

Gibbon 68840

ZIP code · NE · Nebraska > Buffalo County > Gibbon

BUYER'S MARKET

\$150K

MEDIAN SALE PRICE

-35.2%

1-YR CHANGE

35

SALES (12 MO)

\$223K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 30 / 100



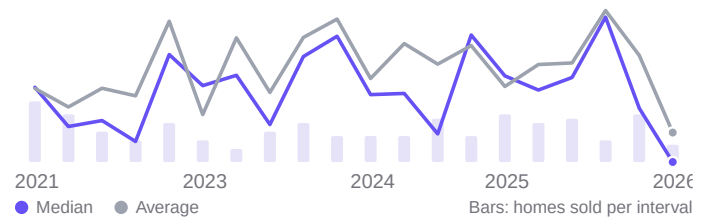
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

30 / 100

Sale prices

Median \$99K · Average \$144K

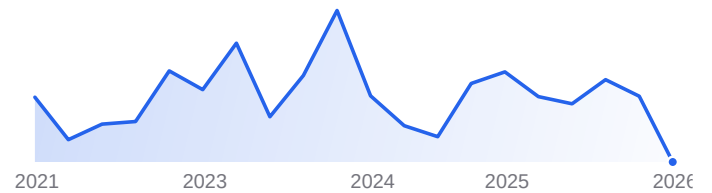
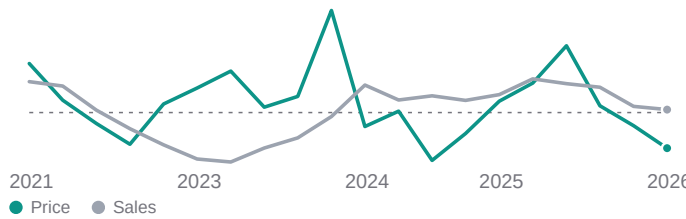


Growth (year over year)

Price -35.2% · Sales +2.9%

Price per square foot

\$69/ft²

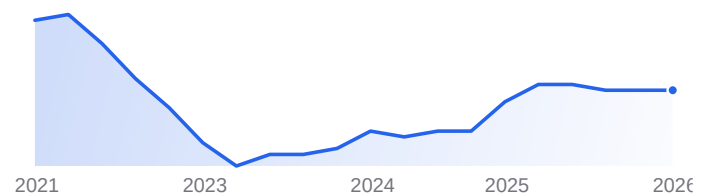


Sale premium vs estimated value

-52.0%

Annual turnover (share of homes sold)

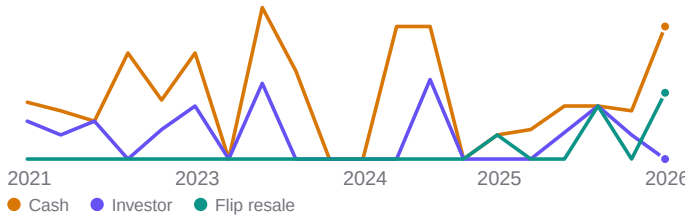
3.0%



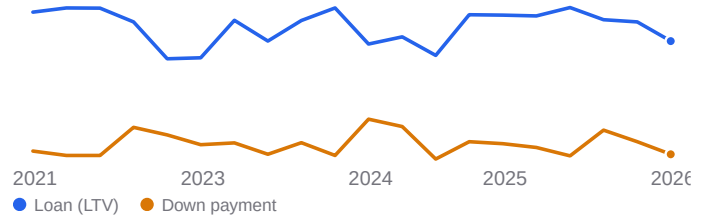
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 25%

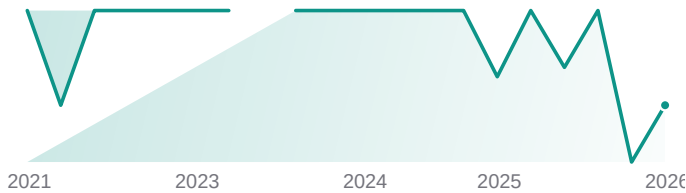


Financing (share of purchase price) Loan (LTV) 75% · Down payment 5.0%



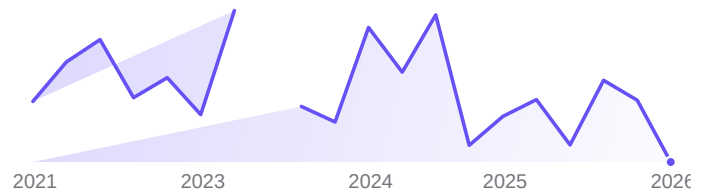
Sellers who sold at a gain

67%



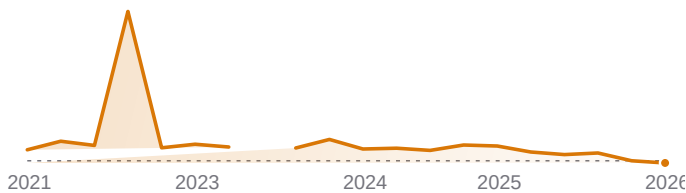
Typical hold before selling

1.1 yrs



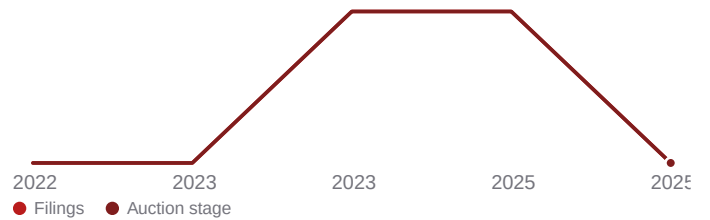
Median annualized return at resale

-0.9%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,155
Median value (AVM)	\$223K
Median size	1,344 ft²
Median bedrooms	3
Median year built	1974
Single family	59%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	4.7%
Owner occupied	63%
Company owned	14%
Median loan-to-value	53%
Typical ownership tenure	10.3 yrs

COMMUNITY

Population	3,204
Density	22 / mi²
Median household income	\$74K
Average household income	\$87K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	21
Homes occupied	94%
Bachelor's or higher	21%
Poverty rate	5.2%
Unemployment	0.8%
Average temp	51°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.