

Chadron 69337

ZIP code · NE · Nebraska > Dawes County > Chadron

BALANCED MARKET

\$171K

MEDIAN SALE PRICE

+16.6%

1-YR CHANGE

83

SALES (12 MO)

\$168K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



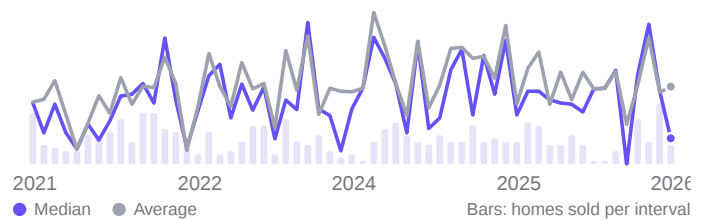
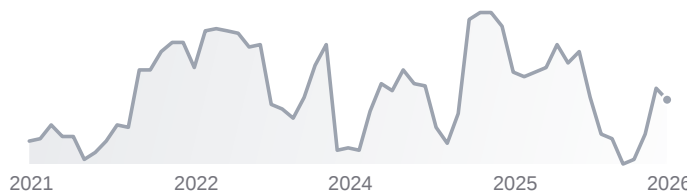
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$81K · Average \$168K

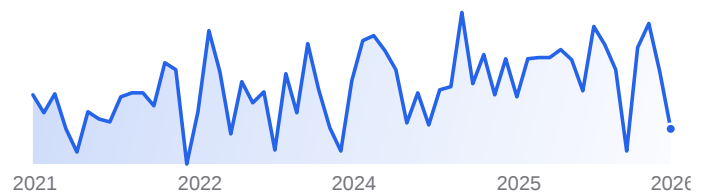
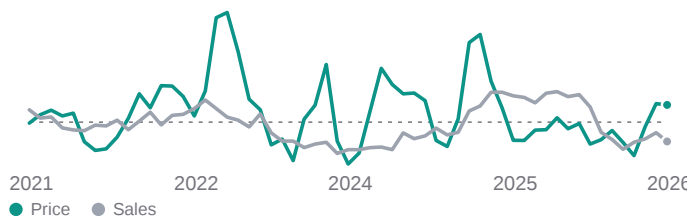


Growth (year over year)

Price +16.6% · Sales -18.6%

Price per square foot

\$75/ft²



Sale premium vs estimated value

-27.5%

Annual turnover (share of homes sold)

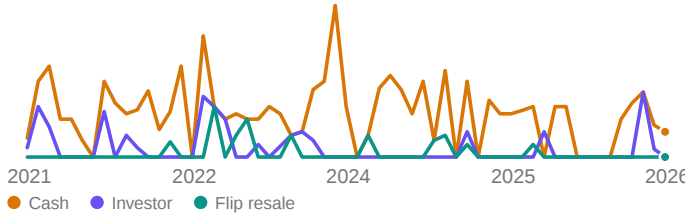
3.3%



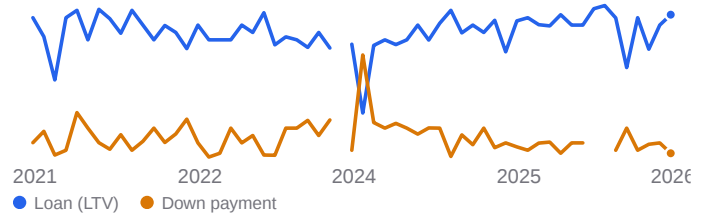
BUYERS & OUTCOMES

Buyer mix

Cash 17% · Investor 0% · Flip resale 0%

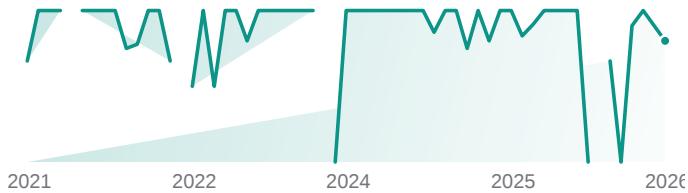


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



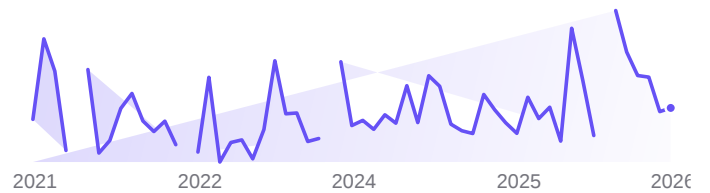
Sellers who sold at a gain

80%



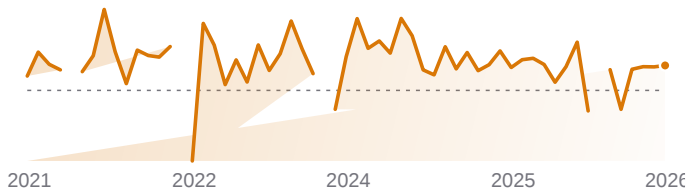
Typical hold before selling

5.2 yrs



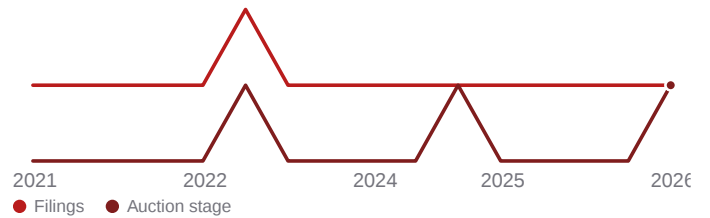
Median annualized return at resale

+5.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,509
Median value (AVM)	\$168K
Median size	1,244 ft²
Median bedrooms	3
Median year built	1950
Single family	75%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	6.7%
Owner occupied	61%
Company owned	15%
Median loan-to-value	41%
Typical ownership tenure	9.6 yrs

COMMUNITY

Population	6,446
Density	8 / mi²
Median household income	\$61K
Average household income	\$67K
Crime index (US avg 100)	116
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	36
Homes occupied	87%
Bachelor's or higher	20%
Poverty rate	11.5%
Unemployment	0.8%
Average temp	47°F
Annual precip	17 in
Sunshine	62%

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.