

# Annual Report on the Great Plains Regional MLS Housing Market

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RESIDENTIAL REAL ESTATE ACTIVITY IN THE GREAT PLAINS REGIONAL MLS SERVICE AREA



# 2019

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**The 2019 housing market** was fueled by the overall strength of the economy across most of the country. The stock markets reached new highs throughout the year, improving the asset bases of millions of Americans. Unemployment rates fell to 50-year lows, while wages increased, creating new home buyers. Mortgage rates also declined significantly from 2018, helping to offset affordability stresses caused by continued price appreciation nationally.

With a strong economy and low mortgage rates, buyer activity has been strong. However, in most markets is are being constrained by inventory levels that are still below historical norms. With supply and demand continuing to favor sellers, prices continue to rise.

With 10 years having now passed since the Great Recession, the U.S. has been on the longest period of continued economic expansion on record. The housing market has been along for much of the ride and continues to benefit greatly from the overall health of the economy. However, hot economies eventually cool and with that, hot housing markets move more towards balance.

**Sales:** Pending sales increased 1.0 percent, finishing 2019 at 19,275. Closed sales were down 0.3 percent to end the year at 19,125. While the strong economy and lower interest rates were significant tailwinds, inventory constraints continued to temper homebuyer activity in 2019.

**Listings:** Comparing 2019 to the prior year, the number of homes available for sale was lower by 6.5 percent. There were 2,928 active listings at the end of 2019. New listings increased by 0.4 percent to finish the year at 26,539.

**Prices:** Home prices were up compared to last year. The overall median sales price increased 6.2 percent to \$205,000 for the year. Single Family home prices were up 6.2 percent compared to last year, and Townhouse-Condo home prices were up 9.4 percent.

**List Price Received:** Sellers received, on average, 98.9 percent of their original list price at sale, a year-over-year reduction of 0.1 percent.

While the Federal Reserve moved to temper the hot economy with four interest rate hikes in 2018, in 2019 they turned the heat back up, and reduced rates a total of three times during the year. The Fed's rate decreases were due in part to GDP growth in 2019 that came in notably lower than 2018, showing the Fed's alternating efforts to keep our economy at a steady simmer and not a full boil.

The housing market continues to remain healthy nationwide with price gains and limited inventory being the most common threads across markets. Tight inventory continues to constrain buyer activity in part of the country, while some areas are seeing increased seller inventory starting to improve buyers' choices. New construction activity continues to improve, but is still below levels required to fully supply the market's needs.

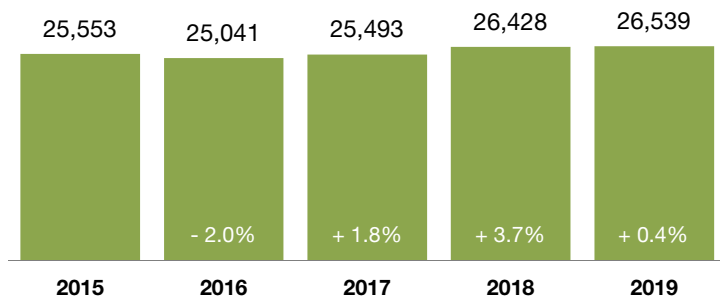
As we look at 2020, we see continued low mortgage rates and a healthy economy giving a great start to housing in the new year. But in election years, we sometimes see a softening of activity that may temper the market in the second half of the year.

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# Quick Facts

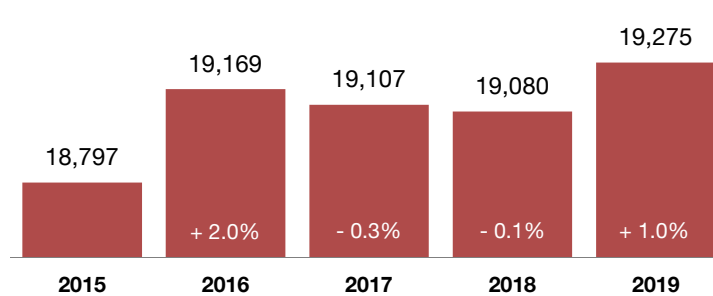
## New Listings



### Top 10: Change in New Listings from 2018

68727	+ 2,000.0%
68739	+ 800.0%
68526	+ 800.0%
68528	+ 700.0%
68649	+ 600.0%
Douglas County	+ 500.0%
68048	+ 400.0%
68522	+ 400.0%
68521	+ 233.3%
68503	+ 140.0%

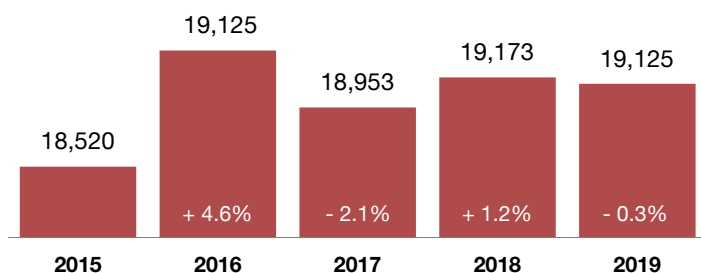
## Pending Sales



### Top 10: Change in Pending Sales from 2018

68528	+ 1,466.7%
68526	+ 300.0%
68649	+ 200.0%
68524	+ 200.0%
68522	+ 200.0%
68512	+ 166.7%
68516	+ 160.0%
68521	+ 150.0%
68514	+ 130.0%
68520	+ 122.2%

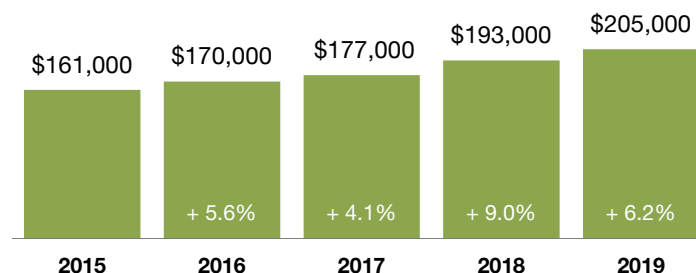
## Closed Sales



### Top 10: Change in Closed Sales from 2018

68528	+ 1,466.7%
68527	+ 333.3%
68526	+ 300.0%
68524	+ 200.0%
68522	+ 200.0%
68523	+ 200.0%
68521	+ 150.0%
68520	+ 150.0%
68516	+ 140.0%
68514	+ 133.3%

## Median Closed Price

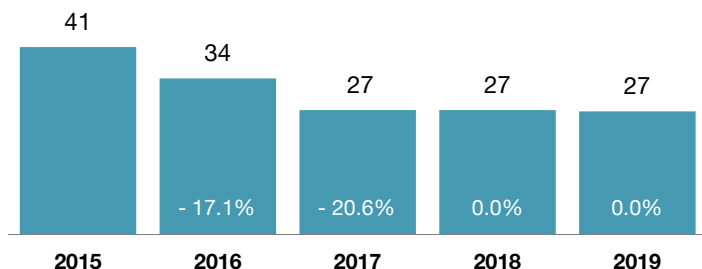


### Top 10: Change in Median Closed Price from 2018

68716	+ 612.9%
Pierce County	+ 406.6%
68507	+ 278.9%
68528	+ 152.5%
Cass County, NE	+ 131.0%
Merrick County	+ 83.1%
68064	+ 70.4%
Thayer County	+ 66.6%
Monona County, IA	+ 61.4%
68073	+ 60.0%

