

Fairbury 68352

ZIP code · NE · Nebraska > Jefferson County > Fairbury

BALANCED MARKET

\$102K

MEDIAN SALE PRICE

-29.6%

1-YR CHANGE

83

SALES (12 MO)

\$127K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100

Buyer's market

Balanced

Seller's market

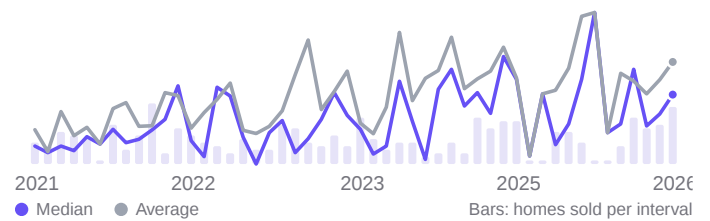
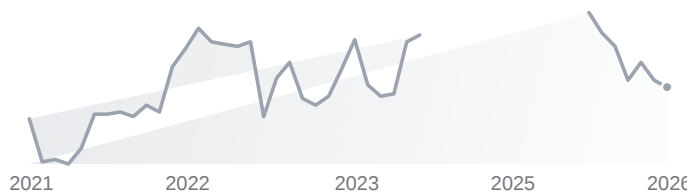
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$127K · Average \$176K

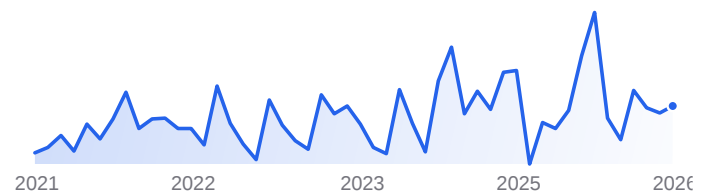
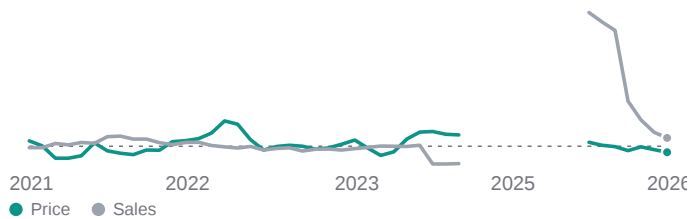


Growth (year over year)

Price -29.6% · Sales +40.7%

Price per square foot

\$86/ft²

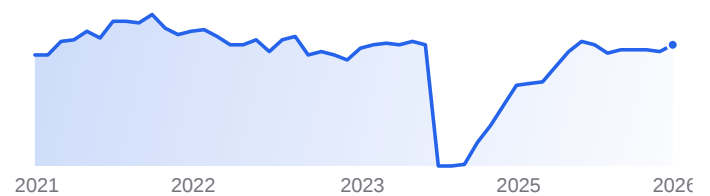
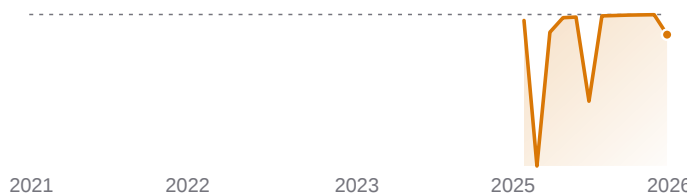


Sale premium vs estimated value

-4.0%

Annual turnover (share of homes sold)

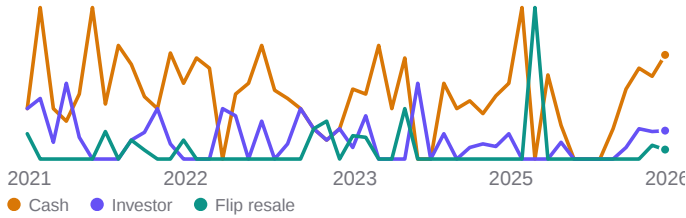
3.6%



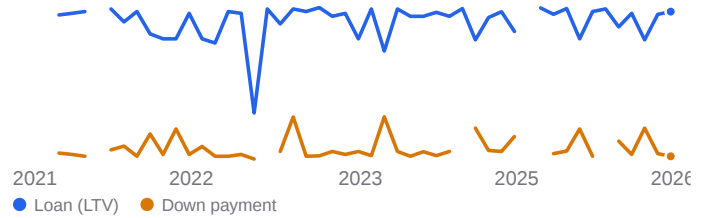
BUYERS & OUTCOMES

Buyer mix

Cash 69% · Investor 19% · Flip resale 6.3%

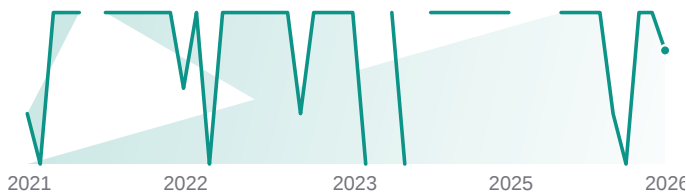


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



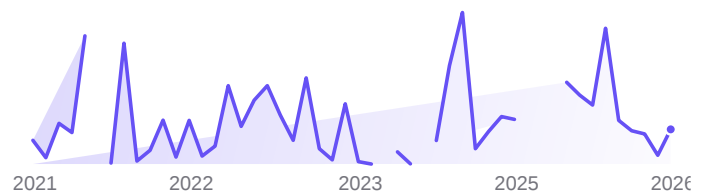
Sellers who sold at a gain

88%



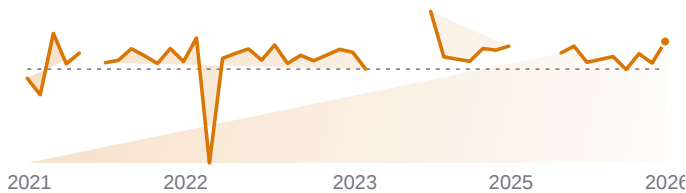
Typical hold before selling

4.0 yrs



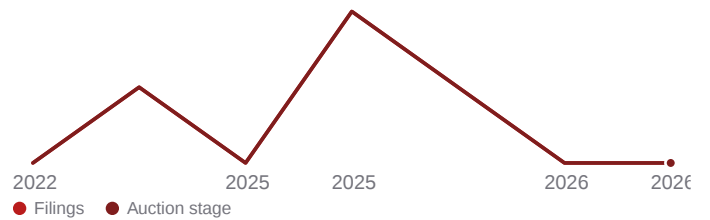
Median annualized return at resale

+14.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,309
Median value (AVM)	\$127K
Median size	1,300 ft²
Median bedrooms	3
Median year built	1922
Single family	75%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	2.4%
Owner occupied	67%
Company owned	16%
Median loan-to-value	0%
Typical ownership tenure	8.0 yrs

COMMUNITY

Population	5,425
Density	20 / mi²
Median household income	\$57K
Average household income	\$69K
Crime index (US avg 100)	129
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	34
Homes occupied	88%
Bachelor's or higher	16%
Poverty rate	14.8%
Unemployment	0.7%
Average temp	52°F
Annual precip	31 in
Sunshine	63%

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