

Roca 68430

ZIP code · NE · Nebraska > Lancaster County > Roca

SELLER'S MARKET

\$790K

MEDIAN SALE PRICE

+117.4%

1-YR CHANGE

46

SALES (12 MO)

\$599K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100

Buyer's market

Balanced

Seller's market

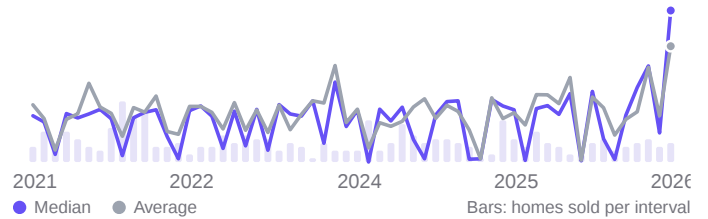
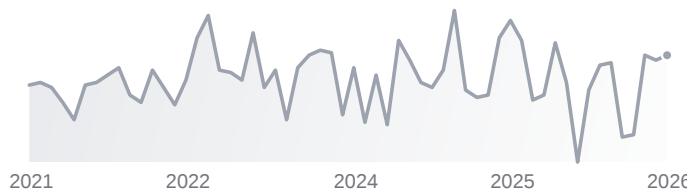
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

68 / 100

Sale prices

Median \$1.3M · Average \$973K

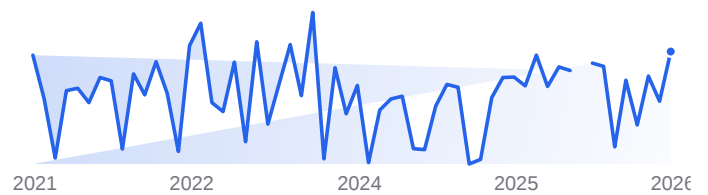
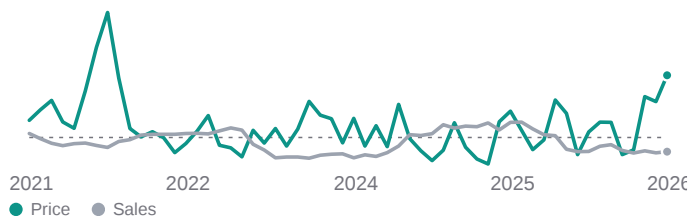


Growth (year over year)

Price +117.4% · Sales -27.0%

Price per square foot

\$270/ft²

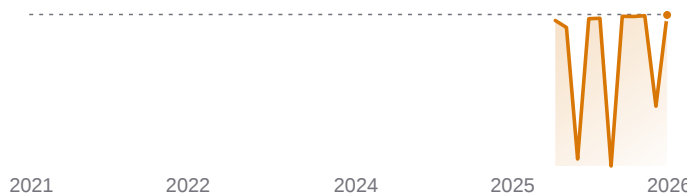


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

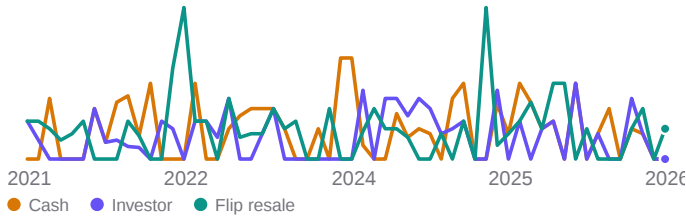
5.0%



BUYERS & OUTCOMES

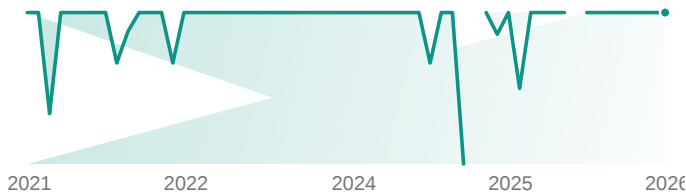
Buyer mix

Cash 0% · Investor 0% · Flip resale 20%



Sellers who sold at a gain

100%

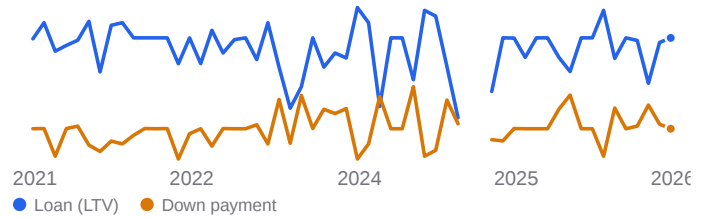


Median annualized return at resale

+2.7%

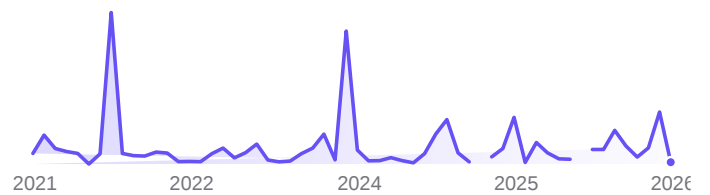


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

0.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	919
Median value (AVM)	\$599K
Median size	2,062 ft²
Median bedrooms	3
Median year built	2006
Single family	38%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	5.9%
Owner occupied	76%
Company owned	23%
Median loan-to-value	49%
Typical ownership tenure	7.6 yrs

COMMUNITY

Population	2,366
Density	53 / mi²
Median household income	\$117K
Average household income	\$139K
Crime index (US avg 100)	47
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	43
Homes occupied	97%
Bachelor's or higher	27%
Poverty rate	1.9%
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.