# Quick Facts

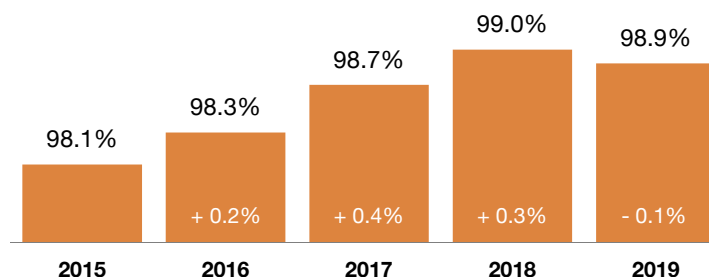
## Days on Market Until Sale



### Top 10: Change in Days on Market Until Sale from 2018

68428	+ 412.5%
68430	+ 361.5%
68372	+ 287.5%
Dodge County	+ 183.3%
Polk County	+ 156.5%
51510	+ 150.0%
Madison County	+ 140.6%
68331	+ 126.3%
68003	+ 117.4%
Platte County	+ 105.0%

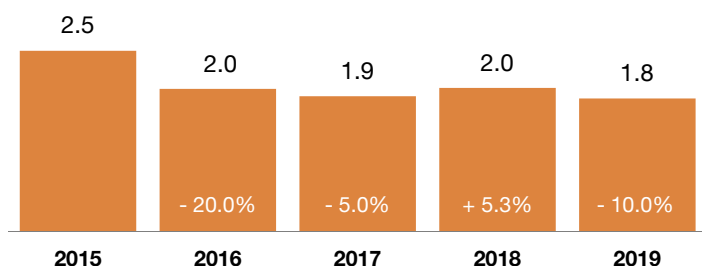
## Percent of List Price Received



### Top 10: Change in Percent of List Price Received from 2018

68507	+ 29.3%
Pierce County	+ 17.1%
68521	+ 14.1%
Lancaster County	+ 10.1%
68359	+ 9.2%
68404	+ 7.9%
68057	+ 7.2%
68514	+ 7.2%
68008	+ 6.1%
Douglas County	+ 6.0%

## Months Supply of Inventory

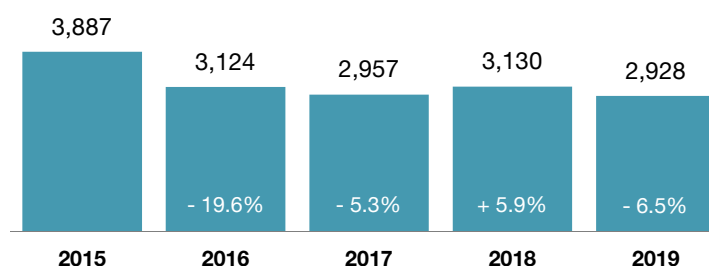


### Top 10: Change in Months Supply of Inventory from 2018

Gage County	+ 1,200.0%
51510	+ 540.0%
Cuming County	+ 316.7%
Madison County	+ 282.4%
68462	+ 266.7%
68409	+ 166.7%
Nemaha County	+ 166.7%
68339	+ 160.0%
Fremont County, IA	+ 150.0%
68514	+ 128.6%

## Inventory of Homes for Sale

At the end of each year.



### Top 10: Change in Inventory of Homes for Sale from 2018

68727	+ 1,700.0%
Gage County	+ 600.0%
51510	+ 500.0%
68528	+ 383.3%
68514	+ 300.0%
68462	+ 300.0%
Madison County	+ 225.0%
68739	+ 200.0%
Cuming County	+ 200.0%
68404	+ 166.7%

# Property Type Review

**25**

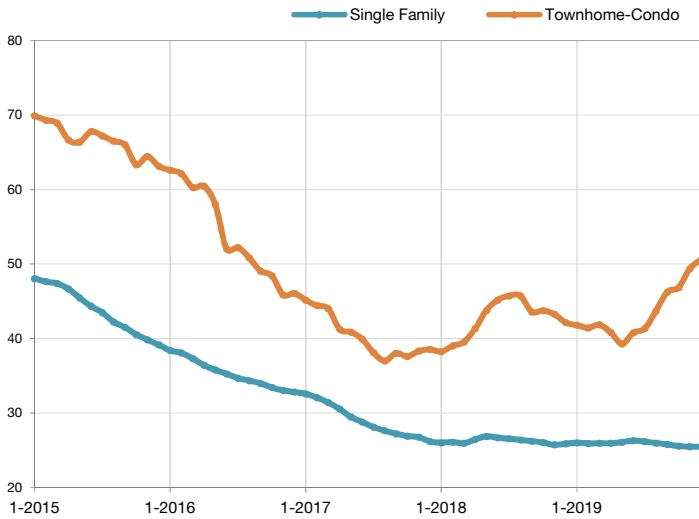
Average Days on Market Single Family

**51**

Average Days on Market Townhome-Condo

## Days on Market Until Sale

This chart uses a rolling 12-month average for each data point.



## Top Areas: Townhome-Condo Market Share in 2019

68102	89.6%
68508	53.5%
68131	47.0%
Montgomery County, IA	33.3%
68514	21.4%
68349	11.1%
68116	10.2%
68130	9.9%
68520	9.5%
68108	7.4%
51501	7.1%
68128	5.8%
68521	5.8%
68154	5.6%
68007	5.4%
Douglas County	5.2%
68105	5.2%
68022	5.1%
68132	5.0%
68136	5.0%
68114	4.5%
68137	4.4%
68142	4.3%
Pottawattamie County, IA	3.7%
68528	3.7%
51503	3.5%

