

Gothenburg 69138

ZIP code · NE · Nebraska > Custer County > Gothenburg

BUYER'S MARKET

\$126K

MEDIAN SALE PRICE

-32.6%

1-YR CHANGE

66

SALES (12 MO)

\$159K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 31 / 100



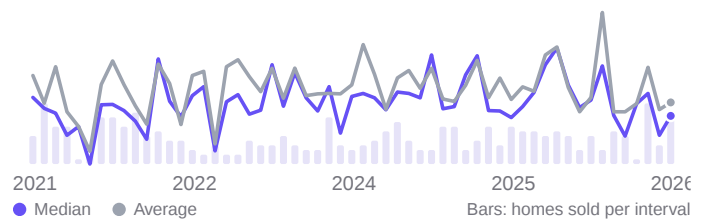
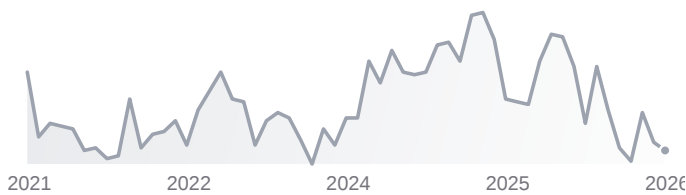
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

31 / 100

Sale prices

Median \$124K · Average \$155K

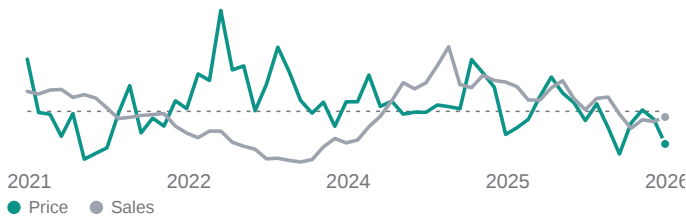


Growth (year over year)

Price -32.6% · Sales -5.7%

Price per square foot

\$116/ft²



Sale premium vs estimated value

-15.1%

Annual turnover (share of homes sold)

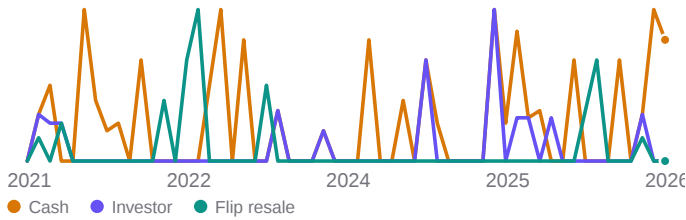
3.6%



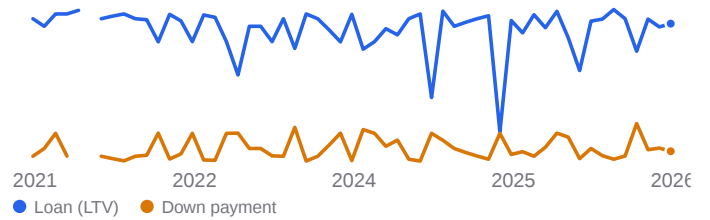
BUYERS & OUTCOMES

Buyer mix

Cash 40% · Investor 0% · Flip resale 0%

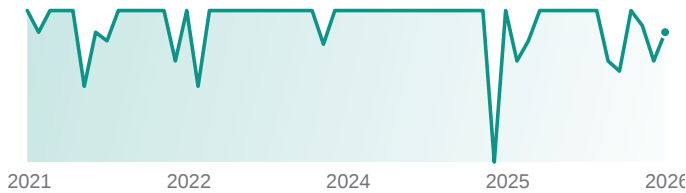


Financing (share of purchase price) Loan (LTV) 92% · Down payment 8.2%



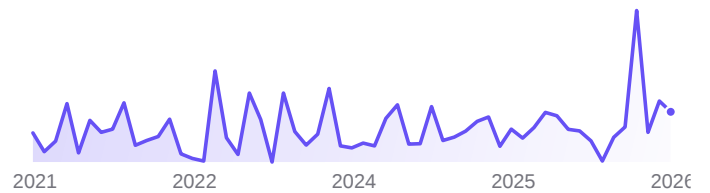
Sellers who sold at a gain

86%



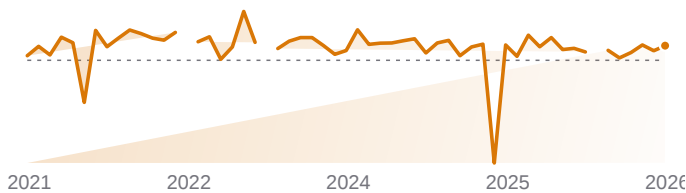
Typical hold before selling

6.6 yrs



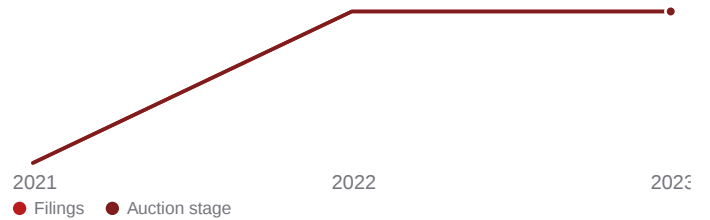
Median annualized return at resale

+6.3%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	1,827
Median value (AVM)	\$159K
Median size	1,422 ft²
Median bedrooms	3
Median year built	1949
Single family	81%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	40%
Underwater (LTV 125% or more)	7.3%
Owner occupied	74%
Company owned	15%
Median loan-to-value	60%
Typical ownership tenure	7.9 yrs

COMMUNITY

Population	4,636
Density	14 / mi²
Median household income	\$88K
Average household income	\$102K
Crime index (US avg 100)	145
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	17
Homes occupied	90%
Bachelor's or higher	15%
Poverty rate	7.0%
Unemployment	1.0%
Average temp	49°F
Annual precip	22 in
Sunshine	65%

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