

Madison 68748

ZIP code · NE · Nebraska > Madison County > Madison

STRONG BUYER'S MARKET

\$102K

MEDIAN SALE PRICE

-41.3%

1-YR CHANGE

31

SALES (12 MO)

\$187K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 13 / 100



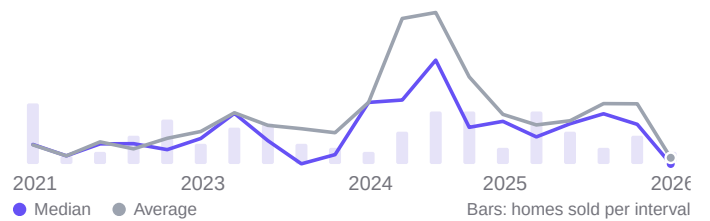
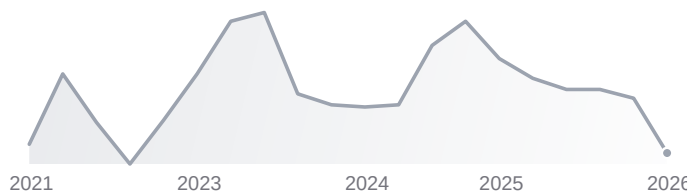
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

13 / 100

Sale prices

Median \$75K · Average \$88K

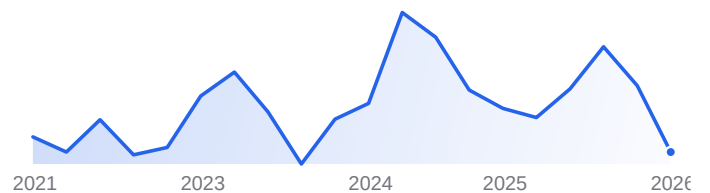
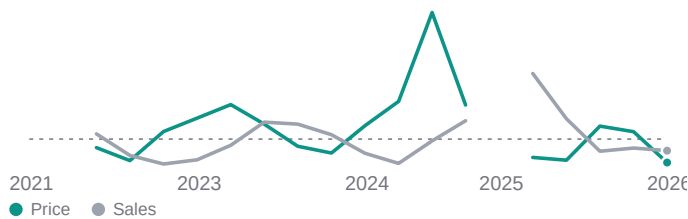


Growth (year over year)

Price -41.3% · Sales -20.5%

Price per square foot

\$60/ft²

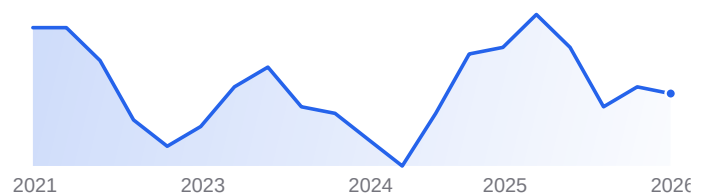


Sale premium vs estimated value

-36.8%

Annual turnover (share of homes sold)

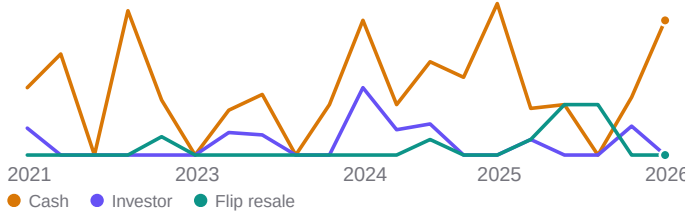
2.7%



BUYERS & OUTCOMES

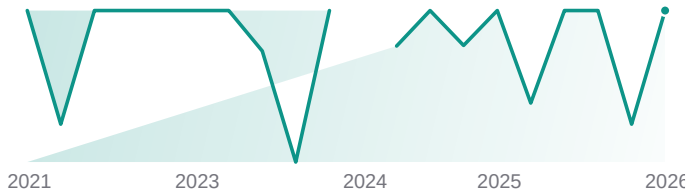
Buyer mix

Cash 67% · Investor 0% · Flip resale 0%



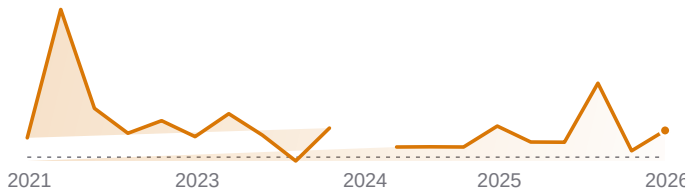
Sellers who sold at a gain

100%

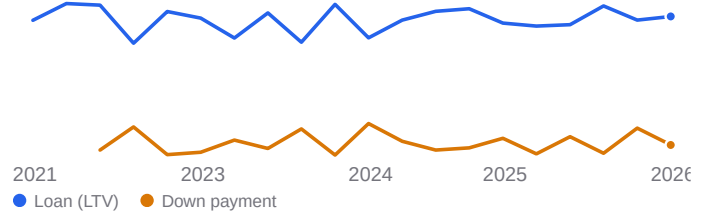


Median annualized return at resale

+11.2%

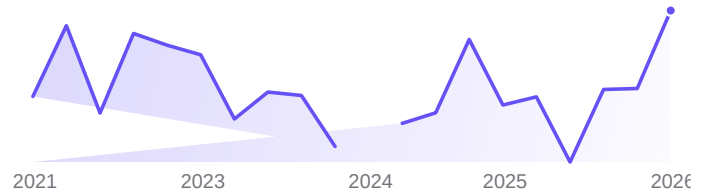


Financing (share of purchase price) Loan (LTV) 92% · Down payment 8.3%



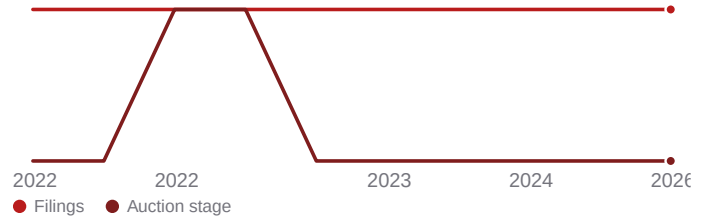
Typical hold before selling

9.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,130
Median value (AVM)	\$187K
Median size	1,451 ft²
Median bedrooms	3
Median year built	1935
Single family	71%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	4.4%
Owner occupied	41%
Company owned	11%
Median loan-to-value	29%
Typical ownership tenure	21.3 yrs

COMMUNITY

Population	3,288
Density	19 / mi²
Median household income	\$64K
Average household income	\$77K
Crime index (US avg 100)	77
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	25
Homes occupied	89%
Bachelor's or higher	12%
Poverty rate	8.6%
Unemployment	0.8%
Average temp	49°F
Annual precip	27 in
Sunshine	66%

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.