

Neligh 68756

ZIP code · NE · Nebraska > Antelope County > Neligh

STRONG BUYER'S MARKET

\$116K

MEDIAN SALE PRICE

-58.6%

1-YR CHANGE

19

SALES (12 MO)

\$134K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 10 / 100



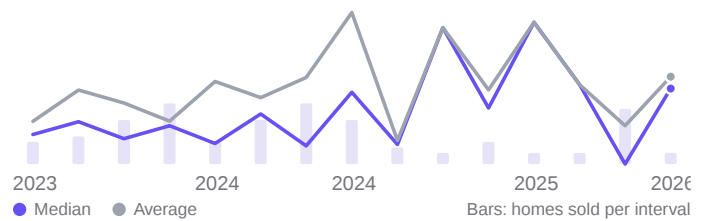
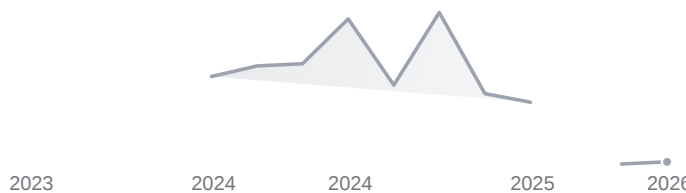
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

10 / 100

Sale prices

Median \$175K · Average \$193K

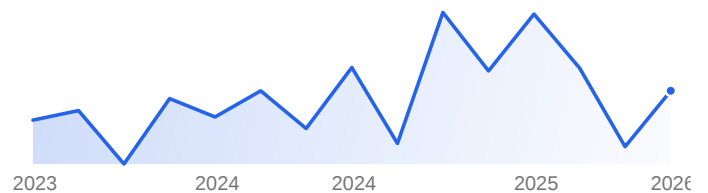
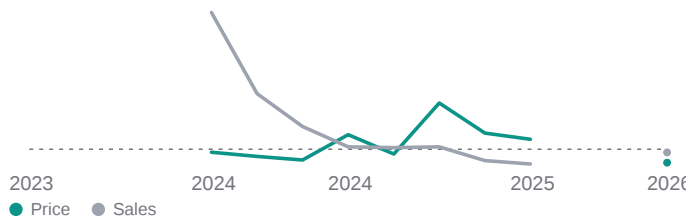


Growth (year over year)

Price -58.6% · Sales -13.6%

Price per square foot

\$92/ft²

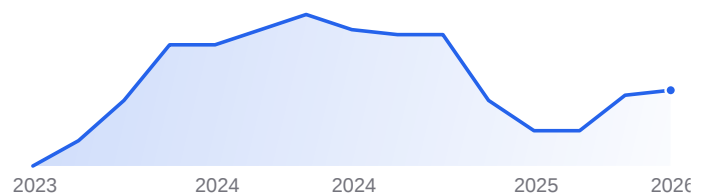


Sale premium vs estimated value

+17.2%

Annual turnover (share of homes sold)

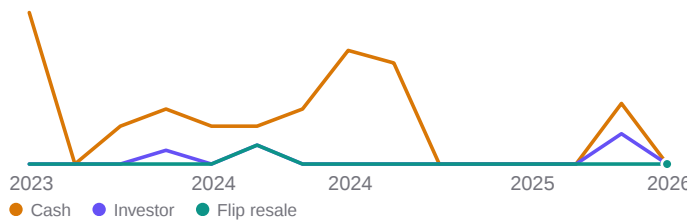
2.1%



BUYERS & OUTCOMES

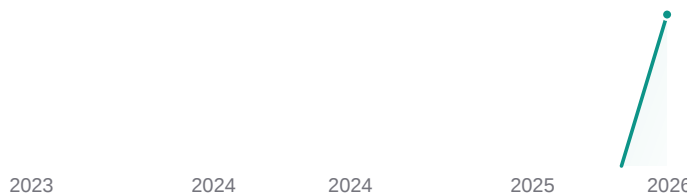
Buyer mix

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



Sellers who sold at a gain

100%

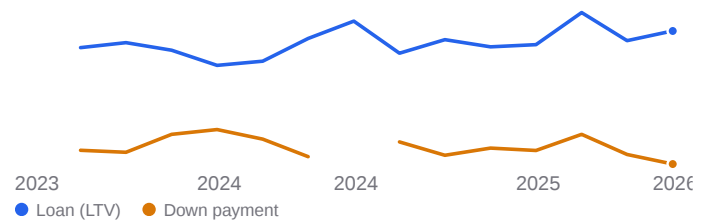


Median annualized return at resale

+10.0%

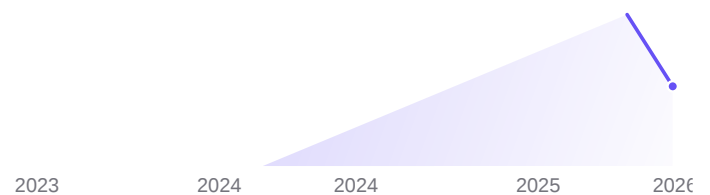


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



Typical hold before selling

1.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	918
Median value (AVM)	\$134K
Median size	1,408 ft²
Median bedrooms	3
Median year built	1945
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	7.6%
Owner occupied	69%
Company owned	10%
Median loan-to-value	44%
Typical ownership tenure	8.6 yrs

COMMUNITY

Population	1,925
Density	16 / mi²
Median household income	\$63K
Average household income	\$74K
Crime index (US avg 100)	123
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	27
Homes occupied	88%
Bachelor's or higher	10%
Poverty rate	6.9%
Unemployment	0.8%
Average temp	48°F
Annual precip	26 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.