

Duncan 68634

ZIP code · NE · Nebraska > Platte County > Duncan

\$118K

MEDIAN SALE PRICE

-19.7%

1-YR CHANGE

8

SALES (12 MO)

\$244K

MEDIAN VALUE (AVM)

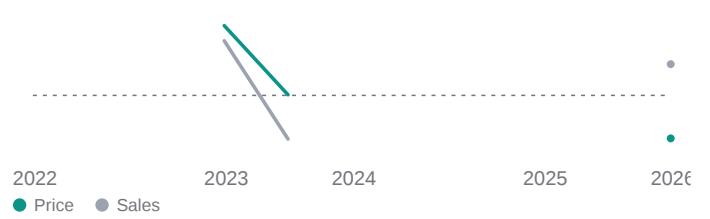
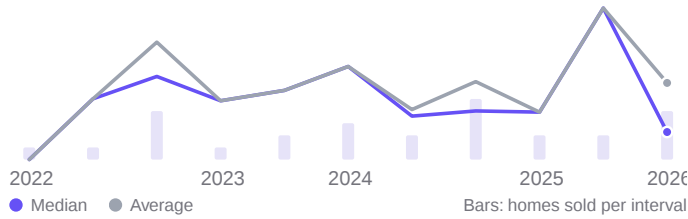
MARKET TRENDS (5 YEARS)

Sale prices

Median \$118K · Average \$186K

Growth (year over year)

Price -19.7% · Sales +14.3%

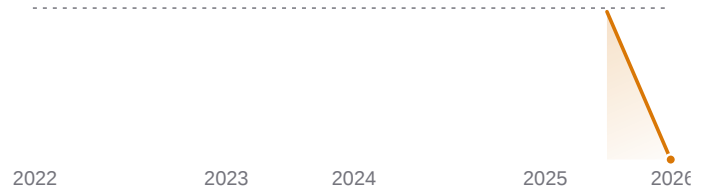
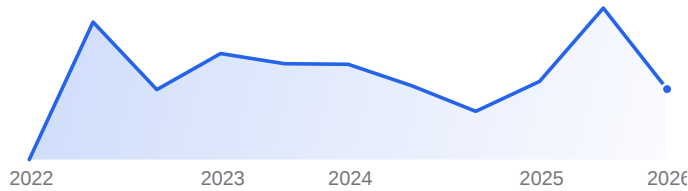


Price per square foot

\$135/ft²

Sale premium vs estimated value

-48.0%



Annual turnover (share of homes sold)

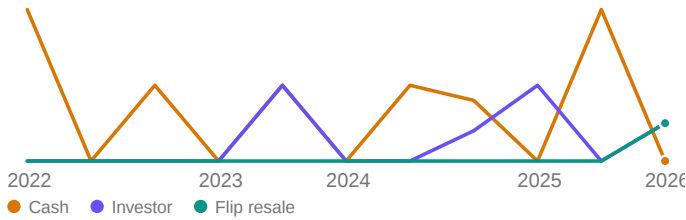
4.6%



BUYERS & OUTCOMES

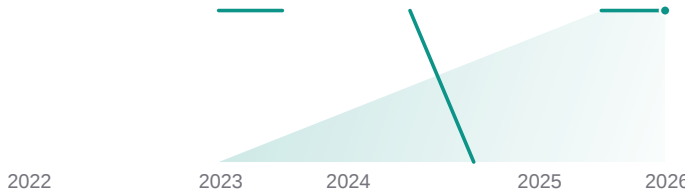
Buyer mix

Cash 0% · Investor 25% · Flip resale 25%



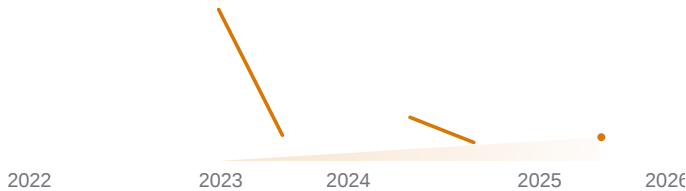
Sellers who sold at a gain

100%

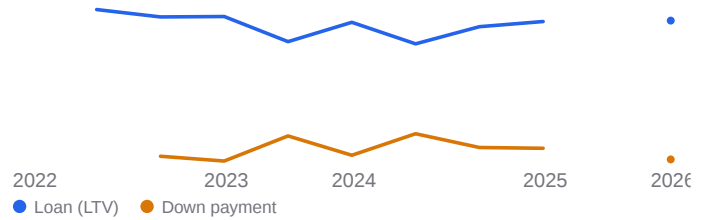


Median annualized return at resale

+5.1%

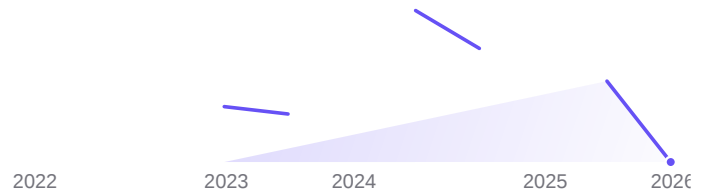


Financing (share of purchase price) Loan (LTV) 95% · Down payment 2.9%



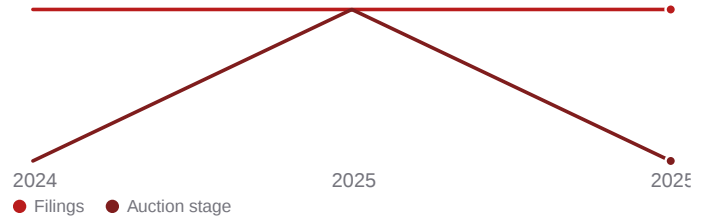
Typical hold before selling

0.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	173
Median value (AVM)	\$244K
Median size	1,288 ft²
Median bedrooms	3
Median year built	1967
Single family	97%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	78%
Underwater (LTV 125% or more)	0%
Owner occupied	74%
Company owned	5.2%
Median loan-to-value	0%
Typical ownership tenure	12.5 yrs

COMMUNITY

Population	2
Density	12 / mi²
Median household income	\$80K
Average household income	\$104K
Crime index (US avg 100)	120
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	29
Homes occupied	94%
Bachelor's or higher	28%
Poverty rate	3.7%
Unemployment	1.1%
Average temp	50°F
Annual precip	28 in
Sunshine	66%

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