

# Cozad 69130

ZIP code · NE · Nebraska > Dawson County > Cozad

BALANCED MARKET

\$163K

MEDIAN SALE PRICE

+21.0%

1-YR CHANGE

53

SALES (12 MO)

\$162K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100

Buyer's market

Balanced

Seller's market

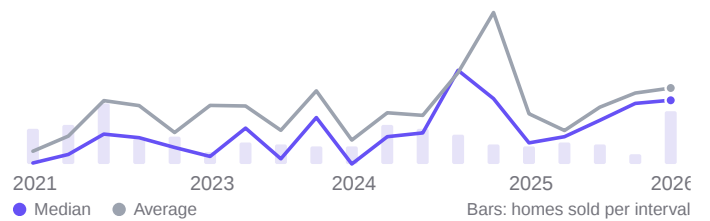
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$194K · Average \$211K

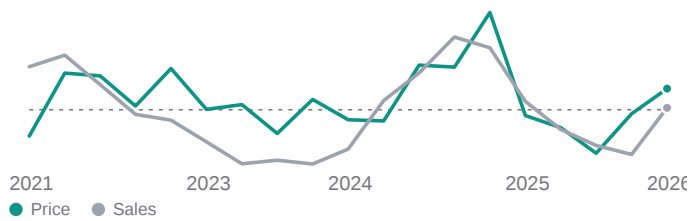


Growth (year over year)

Price +21.0% · Sales +1.9%

Price per square foot

\$110/ft²

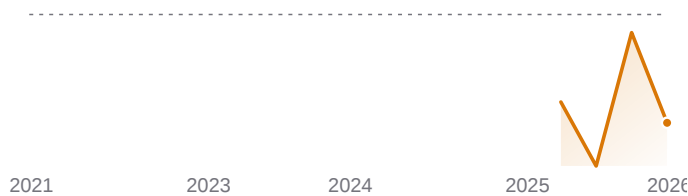


Sale premium vs estimated value

-4.3%

Annual turnover (share of homes sold)

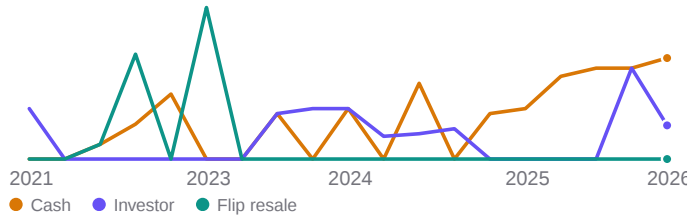
2.4%



## BUYERS & OUTCOMES

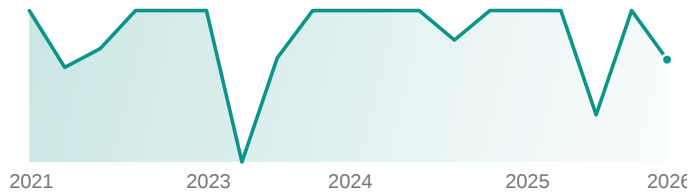
### Buyer mix

Cash 22% · Investor 7.4% · Flip resale 0%



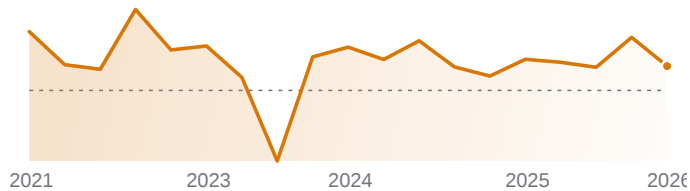
### Sellers who sold at a gain

87%

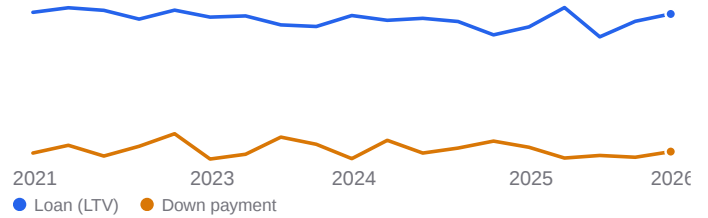


### Median annualized return at resale

+5.6%

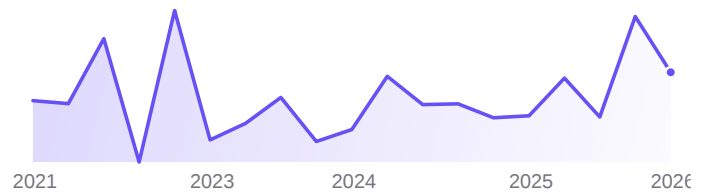


### Financing (share of purchase price) Loan (LTV) 94% · Down payment 6.5%



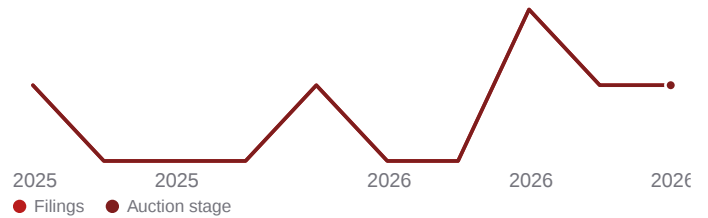
### Typical hold before selling

5.9 yrs



### Preforeclosure filings

Filings 2 · Auction stage 2



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 2,221     |
| Median value (AVM) | \$162K    |
| Median size        | 1,332 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1955      |
| Single family      | 71%       |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 48%     |
| Underwater (LTV 125% or more) | 5.3%    |
| Owner occupied                | 68%     |
| Company owned                 | 12%     |
| Median loan-to-value          | 52%     |
| Typical ownership tenure      | 9.2 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 5,233    |
| Density                          | 21 / mi² |
| Median household income          | \$60K    |
| Average household income         | \$82K    |
| Crime index (US avg 100)         | 138      |
| Air pollution index (US avg 100) | 97       |
| Earthquake index (US avg 100)    | 15       |
| Homes occupied                   | 90%      |
| Bachelor's or higher             | 11%      |
| Poverty rate                     | 15.3%    |
| Unemployment                     | 0.8%     |
| Average temp                     | 50°F     |
| Annual precip                    | 22 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.