

Hickman 68372

ZIP code · NE · Nebraska > Lancaster County > Hickman

SELLER'S MARKET

\$379K

MEDIAN SALE PRICE

+5.1%

1-YR CHANGE

108

SALES (12 MO)

\$407K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100



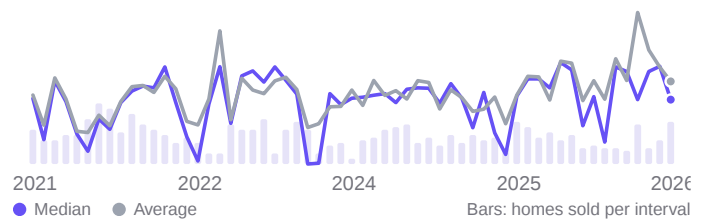
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$310K · Average \$371K

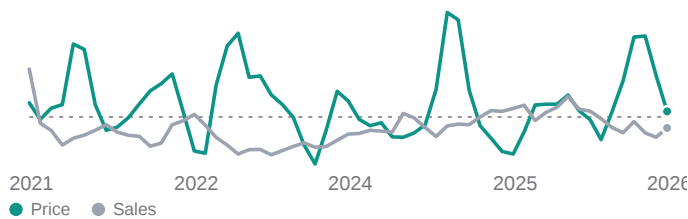


Growth (year over year)

Price +5.1% · Sales -10.0%

Price per square foot

\$162/ft²

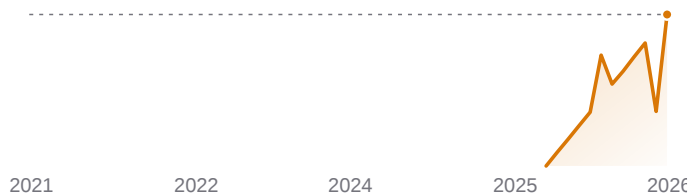


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

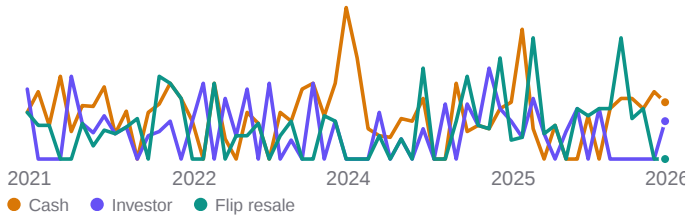
6.5%



BUYERS & OUTCOMES

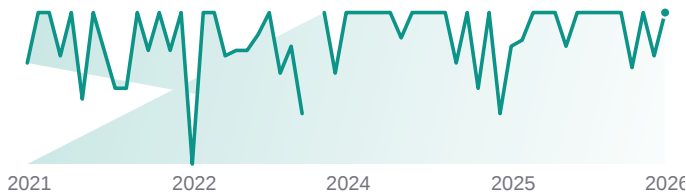
Buyer mix

Cash 19% · Investor 13% · Flip resale 0%



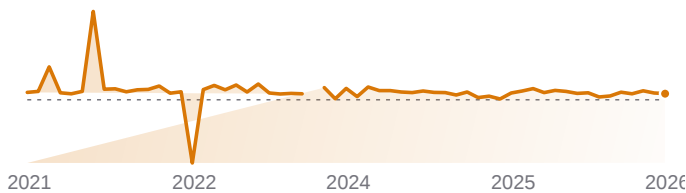
Sellers who sold at a gain

100%

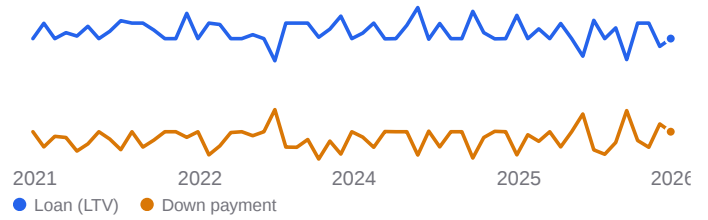


Median annualized return at resale

+4.6%

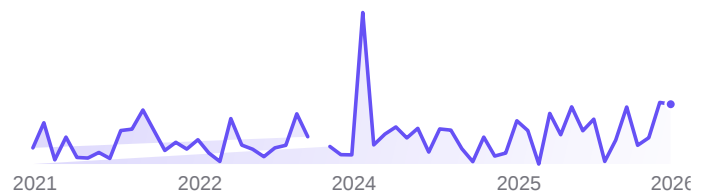


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



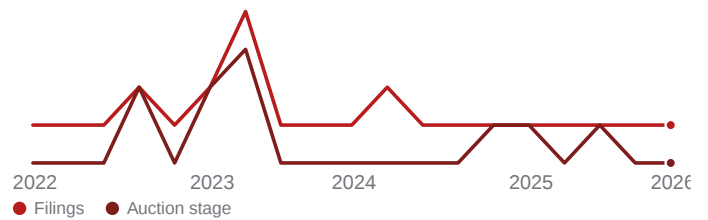
Typical hold before selling

5.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,657
Median value (AVM)	\$407K
Median size	1,706 ft²
Median bedrooms	3
Median year built	2004
Single family	71%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	41%
Underwater (LTV 125% or more)	2.5%
Owner occupied	81%
Company owned	17%
Median loan-to-value	58%
Typical ownership tenure	6.9 yrs

COMMUNITY

Population	4,353
Density	121 / mi²
Median household income	\$109K
Average household income	\$126K
Crime index (US avg 100)	39
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	43
Homes occupied	95%
Bachelor's or higher	26%
Poverty rate	1.7%
Unemployment	0.9%
Average temp	52°F
Annual precip	31 in
Sunshine	59%

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.