**+ 6.2%**

One-Year Change in Price Single Family

**+ 9.4%**

One-Year Change in Price Townhome-Condo

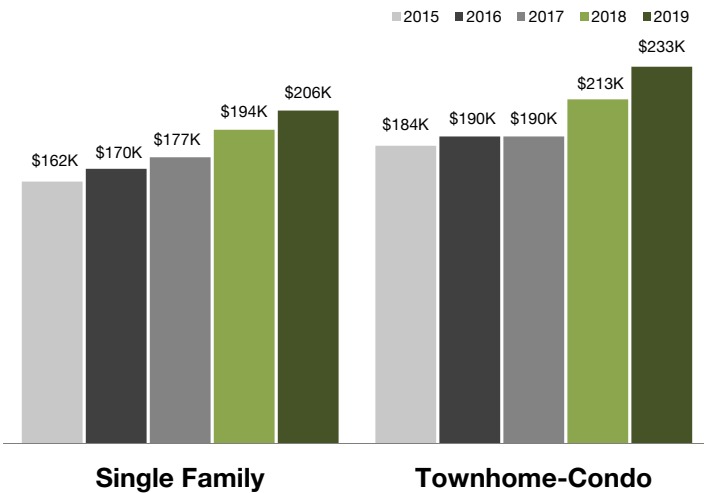
**98.9%**

Pct. of List Price Received Single Family

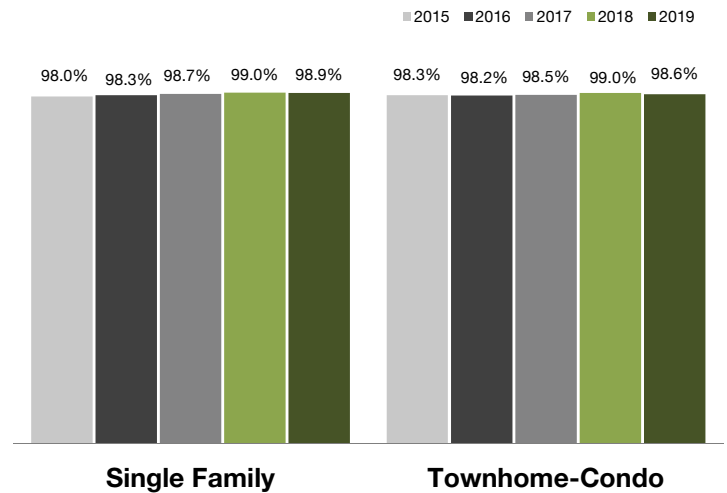
**98.6%**

Pct. of List Price Received Townhome-Condo

## Median Sales Price



## Percent of List Price Received



# Price Range Review

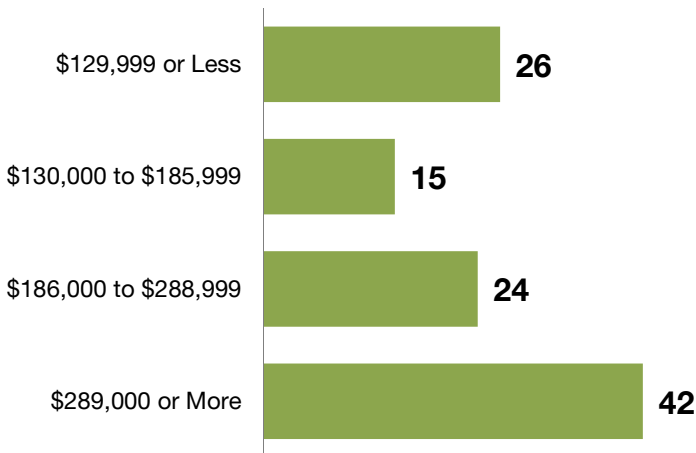
**\$130,000 to \$185,999**

Price Range with Shortest Average Days on Market Until Sale

**\$289,000 or More**

Price Range with Longest Average Days on Market Until Sale

## Days on Market Until Sale by Price Range



**14.0%**

of Homes for Sale at Year End Priced \$129,999 or Less

**- 14.0%**

One-Year Change in Homes for Sale Priced \$129,999 or Less

## Share of Homes for Sale \$129,999 or Less



**\$186,000 to \$288,999**

Price Range with the Most Closed Sales

**+ 11.2%**

Price Range with Strongest One-Year Change in Sales: \$186,000 to \$288,999

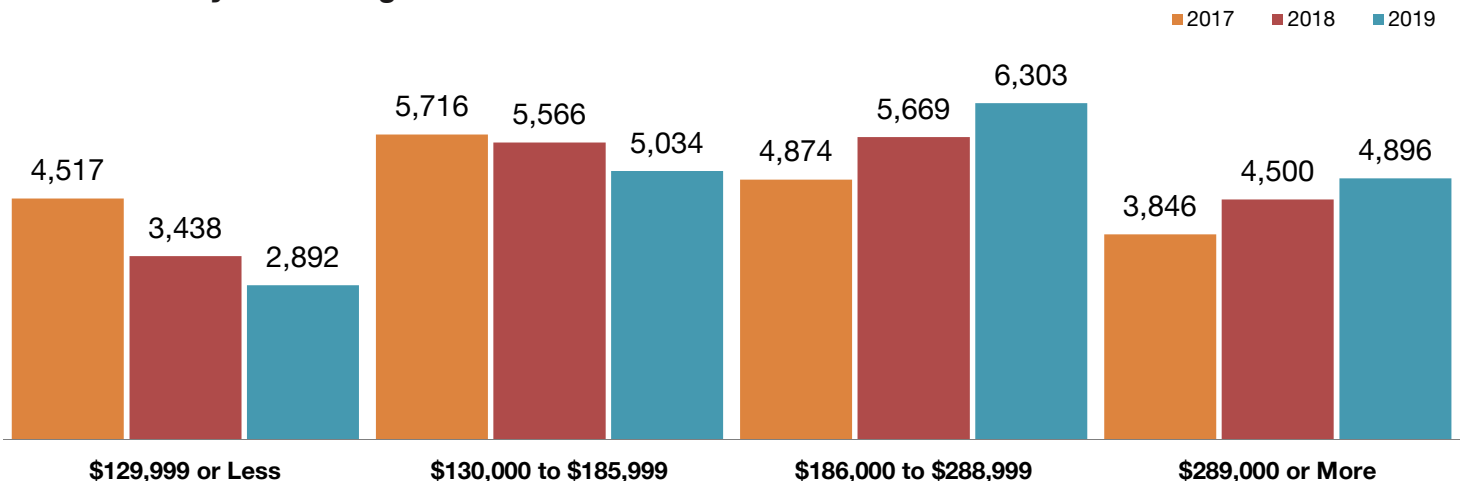
**\$129,999 or Less**

Price Range with the Fewest Closed Sales

**- 15.9%**

Price Range with Weakest One-Year Change in Sales: \$129,999 or Less

## Closed Sales by Price Range



# Bedroom Count Review

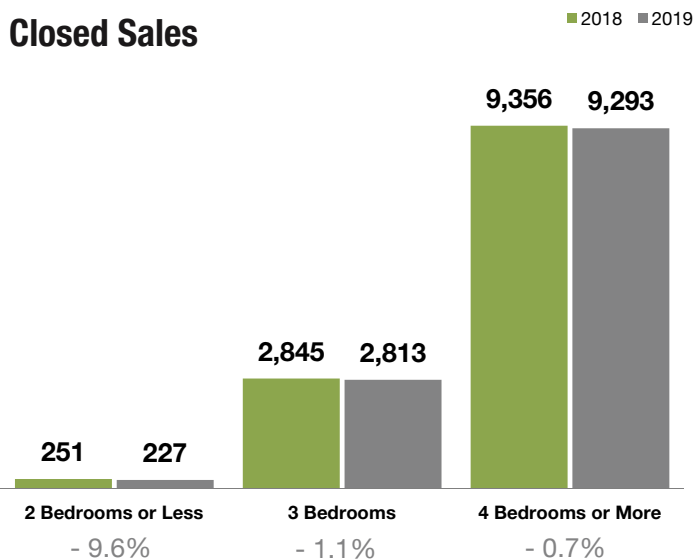
**- 9.6%**

Reduction in Closed Sales  
2 Bedrooms or Less

**- 0.7%**

Reduction in Closed Sales  
4 Bedrooms or More

## Closed Sales



### Top Areas: 4 Bedrooms or More Market Share in 2019

Pierce County	100.0%
Woodbury County, IA	100.0%
68015	100.0%
68029	85.7%
68122	79.8%
68137	78.4%
Page County, IA	75.0%
68065	72.7%
Butler County	71.4%
68409	71.4%
68138	71.3%
68157	70.9%
