

Columbus 68601

ZIP code · NE · Nebraska > Platte County > Columbus

BUYER'S MARKET

\$245K

MEDIAN SALE PRICE

-16.9%

1-YR CHANGE

404

SALES (12 MO)

\$326K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



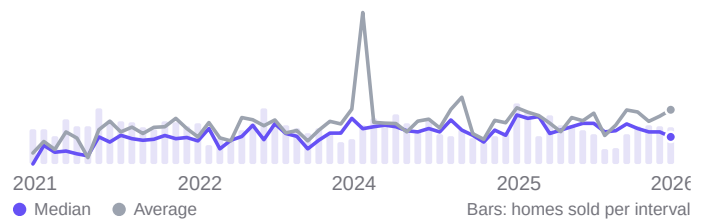
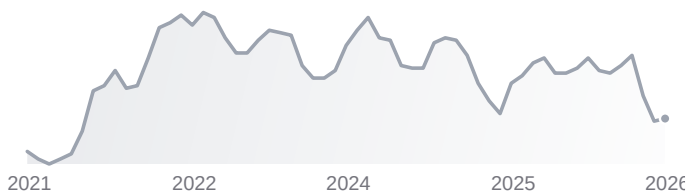
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

37 / 100

Sale prices

Median \$235K · Average \$315K

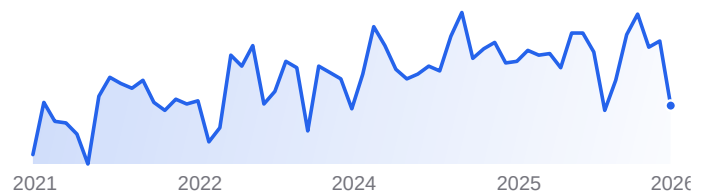
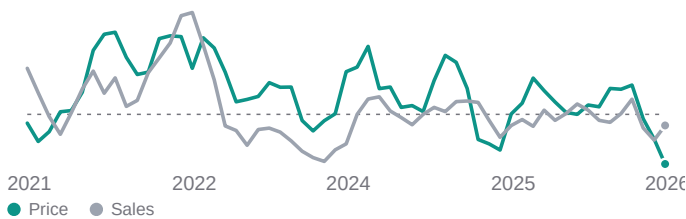


Growth (year over year)

Price -16.9% · Sales -3.8%

Price per square foot

\$172/ft²

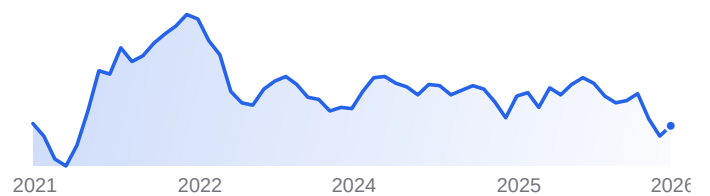
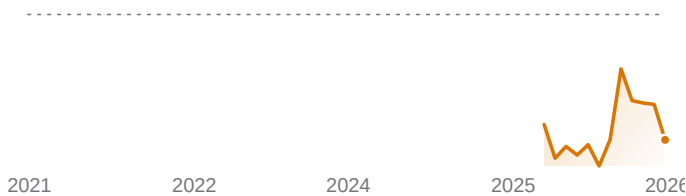


Sale premium vs estimated value

-14.8%

Annual turnover (share of homes sold)

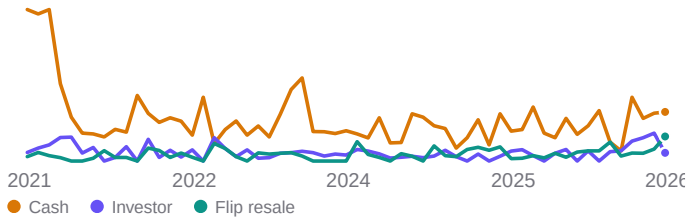
3.6%



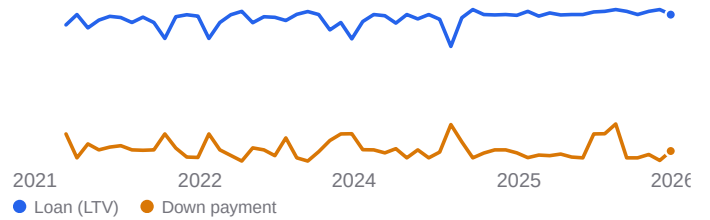
BUYERS & OUTCOMES

Buyer mix

Cash 32% · Investor 5.4% · Flip resale 16%

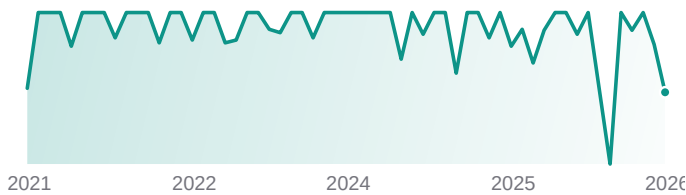


Financing (share of purchase price) Loan (LTV) 95% · Down payment 9.3%



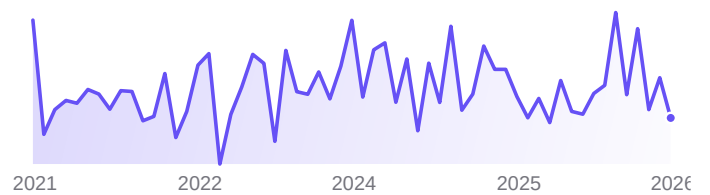
Sellers who sold at a gain

74%



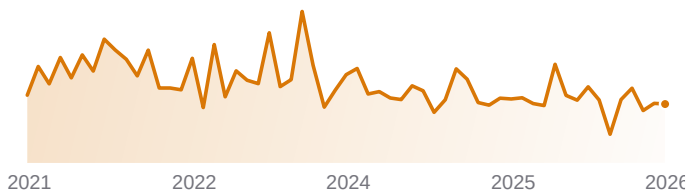
Typical hold before selling

3.2 yrs



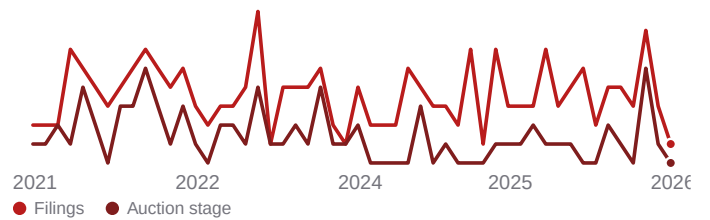
Median annualized return at resale

+5.6%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	11,174
Median value (AVM)	\$326K
Median size	1,372 ft²
Median bedrooms	3
Median year built	1972
Single family	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	80%
Underwater (LTV 125% or more)	1.4%
Owner occupied	77%
Company owned	10%
Median loan-to-value	0%
Typical ownership tenure	8.9 yrs

COMMUNITY

Population	30,888
Density	107 / mi²
Median household income	\$70K
Average household income	\$88K
Crime index (US avg 100)	93
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	33
Homes occupied	94%
Bachelor's or higher	20%
Poverty rate	11.0%
Unemployment	0.9%
Average temp	50°F
Annual precip	29 in
Sunshine	66%

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.