

Manley 68403

ZIP code · NE · Nebraska > Cass County > Manley

\$275K

MEDIAN SALE PRICE

3

SALES (12 MO)

\$252K

MEDIAN VALUE (AVM)

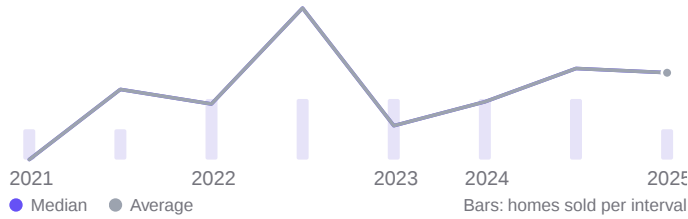
MARKET TRENDS (5 YEARS)

Sale prices

Median \$275K · Average \$275K

Growth (year over year)

Price +49.4% · Sales -50.0%

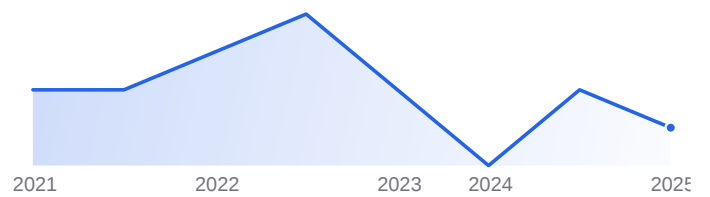
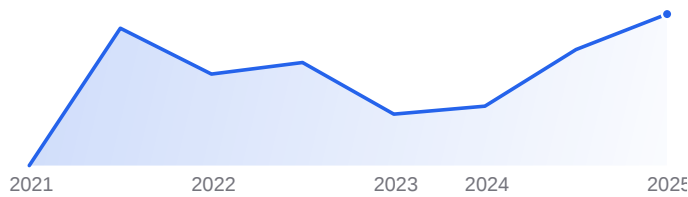


Price per square foot

\$232/ft²

Annual turnover (share of homes sold)

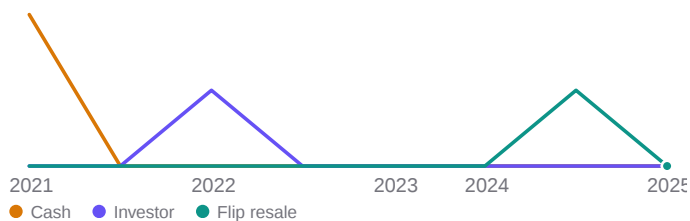
3.8%



BUYERS & OUTCOMES

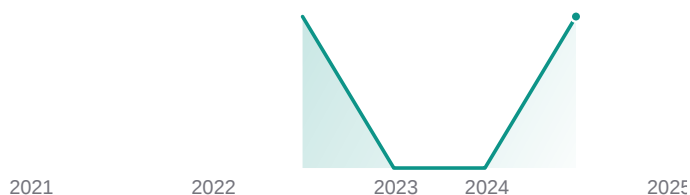
Buyer mix

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



Sellers who sold at a gain

100%

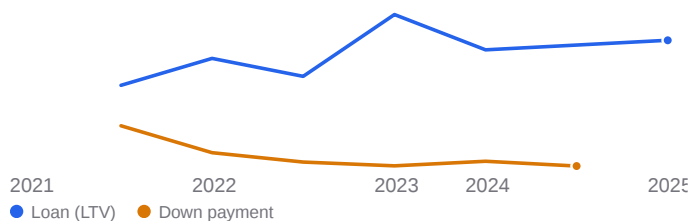


Median annualized return at resale

+7.2%

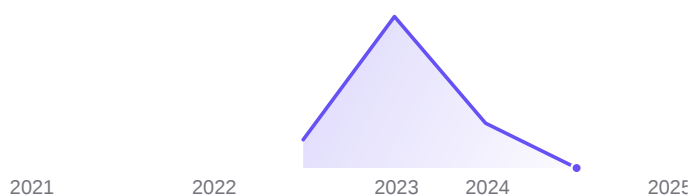


Financing (share of purchase price) Loan (LTV) 102% · Down payment 1.8%



Typical hold before selling

0.5 yrs



HOUSING STOCK

Homes	78
Median value (AVM)	\$252K
Median size	1,404 ft²
Median bedrooms	3
Median year built	1953
Single family	85%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	6.9%
Owner occupied	76%
Company owned	13%
Median loan-to-value	41%
Typical ownership tenure	10.2 yrs

COMMUNITY

Population	3
Density	16 / mi ²
Median household income	\$102K
Average household income	\$118K
Crime index (US avg 100)	93
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	29
Homes occupied	93%
Bachelor's or higher	19%
Poverty rate	5.3%
Unemployment	1.2%
Average temp	51°F
Annual precip	32 in
Sunshine	59%

Market metrics are derived from recorded arms-length deeds through October 2025, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.