68164	70.1%
68134	67.5%
Knox County	66.7%
Merrick County	66.7%
51525	66.7%
68041	66.7%
68446	66.7%
68514	66.7%
68127	64.8%
68147	64.0%
68106	62.4%
68002	61.5%
68633	61.5%
68073	60.6%

**98.9%**

Percent of List Price Received  
in 2019 for  
All Properties

**96.9%**

Percent of List Price Received  
in 2019 for  
2 Bedrooms or Less

**98.6%**

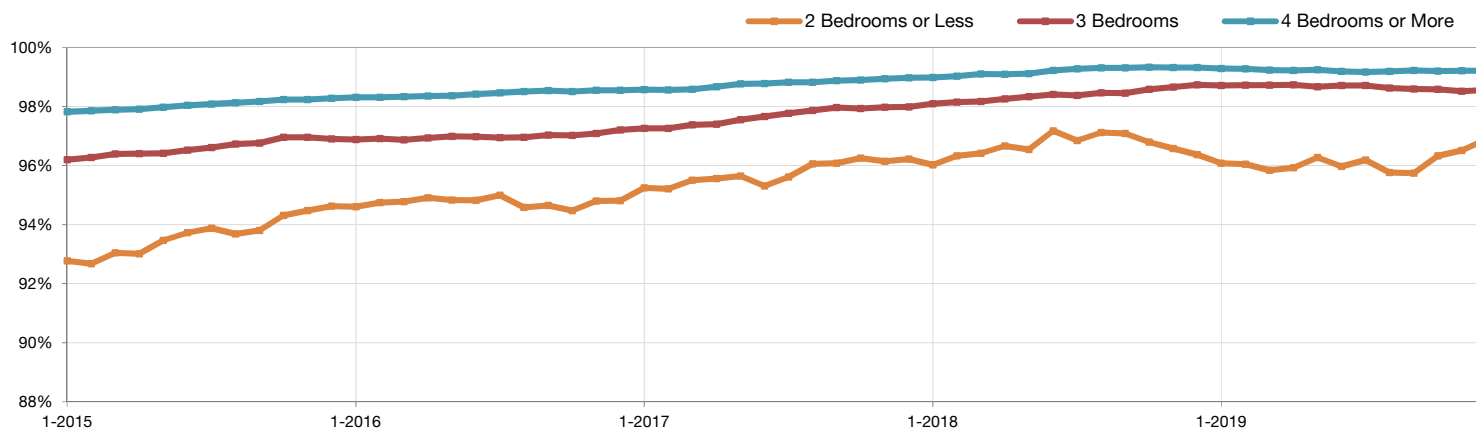
Percent of List Price Received  
in 2019 for  
3 Bedrooms

**99.2%**

Percent of List Price Received  
in 2019 for  
4 Bedrooms or More

## Percent of List Price Received

This chart uses a rolling 12-month average for each data point.



# New Construction Review

**Nov '18**

**5,805**

Peak of  
New Construction Inventory

New Construction Inventory at  
Peak

## New Construction Homes for Sale



## Top Areas: New Construction Market Share in 2019

68521	61.0%
68003	47.5%
68514	42.9%
68023	40.2%
68523	36.9%
68524	36.5%
68510	35.7%
68015	34.7%
68050	34.2%
68117	29.2%
68506	26.8%
68446	26.7%
68359	24.7%
68041	24.3%
68134	23.8%
Otoe County	22.2%
68033	20.6%
68512	19.5%
68505	19.4%
68526	18.6%
68428	16.9%
68066	16.7%
68310	16.7%
68527	16.7%
Richardson County	16.3%
68137	15.7%

**5.6**

**1.3**

Year-End Months Supply  
New Construction

Year-End Months Supply  
Previously Owned

**100.6%**

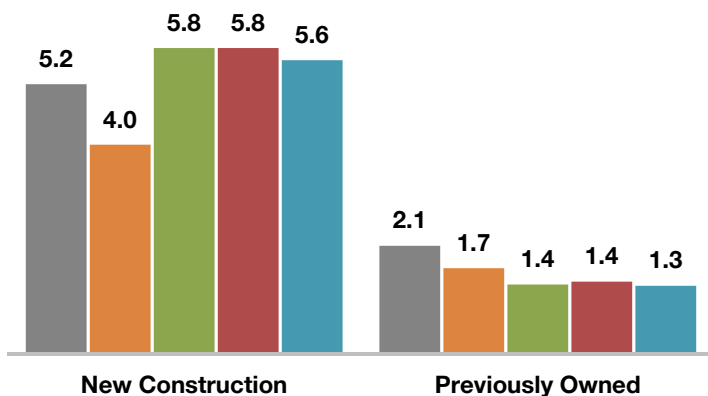
**98.7%**

Pct. of List Price Received  
New Construction

Pct. of List Price Received  
Previously Owned

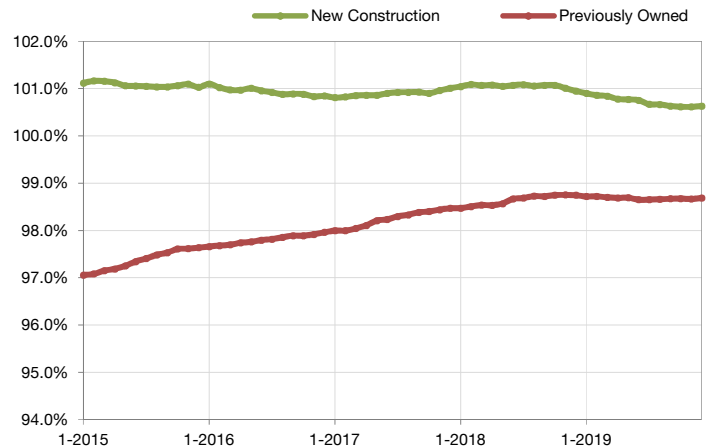
## Months Supply of Inventory

■ 2015 ■ 2016 ■ 2017 ■ 2018 ■ 2019



## Percent of List Price Received

This chart uses a rolling 12-month average for each data point.





