

Minatare 69356

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

SELLER'S MARKET

\$136K

MEDIAN SALE PRICE

+34.3%

1-YR CHANGE

18

SALES (12 MO)

\$223K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 75 / 100

Buyer's market

Balanced

Seller's market

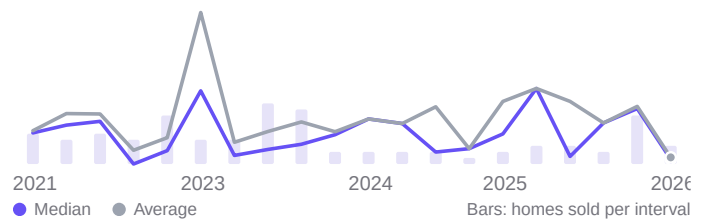
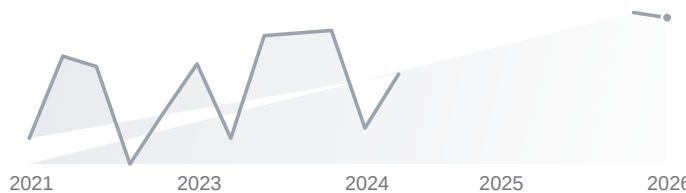
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

75 / 100

Sale prices

Median \$60K · Average \$65K

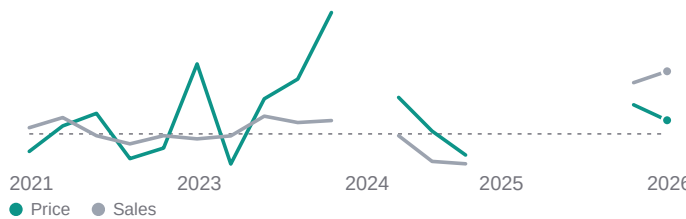


Growth (year over year)

Price +34.3% · Sales +157.1%

Price per square foot

\$52/ft²

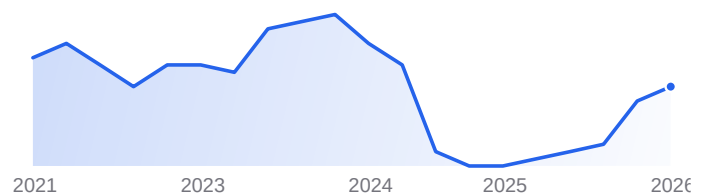


Sale premium vs estimated value

+4.3%

Annual turnover (share of homes sold)

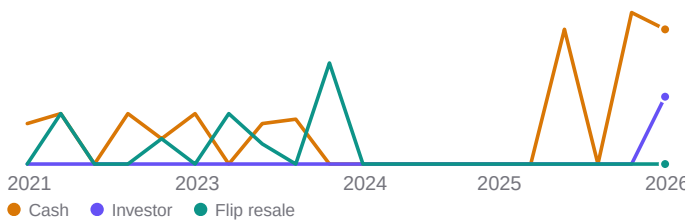
1.9%



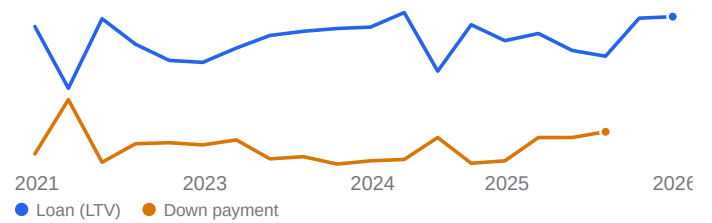
BUYERS & OUTCOMES

Buyer mix

Cash 67% · Investor 33% · Flip resale 0%

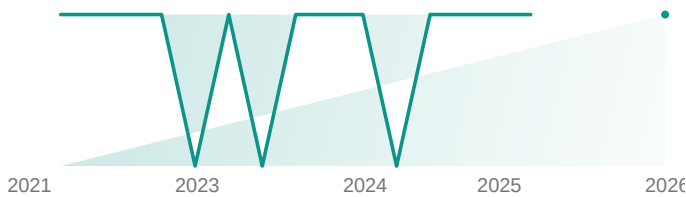


Financing (share of purchase price) Loan (LTV) 103% · Down payment 24%



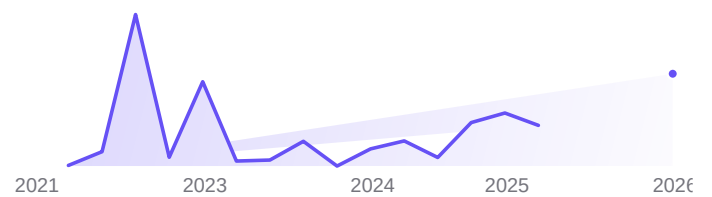
Sellers who sold at a gain

100%



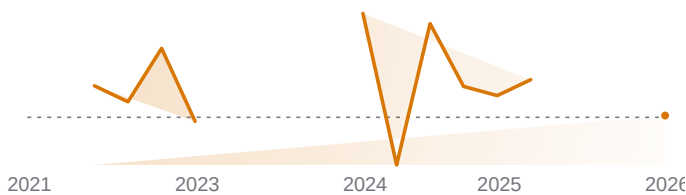
Typical hold before selling

9.3 yrs



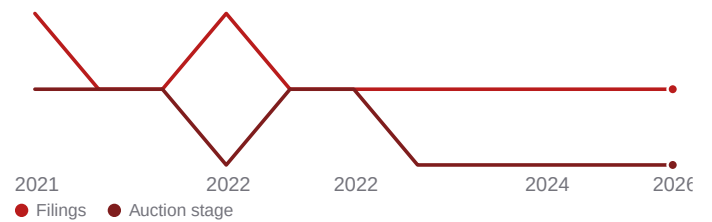
Median annualized return at resale

+0.4%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	926
Median value (AVM)	\$223K
Median size	1,300 ft²
Median bedrooms	3
Median year built	1962
Single family	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	9.0%
Owner occupied	65%
Company owned	17%
Median loan-to-value	39%
Typical ownership tenure	8.2 yrs

COMMUNITY

Population	1,948
Density	15 / mi²
Median household income	\$62K
Average household income	\$73K
Crime index (US avg 100)	132
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	21
Homes occupied	84%
Bachelor's or higher	19%
Poverty rate	14.0%
Unemployment	1.3%
Average temp	48°F
Annual precip	16 in
Sunshine	62%

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