

South Sioux City 68776

ZIP code · NE · Nebraska > Dakota County > South Sioux City

BALANCED MARKET

\$211K

MEDIAN SALE PRICE

-7.1%

1-YR CHANGE

103

SALES (12 MO)

\$207K

MEDIAN VALUE (AVM)

Market temperature

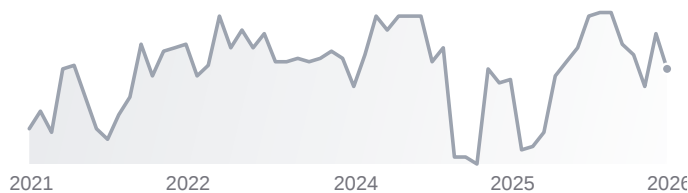
Balanced market · 42 / 100



MARKET TRENDS (5 YEARS)

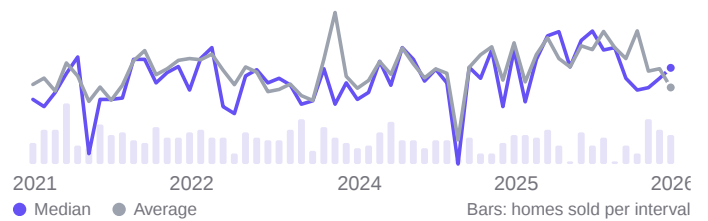
Market temperature (0–100)

42 / 100



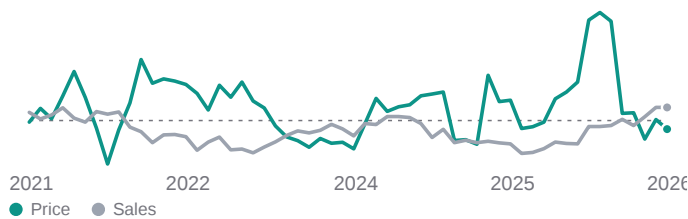
Sale prices

Median \$232K · Average \$190K



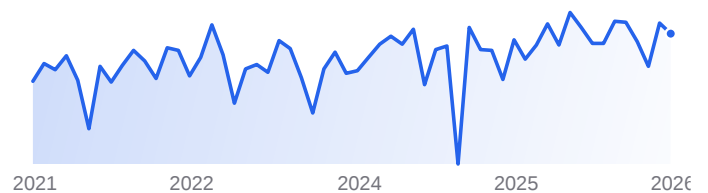
Growth (year over year)

Price -7.1% · Sales +10.8%



Price per square foot

\$208/ft²



Sale premium vs estimated value

-0.3%



Annual turnover (share of homes sold)

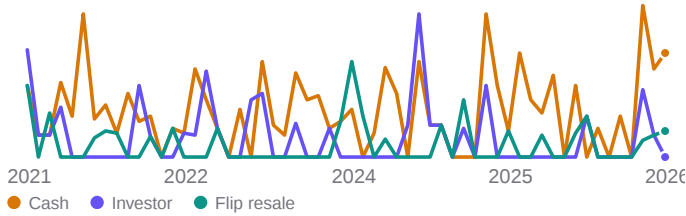
2.3%



BUYERS & OUTCOMES

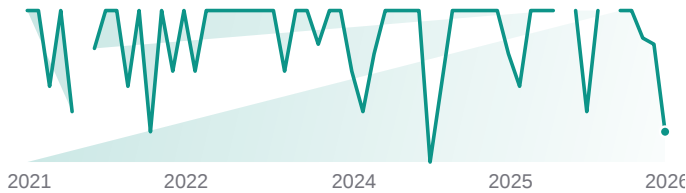
Buyer mix

Cash 36% · Investor 0% · Flip resale 9.1%



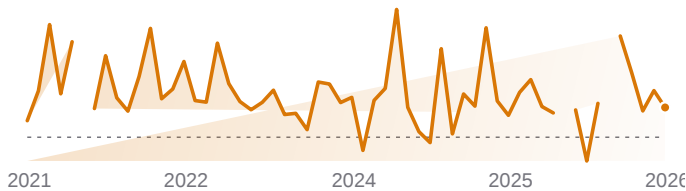
Sellers who sold at a gain

60%

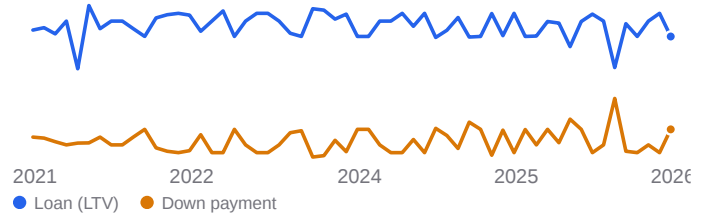


Median annualized return at resale

+5.2%

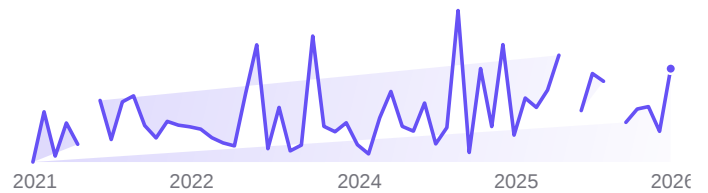


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

11.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,454
Median value (AVM)	\$207K
Median size	1,144 ft²
Median bedrooms	3
Median year built	1972
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	2.9%
Owner occupied	76%
Company owned	13%
Median loan-to-value	47%
Typical ownership tenure	9.2 yrs

COMMUNITY

Population	16,364
Density	703 / mi²
Median household income	\$67K
Average household income	\$82K
Crime index (US avg 100)	105
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	22
Homes occupied	95%
Bachelor's or higher	12%
Poverty rate	10.6%
Unemployment	1.2%
Average temp	49°F
Annual precip	27 in
Sunshine	66%

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