# Area Overviews

	Total Closed Sales	Change from 2018	New Listings	Homes for Sale	Months Supply of Inventory	Days on Market Until Sale	Pct. of List Price Received
Adams County	3	+ 200.0%	5	1	1.0	16	99.3%
Burt County	50	- 21.9%	75	19	4.5	54	96.3%
Butler County	7	+ 40.0%	16	6	4.5	21	87.5%
Cass County, NE	385	+ 0.8%	553	69	2.1	31	97.8%
Cedar County	19	- 34.5%	28	9	5.7	50	91.4%
Clay County	20	+ 150.0%	37	9	3.6	34	93.0%
Colfax County	12	+ 140.0%	21	4	2.5	61	92.0%
Cuming County	49	+ 4.3%	56	9	2.3	62	92.0%
Dixon County	0	--	1	0	0.0	0	0.0%
Dodge County	445	+ 5.7%	581	93	2.5	35	97.2%
Douglas County	8,704	- 5.1%	11,912	1,143	1.6	23	99.2%
Fillmore County	28	- 9.7%	49	12	4.2	54	92.9%
Gage County	81	- 32.5%	93	13	2.0	67	96.1%
Hall County	5	+ 150.0%	10	3	2.4	10	99.6%
Hamilton County	3	--	7	3	3.0	52	93.1%
Holt County	1	- 50.0%	1	0	0.0	17	101.0%
Howard County	0	--	0	0	0.0	0	0.0%
Jefferson County	10	- 56.5%	20	5	3.2	114	93.7%
Johnson County	14	+ 55.6%	24	2	0.9	48	92.1%
Knox County	3	+ 200.0%	4	2	2.0	32	84.0%
Lancaster County	4,459	+ 5.2%	6,206	713	1.9	27	98.8%
Lincoln County	0	--	0	0	0.0	0	0.0%
Madison County	3	+ 200.0%	4	0	0.0	36	93.2%
Merrick County	3	- 40.0%	5	1	1.0	111	99.6%
Nance County	0	--	1	1	--	0	0.0%
Nemaha County	47	+ 1,466.7%	88	29	4.9	52	92.4%
Nuckolls County	18	--	42	18	8.1	67	92.9%
Otoe County	71	- 12.3%	118	30	5.5	40	97.0%
Pierce County	1	0.0%	5	2	2.0	25	100.0%
Platte County	7	+ 133.3%	9	2	1.5	30	99.5%
Polk County	26	- 7.1%	27	4	1.8	59	94.9%
Richardson County	4	+ 300.0%	9	4	4.0	61	92.8%
Saline County	83	+ 59.6%	121	18	2.6	34	96.1%
Sarpy County	3,306	+ 0.1%	4,540	431	1.5	25	99.8%
Saunders County	233	- 18.5%	346	40	2.0	34	96.5%
Seward County	124	- 2.4%	179	32	3.0	36	97.7%
Thayer County	2	--	9	3	2.3	69	91.7%
Thurston County	1	- 50.0%	6	3	3.0	15	100.4%
Washington County	254	+ 0.8%	403	55	2.7	26	98.3%
Wayne County	1	0.0%	0	0	0.0	66	96.2%
York County	91	- 5.2%	148	43	5.4	100	93.3%
Cass County, IA	2	0.0%	4	2	2.0	17	93.8%
Crawford County, IA	0	--	0	0	0.0	0	0.0%
Fremont County, IA	0	--	0	0	0.0	0	0.0%
Harrison County, IA	49	- 12.5%	78	14	3.2	68	94.7%
Mills County, IA	36	+ 12.5%	57	12	3.7	35	101.1%



# Area Overviews

	Total Closed Sales	Change from 2018	New Listings	Homes for Sale	Months Supply of Inventory	Days on Market Until Sale	Pct. of List Price Received
Monona County, IA	0	--	2	--	0.0	0	0.0%
Montgomery County, IA	3	- 25.0%	3	--	0.0	17	115.3%
Page County, IA	8	+ 100.0%	9	1	0.8	50	108.6%
Pottawattamie County, IA	253	- 0.4%	355	53	2.4	35	98.2%
Shelby County, IA	2	+ 100.0%	5	2	2.0	18	92.3%
Woodbury County, IA	1	- 50.0%	1	--	0.0	8	100.6%
51501	81	+ 19.1%	104	11	1.6	25	98.8%
51503	110	- 0.9%	175	33	3.3	36	98.4%
51510	17	- 41.4%	23	--	0.0	34	97.9%
51525	3	- 62.5%	3	1	1.0	90	98.7%
51526	9	+ 50.0%	11	1	0.8	43	97.0%
51534	21	+ 133.3%	31	4	1.6	22	105.8%
51546	14	+ 7.7%	21	5	2.7	100	95.5%
51551	11	+ 37.5%	14	5	4.0	41	98.3%
51555	25	- 7.4%	42	5	2.0	50	95.7%
51557	5	- 16.7%	6	--	0.0	37	93.2%
51575	9	+ 50.0%	7	1	1.0	65	96.7%
68002	13	- 50.0%	37	7	3.9	34	97.8%
68003	51	- 26.1%	102	17	3.5	37	96.6%
68005	339	+ 2.1%	411	17	0.6	15	99.7%
68007	546	- 3.2%	740	131	2.9	56	99.9%
68008	187	+ 23.0%	276	35	2.3	25	98.4%
68015	7	- 36.4%	10	--	0.0	43	98.0%
68017	16	+ 23.1%	17	--	0.0	31	97.7%
68022	677	- 2.9%	1,221	214	3.6	46	99.2%
68023	27	- 3.6%	38	5	2.4	38	98.9%
68025	416	+ 4.3%	547	76	2.2	32	97.3%
68028	323	- 15.4%	466	71	2.6	50	99.5%
68029	7	- 53.3%	13	3	2.5	16	99.0%
68031	11	- 8.3%	22	6	3.2	40	97.7%
68033	4	- 42.9%	2	--	0.0	16	93.3%
68034	12	+ 9.1%	12	--	0.0	18	98.3%
68037	50	+ 38.9%	79	12	2.9	38	97.7%
68038	12	+ 33.3%	16	6	4.8	86	95.6%
68041	6	- 60.0%	10	2	2.0	34	93.3%
68045	16	- 15.8%	19	4	2.7	48	98.1%
68046	612	+ 7.4%	893	108	2.1	28	99.8%
68048	221	- 6.0%	318	37	1.9	25	98.1%
68050	6	- 57.1%	11	2	1.7	27	95.7%
68057	19	- 5.0%	24	6	2.5	72	99.1%
68059	36	0.0%	68	12	3.9	28	100.1%
68061	21	- 19.2%	34	8	3.8	44	96.2%
68064	88	+ 23.9%	150	16	2.0	36	96.8%
68065	11	+ 120.0%	14	2	1.3	26	98.2%
68066	64	- 17.9%	88	9	1.6	25	95.9%
68069	44	- 13.7%	66	5	1.5	23	96.2%

