

Blue Hill 68930

ZIP code · NE · Nebraska > Webster County > Blue Hill

SELLER'S MARKET

\$245K

MEDIAN SALE PRICE

20

SALES (12 MO)

\$117K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 76 / 100

Buyer's market

Balanced

Seller's market

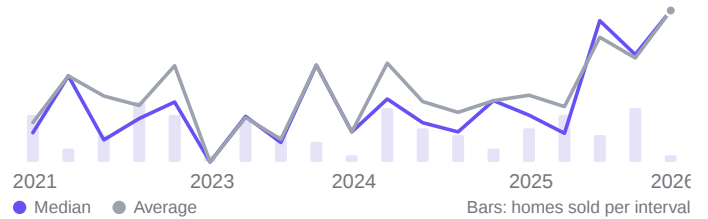
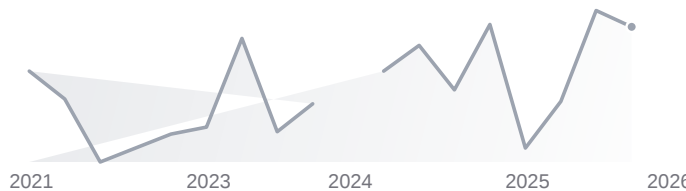
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

76 / 100

Sale prices

Median \$332K · Average \$332K

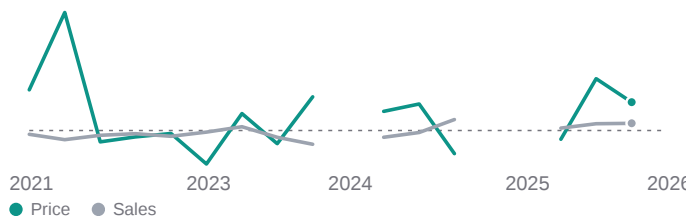


Growth (year over year)

Price +74.0% · Sales +18.8%

Price per square foot

\$234/ft²



Sale premium vs estimated value

+1.0%

Annual turnover (share of homes sold)

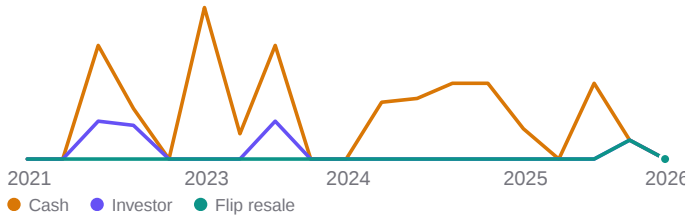
3.6%



BUYERS & OUTCOMES

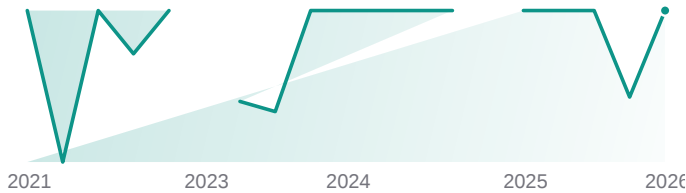
Buyer mix

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



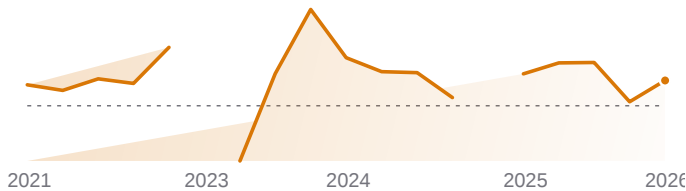
Sellers who sold at a gain

100%

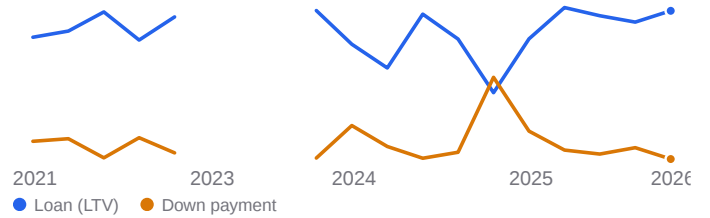


Median annualized return at resale

+6.6%

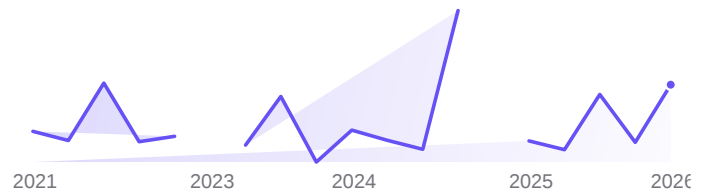


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



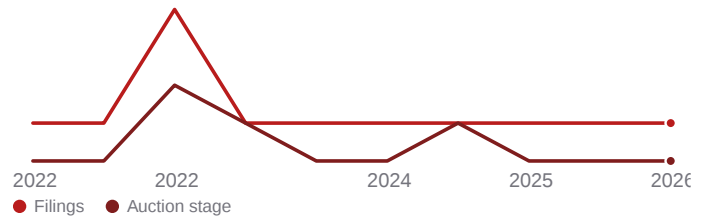
Typical hold before selling

10.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	559
Median value (AVM)	\$117K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1925
Single family	69%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	18%
Owner occupied	67%
Company owned	11%
Median loan-to-value	47%
Typical ownership tenure	8.7 yrs

COMMUNITY

Population	1,222
Density	9 / mi ²
Median household income	\$68K
Average household income	\$90K
Crime index (US avg 100)	139
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	22
Homes occupied	90%
Bachelor's or higher	19%
Poverty rate	5.0%
Unemployment	1.0%
Average temp	51°F
Annual precip	27 in
Sunshine	63%

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.