

David City 68632

ZIP code · NE · Nebraska > Butler County > David City

BUYER'S MARKET

\$210K

MEDIAN SALE PRICE

-10.3%

1-YR CHANGE

40

SALES (12 MO)

\$156K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 28 / 100



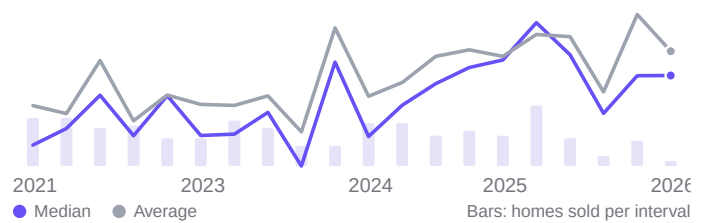
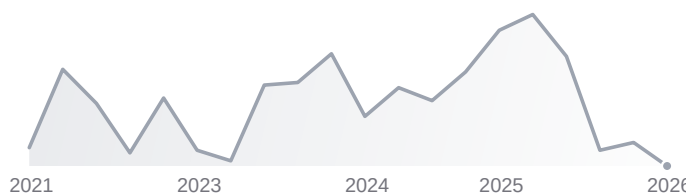
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

28 / 100

Sale prices

Median \$200K · Average \$224K

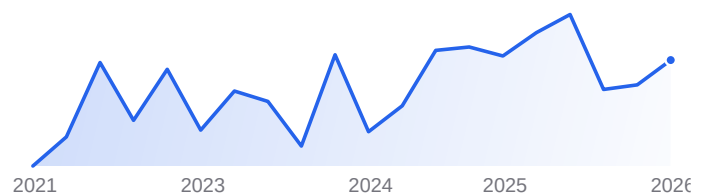
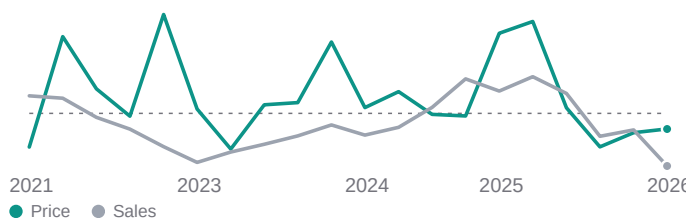


Growth (year over year)

Price -10.3% · Sales -34.4%

Price per square foot

\$144/ft²

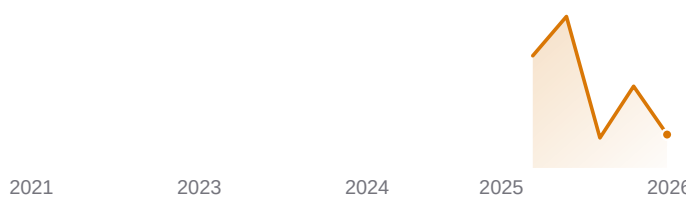


Sale premium vs estimated value

+11.5%

Annual turnover (share of homes sold)

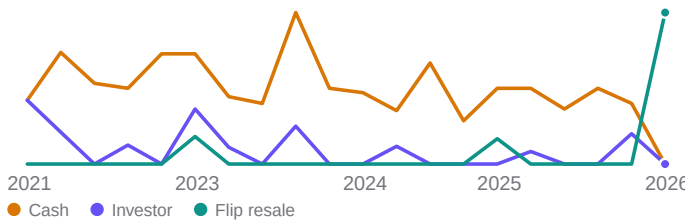
2.6%



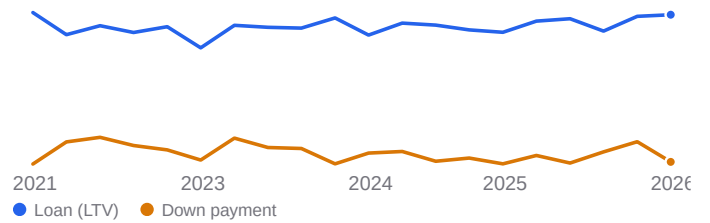
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 0% · Flip resale 50%

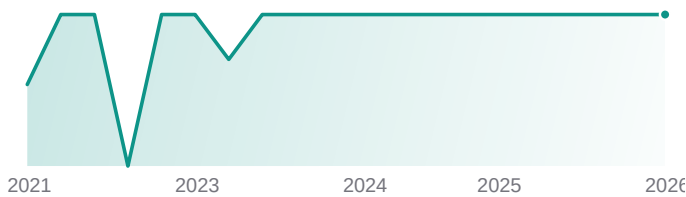


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



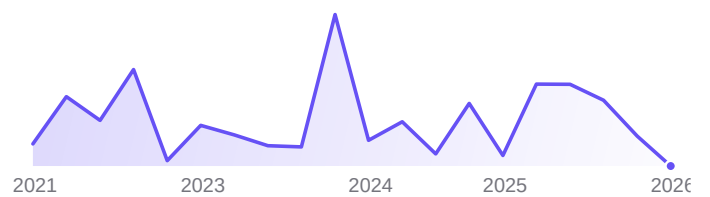
Sellers who sold at a gain

100%



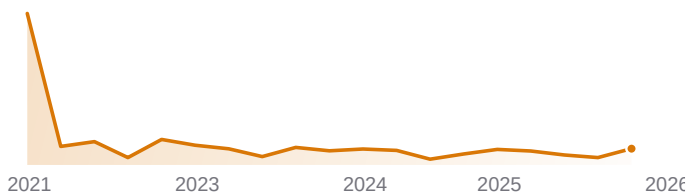
Typical hold before selling

0.9 yrs



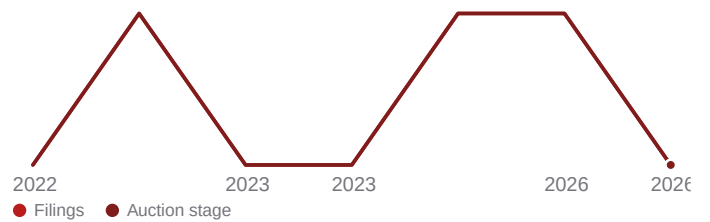
Median annualized return at resale

+9.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,535
Median value (AVM)	\$156K
Median size	1,466 ft²
Median bedrooms	3
Median year built	1947
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	8.9%
Owner occupied	75%
Company owned	10.0%
Median loan-to-value	46%
Typical ownership tenure	9.8 yrs

COMMUNITY

Population	4,327
Density	27 / mi²
Median household income	\$68K
Average household income	\$89K
Crime index (US avg 100)	124
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	39
Homes occupied	90%
Bachelor's or higher	27%
Poverty rate	8.7%
Unemployment	0.8%
Average temp	50°F
Annual precip	29 in
Sunshine	62%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.