# Area Overviews

	Total Closed Sales	Change from 2018	New Listings	Homes for Sale	Months Supply of Inventory	Days on Market Until Sale	Pct. of List Price Received
68073	33	- 8.3%	50	5	1.5	44	98.3%
68102	77	+ 5.5%	129	17	2.6	43	96.9%
68104	564	- 6.9%	739	59	1.3	12	99.5%
68105	250	- 5.3%	378	52	2.5	18	98.8%
68106	311	0.0%	397	23	0.9	12	99.6%
68107	251	- 3.8%	322	29	1.3	23	98.8%
68108	137	+ 8.7%	221	32	2.8	27	96.9%
68110	48	- 18.6%	68	4	1.0	24	95.7%
68111	245	- 3.9%	382	74	3.4	23	97.2%
68112	170	+ 7.6%	236	25	1.9	20	98.4%
68114	219	- 11.0%	284	25	1.4	18	98.7%
68116	760	+ 0.7%	892	54	0.9	27	99.7%
68117	102	+ 5.2%	126	10	1.2	9	99.7%
68118	146	- 1.4%	204	13	1.1	26	98.7%
68122	352	- 3.6%	431	35	1.2	29	99.8%
68123	585	+ 1.0%	718	57	1.2	26	99.7%
68124	223	- 9.3%	303	26	1.4	21	98.6%
68127	213	- 2.7%	264	11	0.6	13	99.0%
68128	224	+ 4.2%	305	14	0.7	14	100.1%
68130	344	- 8.5%	488	36	1.2	25	98.8%
68131	139	- 14.2%	280	41	3.4	25	97.9%
68132	225	+ 10.8%	330	29	1.6	16	98.7%
68133	242	- 12.0%	372	38	1.9	23	99.5%
68134	351	- 9.5%	457	33	1.1	10	99.7%
68135	623	- 5.2%	796	42	0.8	18	99.4%
68136	512	+ 15.1%	771	80	1.8	25	99.7%
68137	365	- 12.0%	415	14	0.5	12	100.0%
68138	244	+ 8.4%	277	10	0.5	9	100.6%
68142	126	- 25.9%	192	15	1.4	25	99.1%
68144	356	+ 4.7%	448	22	0.7	11	99.8%
68147	164	- 3.5%	229	20	1.4	16	100.0%
68152	90	+ 5.9%	130	17	2.2	16	99.1%
68154	301	- 9.9%	395	26	1.0	14	99.3%
68157	79	+ 12.9%	91	2	0.3	13	99.7%
68164	431	- 4.6%	527	18	0.5	14	100.0%
68301	6	- 60.0%	6	1	0.8	39	97.4%
68310	53	- 39.1%	59	7	1.6	71	96.3%
68317	33	+ 37.5%	45	1	0.4	60	97.4%
68331	5	- 28.6%	12	3	2.4	8	101.9%
68333	43	+ 43.3%	51	5	1.4	33	97.7%
68339	16	- 5.9%	19	6	3.2	47	98.8%
68347	30	- 11.8%	44	5	1.9	34	98.4%
68349	8	- 57.9%	11	1	0.6	35	96.7%
68358	25	+ 4.2%	45	11	4.8	46	96.9%
68359	10	+ 25.0%	25	8	4.4	60	94.6%



# Area Overviews

	Total Closed Sales	Change from 2018	New Listings	Homes for Sale	Months Supply of Inventory	Days on Market Until Sale	Pct. of List Price Received
68366	11	+ 22.2%	11	--	0.0	29	102.3%
68372	66	+ 29.4%	110	22	4.5	50	100.3%
68402	9	- 10.0%	17	2	1.4	22	98.4%
68404	4	- 50.0%	10	1	0.6	24	96.3%
68405	14	- 50.0%	27	7	3.7	18	96.2%
68409	14	0.0%	17	1	0.5	33	96.5%
68410	19	- 17.4%	27	16	8.0	67	95.1%
68418	24	+ 71.4%	31	3	1.0	22	98.2%
68428	15	+ 15.4%	24	3	2.1	43	96.1%
68430	16	+ 33.3%	48	17	7.2	55	97.5%
68434	75	+ 8.7%	95	15	2.4	32	98.4%
68446	9	- 52.6%	25	5	3.3	22	97.6%
68456	8	0.0%	11	--	0.0	54	94.8%
68462	71	+ 2.9%	92	6	1.1	29	98.9%
68463	19	- 24.0%	21	6	4.2	59	95.3%
68465	13	+ 18.2%	24	2	1.3	29	93.0%
68502	348	+ 7.4%	443	34	1.2	21	98.1%
68503	162	+ 57.3%	180	10	0.8	24	97.7%
68504	168	+ 12.8%	207	24	1.7	24	98.9%
68505	247	- 8.2%	305	16	0.8	16	99.0%
68506	452	+ 10.8%	574	35	0.9	17	98.6%
68507	282	+ 12.4%	371	36	1.5	23	99.1%
68508	62	+ 21.6%	70	13	2.7	86	97.4%
68510	278	0.0%	337	20	0.9	19	98.7%
68512	193	- 2.0%	251	29	1.9	31	98.7%
68514	6	- 33.3%	32	13	13.0	77	100.0%
68516	862	- 2.7%	1,284	164	2.3	29	99.0%
68520	35	+ 34.6%	54	22	8.0	71	100.0%
68521	440	+ 4.8%	603	51	1.4	22	99.1%
68522	177	+ 22.1%	220	11	0.8	14	99.5%
68523	33	+ 43.5%	69	16	5.5	28	100.7%
68524	75	+ 1.4%	115	14	2.1	19	99.1%
68526	186	+ 14.8%	262	31	2.0	47	98.7%
68527	58	0.0%	147	30	6.4	54	99.9%
68528	133	+ 3.1%	219	51	4.6	42	99.0%
68532	3	- 62.5%	12	2	2.0	2	98.6%
68633	13	+ 333.3%	11	2	1.1	69	94.0%
68649	12	- 25.0%	15	5	3.2	41	95.8%
68651	9	+ 50.0%	5	--	0.0	65	94.0%
68666	14	- 6.7%	17	2	1.3	62	97.8%
68716	7	+ 16.7%	10	3	2.6	69	93.8%
68727	6	- 33.3%	6	--	0.0	44	92.1%
68739	10	- 37.5%	18	9	6.0	60	91.6%
68788	32	0.0%	34	3	0.9	65	92.1%
68791	8	0.0%	10	2	1.8	45	90.2%



