

Greenwood 68366

ZIP code · NE · Nebraska > Cass County > Greenwood

BUYER'S MARKET

\$187K

MEDIAN SALE PRICE

19

SALES (12 MO)

\$327K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 23 / 100



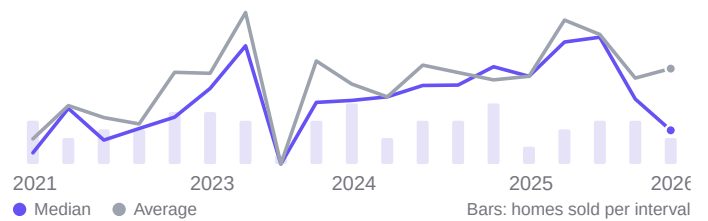
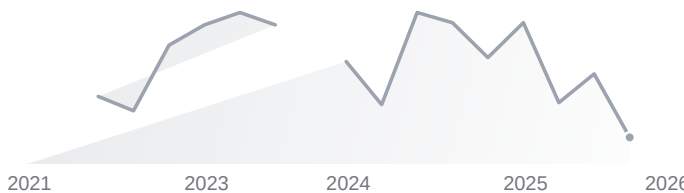
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

23 / 100

Sale prices

Median \$137K · Average \$271K

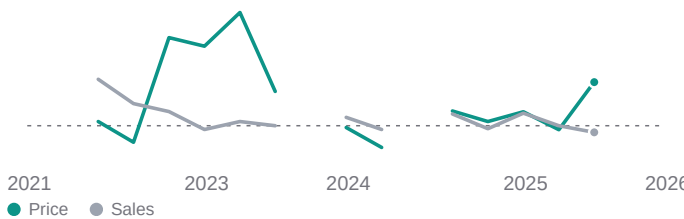


Growth (year over year)

Price +65.6% · Sales -10.0%

Price per square foot

\$195/ft²

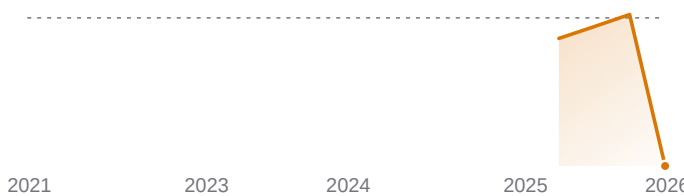


Sale premium vs estimated value

-44.6%

Annual turnover (share of homes sold)

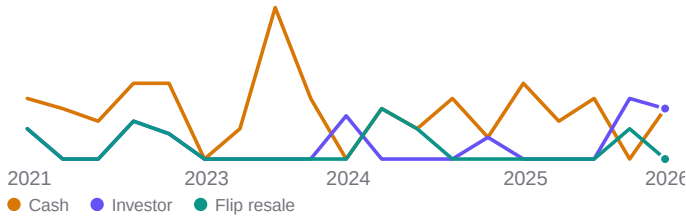
3.9%



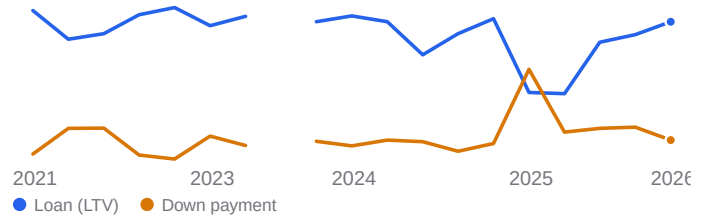
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 33% · Flip resale 0%

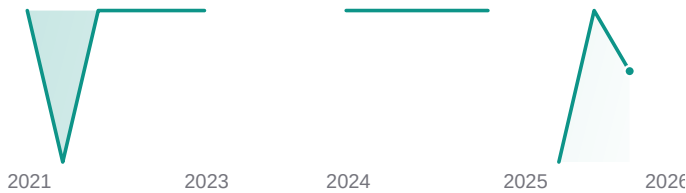


Financing (share of purchase price) Loan (LTV) 88% · Down payment 13%



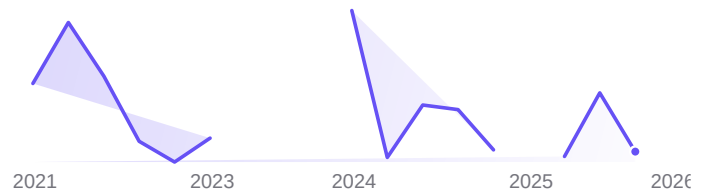
Sellers who sold at a gain

60%



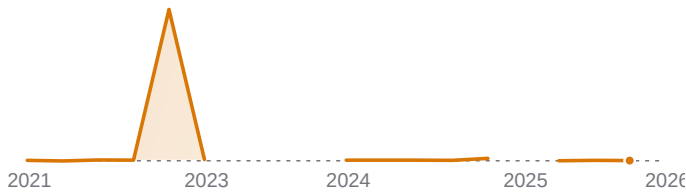
Typical hold before selling

1.9 yrs



Median annualized return at resale

+1.1%



HOUSING STOCK

Homes	485
Median value (AVM)	\$327K
Median size	1,456 ft²
Median bedrooms	3
Median year built	1973
Single family	51%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	2.5%
Owner occupied	78%
Company owned	15%
Median loan-to-value	39%
Typical ownership tenure	9.8 yrs

COMMUNITY

Population	1,558
Density	31 / mi²
Median household income	\$106K
Average household income	\$124K
Crime index (US avg 100)	70
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	40
Homes occupied	96%
Bachelor's or higher	26%
Poverty rate	4.5%
Unemployment	0.9%
Average temp	51°F
Annual precip	30 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.