

Minden 68959

ZIP code · NE · Nebraska > Kearney County > Minden

SELLER'S MARKET

\$170K

MEDIAN SALE PRICE

+21.7%

1-YR CHANGE

65

SALES (12 MO)

\$152K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 70 / 100



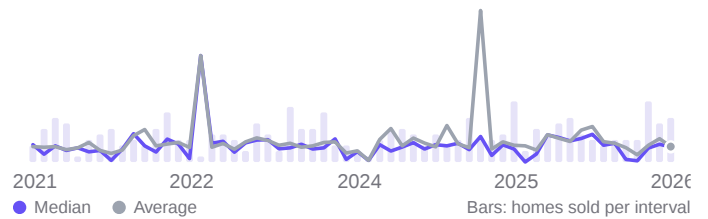
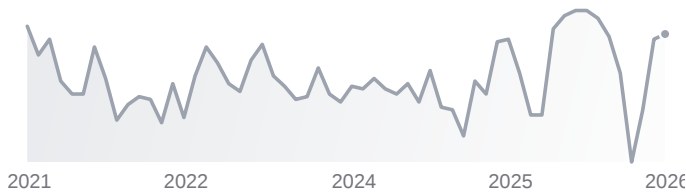
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

70 / 100

Sale prices

Median \$165K · Average \$169K

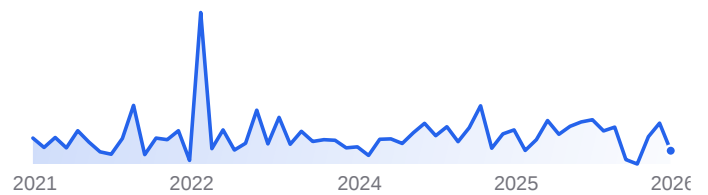
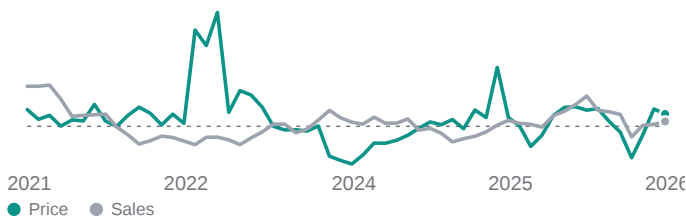


Growth (year over year)

Price +21.7% · Sales +8.3%

Price per square foot

\$95/ft²

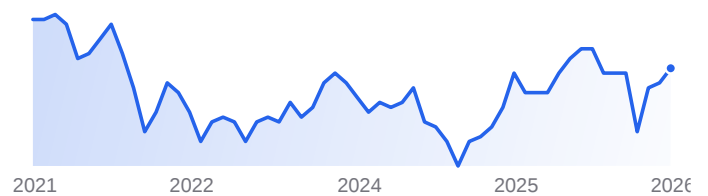


Sale premium vs estimated value

+29.6%

Annual turnover (share of homes sold)

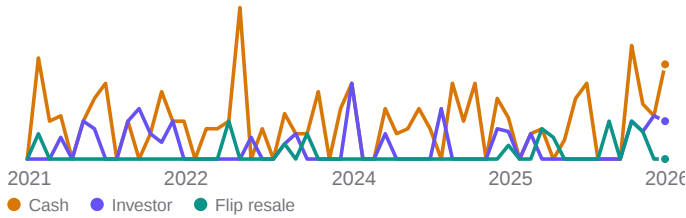
3.9%



BUYERS & OUTCOMES

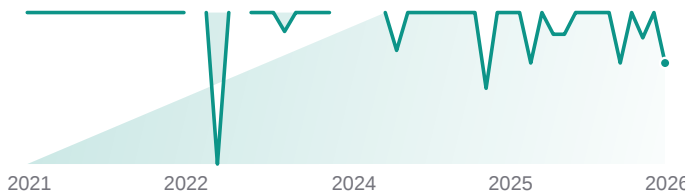
Buyer mix

Cash 63% · Investor 25% · Flip resale 0%



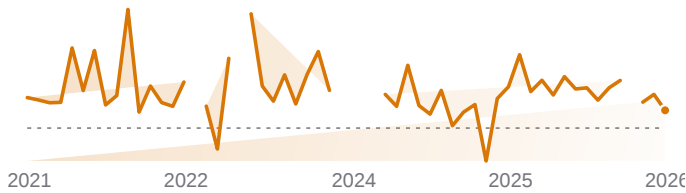
Sellers who sold at a gain

67%

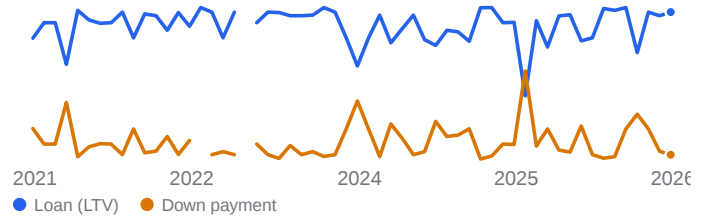


Median annualized return at resale

+3.3%

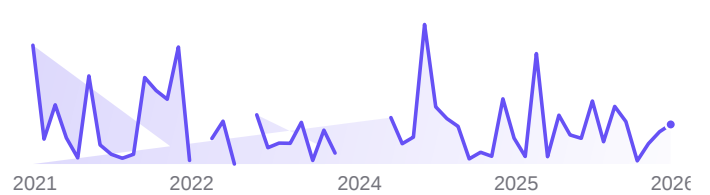


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



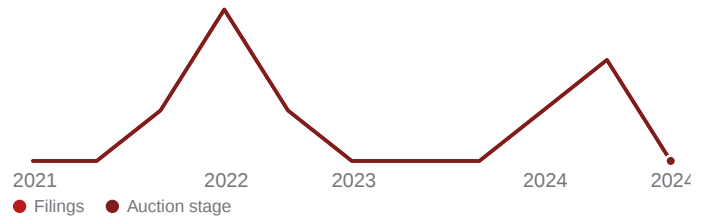
Typical hold before selling

5.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,660
Median value (AVM)	\$152K
Median size	1,416 ft²
Median bedrooms	3
Median year built	1950
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	42%
Underwater (LTV 125% or more)	12%
Owner occupied	76%
Company owned	8.6%
Median loan-to-value	65%
Typical ownership tenure	9.0 yrs

COMMUNITY

Population	4,441
Density	17 / mi²
Median household income	\$74K
Average household income	\$88K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	18
Homes occupied	91%
Bachelor's or higher	26%
Poverty rate	9.9%
Unemployment	0.8%
Average temp	51°F
Annual precip	26 in
Sunshine	63%

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