# Area Historical Median Prices

	2015	2016	2017	2018	2019	Change From 2018	Change From 2015
Adams County	\$0	\$145,000	\$0	\$100,500	\$196,000	+ 95.0%	--
Burt County	\$74,500	\$76,000	\$77,500	\$81,000	\$94,500	+ 16.7%	+ 26.8%
Butler County	\$85,000	\$71,000	\$66,250	\$63,500	\$84,000	+ 32.3%	- 1.2%
Cass County, NE	\$164,975	\$153,750	\$184,975	\$198,000	\$192,000	- 3.0%	+ 16.4%
Cedar County	\$79,500	\$96,000	\$78,000	\$87,000	\$90,000	+ 3.4%	+ 13.2%
Clay County	\$0	\$0	\$18,000	\$114,750	\$112,000	- 2.4%	--
Colfax County	\$99,000	\$96,500	\$123,000	\$74,500	\$123,500	+ 65.8%	+ 24.7%
Cuming County	\$115,000	\$85,000	\$112,000	\$120,600	\$122,000	+ 1.2%	+ 6.1%
Dixon County	\$0	\$0	\$121,000	\$0	\$0	--	--
Dodge County	\$112,000	\$122,500	\$132,000	\$150,000	\$155,000	+ 3.3%	+ 38.4%
Douglas County	\$159,900	\$167,000	\$175,000	\$189,000	\$204,000	+ 7.9%	+ 27.6%
Fillmore County	\$14,250	\$59,000	\$68,500	\$107,000	\$107,000	0.0%	+ 650.9%
Gage County	\$94,000	\$95,500	\$124,250	\$119,000	\$119,250	+ 0.2%	+ 26.9%
Hall County	\$0	\$0	\$152,500	\$97,963	\$125,000	+ 27.6%	--
Hamilton County	\$366,500	\$689,000	\$0	\$0	\$325,000	--	- 11.3%
Holt County	\$0	\$0	\$22,750	\$36,750	\$106,000	+ 188.4%	--
Howard County	\$0	\$0	\$0	\$28,000	\$0	- 100.0%	--
Jefferson County	\$80,975	\$76,450	\$40,000	\$72,000	\$79,250	+ 10.1%	- 2.1%
Johnson County	\$55,000	\$65,000	\$100,000	\$69,000	\$144,750	+ 109.8%	+ 163.2%
Knox County	\$637,500	\$0	\$122,500	\$140,000	\$230,000	+ 64.3%	- 63.9%
Lancaster County	\$159,900	\$171,000	\$178,530	\$196,000	\$203,880	+ 4.0%	+ 27.5%
Lincoln County	\$116,500	\$0	\$0	\$185,100	\$0	- 100.0%	- 100.0%
Madison County	\$81,000	\$0	\$239,250	\$209,500	\$115,000	- 45.1%	+ 42.0%
Merrick County	\$61,000	\$0	\$112,000	\$272,000	\$142,000	- 47.8%	+ 132.8%
Nance County	\$0	\$70,000	\$499,000	\$0	\$0	--	--
Nemaha County	\$105,425	\$40,000	\$101,000	\$69,000	\$95,000	+ 37.7%	- 9.9%
Nuckolls County	\$0	\$0	\$0	\$0	\$53,500	--	--
Otoe County	\$136,125	\$138,625	\$150,500	\$168,500	\$191,000	+ 13.4%	+ 40.3%
Pierce County	\$232,000	\$156,500	\$0	\$225,000	\$152,250	- 32.3%	- 34.4%
Platte County	\$47,900	\$110,000	\$99,394	\$205,000	\$237,500	+ 15.9%	+ 395.8%
Polk County	\$69,250	\$63,000	\$79,000	\$96,900	\$89,000	- 8.2%	+ 28.5%
Richardson County	\$40,000	\$0	\$0	\$31,500	\$66,750	+ 111.9%	+ 66.9%
Saline County	\$97,500	\$106,000	\$95,000	\$125,750	\$138,500	+ 10.1%	+ 42.1%
Sarpy County	\$190,000	\$205,000	\$210,000	\$230,000	\$240,000	+ 4.3%	+ 26.3%
Saunders County	\$135,500	\$147,500	\$156,000	\$175,000	\$203,000	+ 16.0%	+ 49.8%
Seward County	\$139,000	\$143,000	\$165,250	\$170,000	\$177,000	+ 4.1%	+ 27.3%
Thayer County	\$0	\$69,000	\$0	\$0	\$220,875	--	--
Thurston County	\$23,000	\$160,750	\$30,000	\$82,250	\$77,312	- 6.0%	+ 236.1%
Washington County	\$164,000	\$178,000	\$181,750	\$215,000	\$220,000	+ 2.3%	+ 34.1%
Wayne County	\$0	\$219,000	\$74,500	\$108,000	\$163,000	+ 50.9%	--
York County	\$116,250	\$114,450	\$116,000	\$125,000	\$140,000	+ 12.0%	+ 20.4%
Cass County, IA	\$0	\$39,500	\$49,000	\$36,650	\$89,000	+ 142.8%	--
Crawford County, IA	\$0	\$58,750	\$38,100	\$57,500	\$0	- 100.0%	--
Fremont County, IA	\$0	\$0	\$0	\$0	\$0	--	--
Harrison County, IA	\$117,150	\$100,000	\$128,500	\$132,500	\$175,000	+ 32.1%	+ 49.4%
Mills County, IA	\$224,500	\$166,250	\$197,750	\$182,450	\$132,700	- 27.3%	- 40.9%



