

Amherst 68812

ZIP code · NE · Nebraska > Buffalo County > Amherst

\$244K

MEDIAN SALE PRICE

-40.0%

1-YR CHANGE

5

SALES (12 MO)

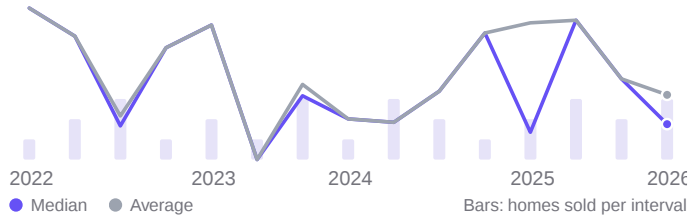
\$285K

MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)

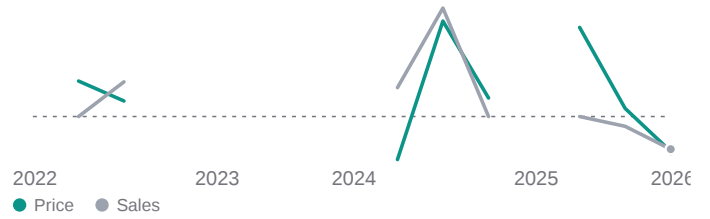
Sale prices

Median \$196K · Average \$255K



Growth (year over year)

Price -40.0% · Sales -37.5%



Price per square foot

\$160/ft²



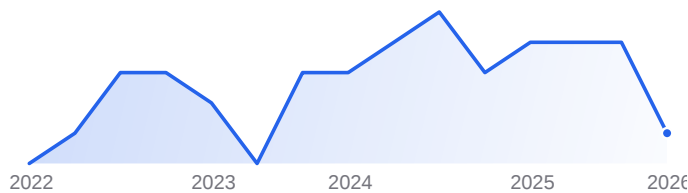
Sale premium vs estimated value

-8.7%



Annual turnover (share of homes sold)

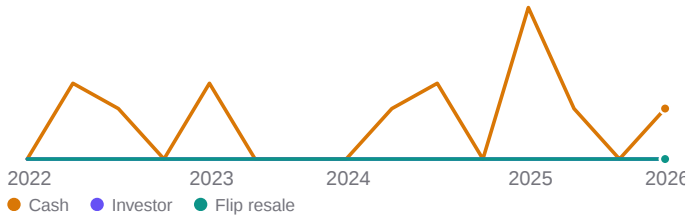
1.5%



BUYERS & OUTCOMES

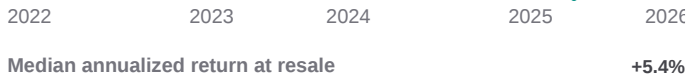
Buyer mix

Cash 33% · Investor 0% · Flip resale 0%

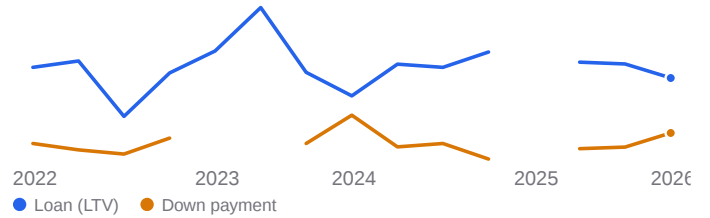


Sellers who sold at a gain

100%



Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



Typical hold before selling

12.9 yrs



HOUSING STOCK

Homes	341
Median value (AVM)	\$285K
Median size	1,456 ft²
Median bedrooms	3
Median year built	1973
Single family	45%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	5.9%
Owner occupied	70%
Company owned	17%
Median loan-to-value	47%
Typical ownership tenure	11.8 yrs

COMMUNITY

Population	784
Density	7 / mi²
Median household income	\$73K
Average household income	\$86K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	19
Homes occupied	94%
Bachelor's or higher	20%
Poverty rate	6.2%
Unemployment	0.8%
Average temp	50°F
Annual precip	24 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.