

Doniphan 68832

ZIP code · NE · Nebraska > Hall County > Doniphan

SELLER'S MARKET

\$260K

MEDIAN SALE PRICE

16

SALES (12 MO)

\$291K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100

Buyer's market

Balanced

Seller's market

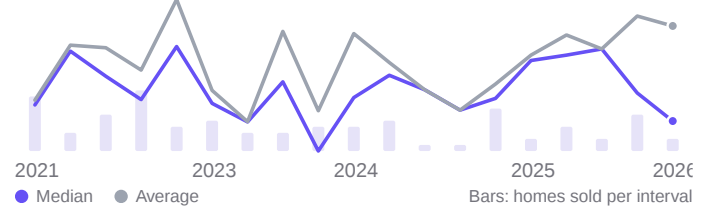
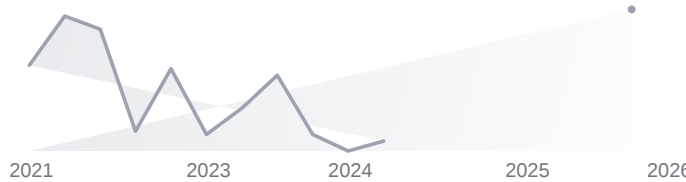
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

68 / 100

Sale prices

Median \$206K · Average \$416K

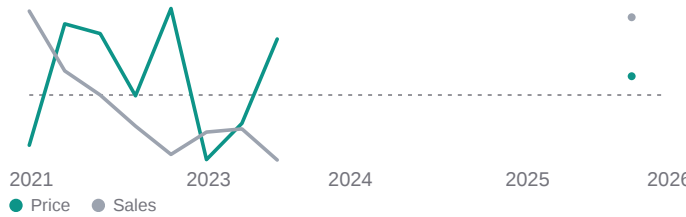


Growth (year over year)

Price +13.4% · Sales +55.6%

Price per square foot

\$237/ft²



Sale premium vs estimated value

+17.3%

Annual turnover (share of homes sold)

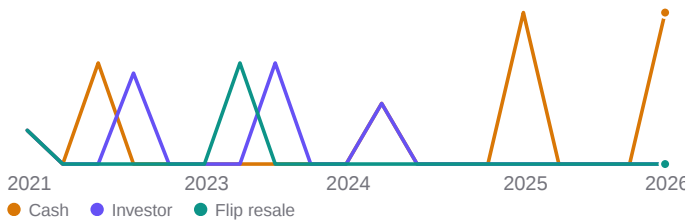
2.1%



BUYERS & OUTCOMES

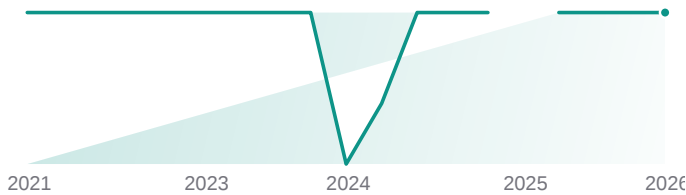
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



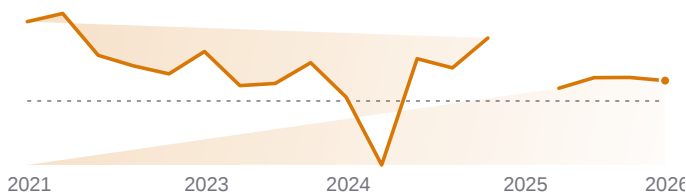
Sellers who sold at a gain

100%

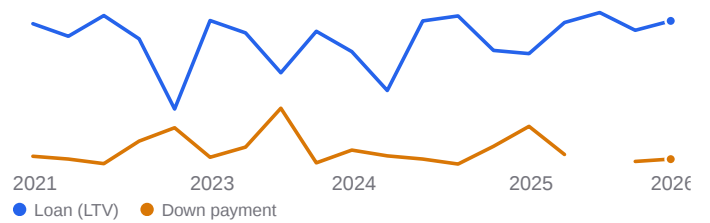


Median annualized return at resale

+4.2%

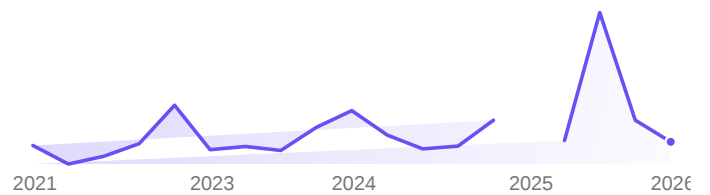


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



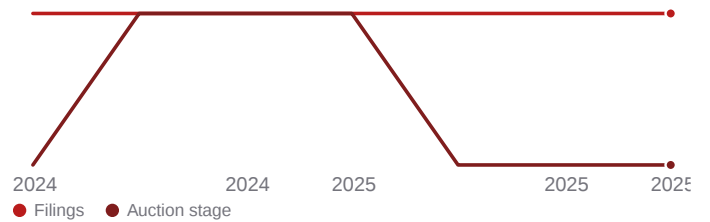
Typical hold before selling

3.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	776
Median value (AVM)	\$291K
Median size	1,608 ft²
Median bedrooms	3
Median year built	1977
Single family	35%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	44%
Underwater (LTV 125% or more)	7.4%
Owner occupied	80%
Company owned	12%
Median loan-to-value	57%
Typical ownership tenure	10.6 yrs

COMMUNITY

Population	1,985
Density	19 / mi²
Median household income	\$82K
Average household income	\$95K
Crime index (US avg 100)	98
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	21
Homes occupied	93%
Bachelor's or higher	11%
Poverty rate	10.0%
Unemployment	1.0%
Average temp	51°F
Annual precip	27 in
Sunshine	62%

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.