

Gering 69341

ZIP code · NE · Nebraska > Scotts Bluff County > Gering

BALANCED MARKET

\$225K

MEDIAN SALE PRICE

+13.3%

1-YR CHANGE

130

SALES (12 MO)

\$181K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100



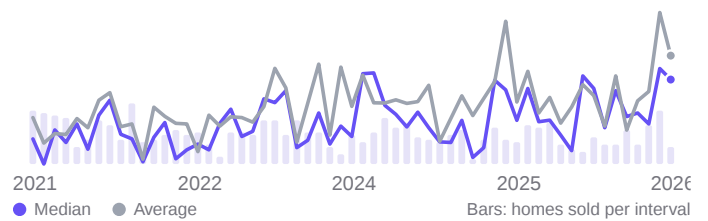
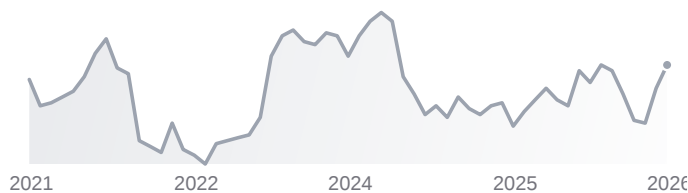
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$240K · Average \$272K

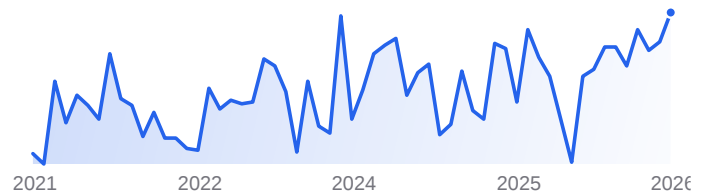
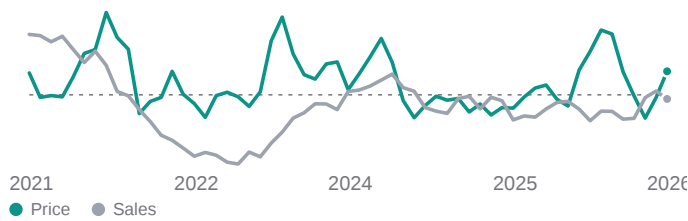


Growth (year over year)

Price +13.3% · Sales -2.3%

Price per square foot

\$201/ft²

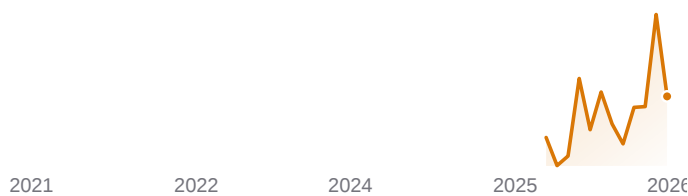


Sale premium vs estimated value

+13.5%

Annual turnover (share of homes sold)

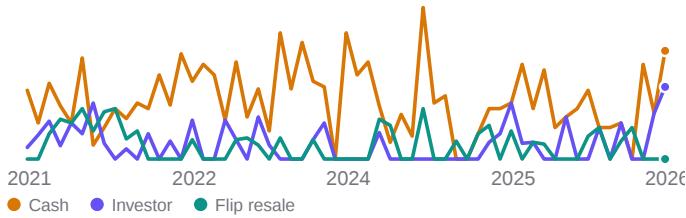
3.2%



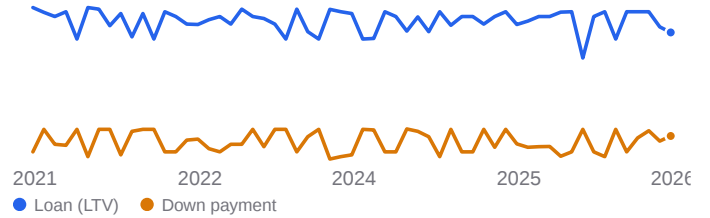
BUYERS & OUTCOMES

Buyer mix

Cash 43% · Investor 29% · Flip resale 0%

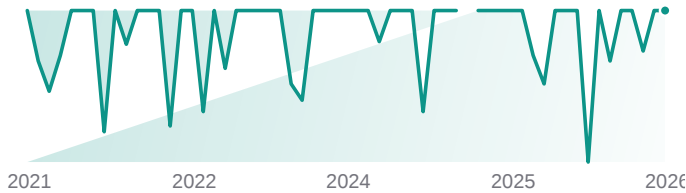


Financing (share of purchase price) Loan (LTV) 84% · Down payment 16%



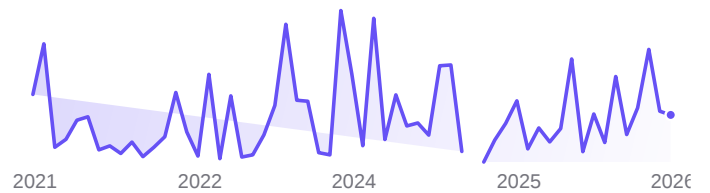
Sellers who sold at a gain

100%



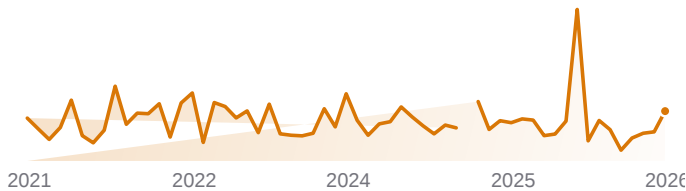
Typical hold before selling

5.8 yrs



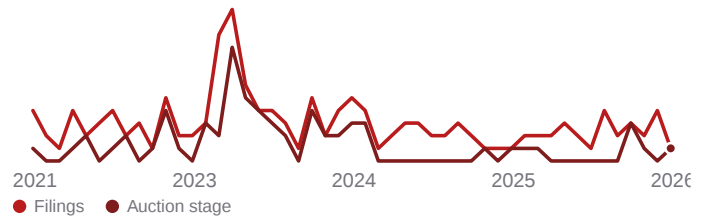
Median annualized return at resale

+7.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,106
Median value (AVM)	\$181K
Median size	1,160 ft²
Median bedrooms	3
Median year built	1970
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	45%
Underwater (LTV 125% or more)	5.9%
Owner occupied	81%
Company owned	14%
Median loan-to-value	55%
Typical ownership tenure	7.5 yrs

COMMUNITY

Population	10,762
Density	40 / mi²
Median household income	\$67K
Average household income	\$82K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	22
Homes occupied	93%
Bachelor's or higher	16%
Poverty rate	13.5%
Unemployment	1.1%
Average temp	48°F
Annual precip	16 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.