

Nebraska City 68410

ZIP code · NE · Nebraska · Otoe County · Nebraska City

BALANCED MARKET

\$164K

MEDIAN SALE PRICE

-19.1%

1-YR CHANGE

121

SALES (12 MO)

\$190K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



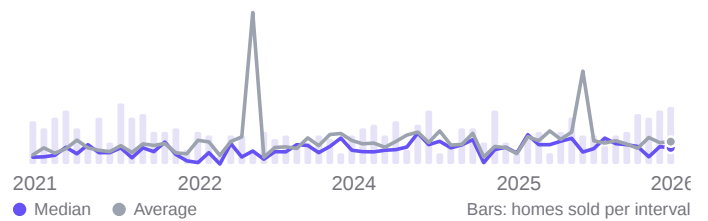
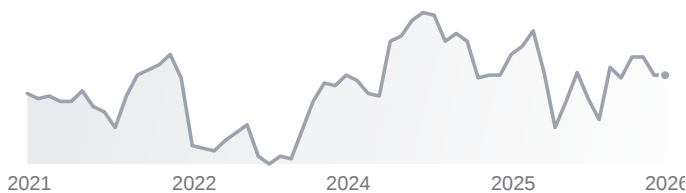
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$180K · Average \$218K

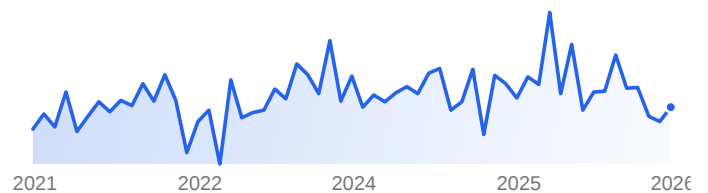
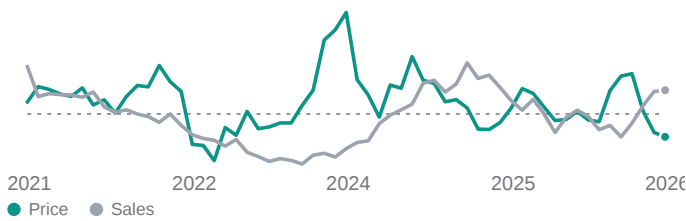


Growth (year over year)

Price -19.1% · Sales +19.8%

Price per square foot

\$129/ft²

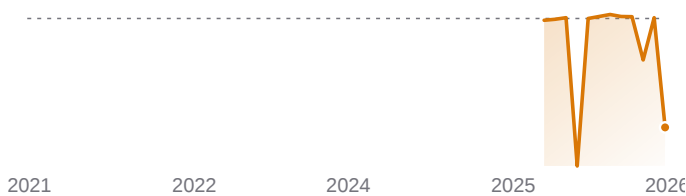


Sale premium vs estimated value

-9.8%

Annual turnover (share of homes sold)

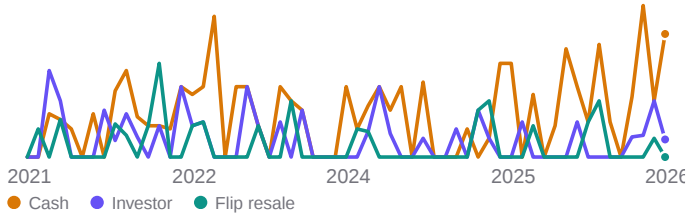
3.5%



BUYERS & OUTCOMES

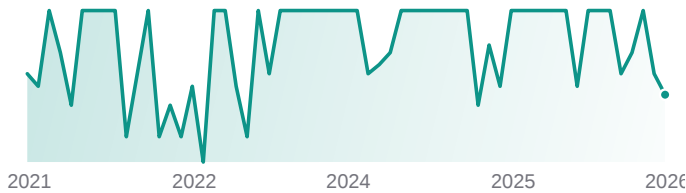
Buyer mix

Cash 44% · Investor 6.3% · Flip resale 0%



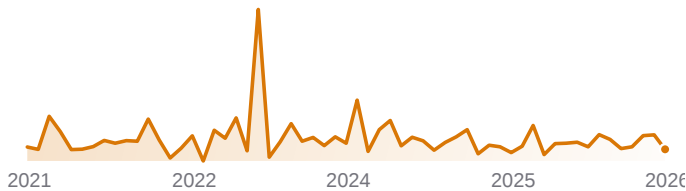
Sellers who sold at a gain

78%

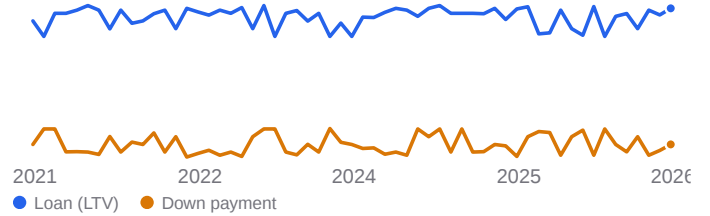


Median annualized return at resale

+3.6%

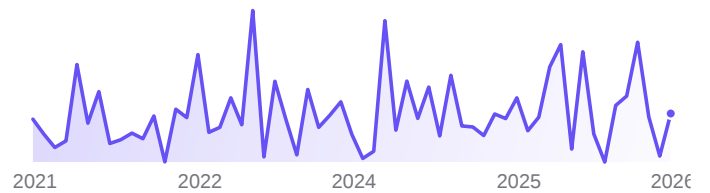


Financing (share of purchase price) Loan (LTV) 98% · Down payment 10%



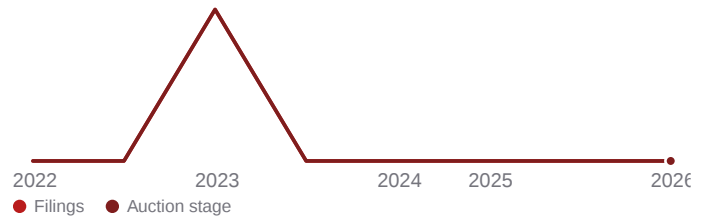
Typical hold before selling

5.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,438
Median value (AVM)	\$190K
Median size	1,280 ft²
Median bedrooms	3
Median year built	1953
Single family	91%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	4.6%
Owner occupied	66%
Company owned	15%
Median loan-to-value	52%
Typical ownership tenure	21.4 yrs

COMMUNITY

Population	8,942
Density	61 / mi²
Median household income	\$64K
Average household income	\$79K
Crime index (US avg 100)	125
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	34
Homes occupied	93%
Bachelor's or higher	17%
Poverty rate	15.7%
Unemployment	1.0%
Average temp	51°F
Annual precip	33 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.