%
Owner occupied	65%
Company owned	6.7%
Median loan-to-value	38%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	330
Density	9 / mi²
Median household income	\$86K
Average household income	\$110K
Crime index (US avg 100)	137
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	34
Homes occupied	89%
Bachelor's or higher	19%
Poverty rate	3.0%
Unemployment	1.0%
Average temp	52°F
Annual precip	31 in
Sunshine	59%

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