# Area Historical Median Prices

	2015	2016	2017	2018	2019	Change From 2018	Change From 2015
Monona County, IA	\$125,000	\$225,000	\$67,500	\$25,950	\$0	- 100.0%	- 100.0%
Montgomery County, IA	\$0	\$76,000	\$385,000	\$47,900	\$43,001	- 10.2%	--
Page County, IA	\$0	\$45,000	\$170,500	\$60,450	\$34,125	- 43.5%	--
Pottawattamie County, IA	\$155,950	\$148,800	\$145,000	\$155,001	\$162,500	+ 4.8%	+ 4.2%
Shelby County, IA	\$0	\$99,100	\$146,500	\$383,500	\$41,250	- 89.2%	--
Woodbury County, IA	\$0	\$0	\$42,750	\$280,000	\$87,500	- 68.8%	--
51501	\$98,000	\$103,000	\$115,000	\$123,500	\$128,000	+ 3.6%	+ 30.6%
51503	\$197,000	\$179,000	\$181,750	\$199,950	\$215,500	+ 7.8%	+ 9.4%
51510	\$200,000	\$172,000	\$125,000	\$143,900	\$129,900	- 9.7%	- 35.1%
51525	\$85,050	\$136,500	\$145,000	\$102,000	\$118,000	+ 15.7%	+ 38.7%
51526	\$137,000	\$220,000	\$203,750	\$266,650	\$287,000	+ 7.6%	+ 109.5%
51534	\$233,000	\$244,800	\$265,000	\$276,000	\$121,500	- 56.0%	- 47.9%
51546	\$156,000	\$135,000	\$110,900	\$155,000	\$205,750	+ 32.7%	+ 31.9%
51551	\$122,000	\$135,000	\$153,000	\$133,500	\$152,000	+ 13.9%	+ 24.6%
51555	\$121,075	\$100,000	\$129,900	\$123,000	\$163,000	+ 32.5%	+ 34.6%
51557	\$162,450	\$133,450	\$164,900	\$107,750	\$279,000	+ 158.9%	+ 71.7%
51575	\$174,000	\$195,000	\$190,000	\$138,500	\$251,500	+ 81.6%	+ 44.5%
68002	\$153,000	\$140,000	\$195,000	\$184,000	\$159,000	- 13.6%	+ 3.9%
68003	\$270,000	\$198,000	\$207,250	\$230,050	\$272,000	+ 18.2%	+ 0.7%
68005	\$125,000	\$127,500	\$140,000	\$148,000	\$163,500	+ 10.5%	+ 30.8%
68007	\$225,900	\$246,467	\$270,875	\$269,900	\$289,950	+ 7.4%	+ 28.4%
68008	\$155,000	\$168,000	\$173,000	\$183,250	\$210,000	+ 14.6%	+ 35.5%
68015	\$129,900	\$135,000	\$130,000	\$69,500	\$152,000	+ 118.7%	+ 17.0%
68017	\$123,250	\$169,500	\$146,000	\$165,000	\$159,000	- 3.6%	+ 29.0%
68022	\$315,000	\$331,413	\$361,825	\$385,000	\$392,500	+ 1.9%	+ 24.6%
68023	\$270,000	\$250,000	\$232,350	\$259,500	\$310,000	+ 19.5%	+ 14.8%
68025	\$118,750	\$128,750	\$145,000	\$159,500	\$165,000	+ 3.4%	+ 38.9%
68028	\$266,550	\$274,950	\$294,000	\$293,100	\$295,000	+ 0.6%	+ 10.7%
68029	\$71,000	\$108,750	\$105,000	\$150,100	\$160,000	+ 6.6%	+ 125.4%
68031	\$46,450	\$67,000	\$89,750	\$97,500	\$114,000	+ 16.9%	+ 145.4%
68033	\$301,000	\$210,000	\$235,000	\$105,000	\$164,500	+ 56.7%	- 45.3%
68034	\$106,000	\$317,500	\$165,000	\$173,000	\$178,000	+ 2.9%	+ 67.9%
68037	\$190,000	\$239,000	\$275,000	\$239,500	\$224,400	- 6.3%	+ 18.1%
68038	\$67,000	\$60,000	\$45,000	\$82,000	\$106,000	+ 29.3%	+ 58.2%
68041	\$126,000	\$110,000	\$145,000	\$174,000	\$176,000	+ 1.1%	+ 39.7%
68045	\$61,250	\$77,250	\$70,000	\$74,000	\$122,500	+ 65.5%	+ 100.0%
68046	\$238,035	\$250,000	\$270,000	\$295,866	\$303,198	+ 2.5%	+ 27.4%
68048	\$176,200	\$159,000	\$177,500	\$201,400	\$180,000	- 10.6%	+ 2.2%
68050	\$63,950	\$69,000	\$89,950	\$69,000	\$135,750	+ 96.7%	+ 112.3%
68057	\$84,500	\$106,750	\$67,750	\$126,000	\$99,000	- 21.4%	+ 17.2%
68059	\$159,500	\$171,875	\$269,900	\$276,500	\$277,000	+ 0.2%	+ 73.7%
68061	\$87,500	\$89,000	\$95,000	\$87,750	\$87,500	- 0.3%	0.0%
68064	\$232,250	\$322,500	\$297,000	\$295,000	\$361,000	+ 22.4%	+ 55.4%
68065	\$174,000	\$218,000	\$231,504	\$195,000	\$256,500	+ 31.5%	+ 47.4%
68066	\$119,500	\$135,000	\$138,000	\$162,000	\$160,900	- 0.7%	+ 34.6%
68069	\$297,500	\$332,500	\$385,000	\$330,000	\$407,000	+ 23.3%	+ 36.8%



# Area Historical Median Prices

	2015	2016	2017	2018	2019	Change From 2018	Change From 2015
68073	\$220,000	\$238,500	\$172,000	\$249,500	\$287,000	+ 15.0%	+ 30.5%
68102	\$250,000	\$274,250	\$250,000	\$264,500	\$244,000	- 7.8%	- 2.4%
68104	\$89,925	\$99,900	\$110,000	\$125,000	\$133,500	+ 6.8%	+ 48.5%
68105	\$112,500	\$115,125	\$130,000	\$145,500	\$150,000	+ 3.1%	+ 33.3%
68106	\$126,500	\$138,000	\$141,250	\$160,250	\$168,000	+ 4.8%	+ 32.8%
68107	\$82,000	\$85,000	\$100,000	\$110,000	\$115,000	+ 4.5%	+ 40.2%
68108	\$74,250	\$92,500	\$80,500	\$120,000	\$109,900	- 8.4%	+ 48.0%
68110	\$29,250	\$30,250	\$48,000	\$51,250	\$77,000	+ 50.2%	+ 163.2%
68111	\$25,000	\$32,112	\$38,250	\$51,615	\$63,000	+ 22.1%	+ 152.0%
68112	\$75,000	\$88,800	\$90,500	\$110,000	\$120,000	+ 9.1%	+ 60.0%
68114	\$141,000	\$160,000	\$170,000	\$170,000	\$191,500	+ 12.6%	+ 35.8%
68116	\$207,000	\$217,500	\$225,000	\$241,000	\$252,097	+ 4.6%	+ 21.8%
68117	\$103,750	\$105,000	\$114,150	\$128,750	\$135,825	+ 5.5%	+ 30.9%
68118	\$250,500	\$259,500	\$274,000	\$282,000	\$292,000	+ 3.5%	+ 16.6%
68122	\$138,000	\$145,688	\$155,000	\$175,120	\$185,708	+ 6.0%	+ 34.6%
68123	\$180,000	\$184,900	\$195,000	\$211,000	\$218,500	+ 3.6%	+ 21.4%
68124	\$175,000	\$175,500	\$215,950	\$221,000	\$227,500	+ 2.9%	+ 30.0%
68127	\$141,750	\$153,900	\$162,000	\$170,000	\$189,000	+ 11.2%	+ 33.3%
68128	\$170,000	\$187,000	\$165,000	\$175,000	\$210,000	+ 20.0%	+ 23.5%
68130	\$280,000	\$295,000	\$299,950	\$310,000	\$311,488	+ 0.5%	+ 11.2%
68131	\$112,000	\$134,000	\$126,250	\$133,250	\$155,000	+ 16.3%	+ 38.4%
68132	\$176,500	\$185,000	\$215,000	\$202,500	\$247,000	+ 22.0%	+ 39.9%
68133	\$251,315	\$269,500	\$268,000	\$277,000	\$276,750	- 0.1%	+ 10.1%
68134	\$125,000	\$135,000	\$143,000	\$155,000	\$170,000	+ 9.7%	+ 36.0%
68135	\$205,000	\$209,000	\$235,000	\$245,000	\$256,000	+ 4.5%	+ 24.9%
68136	\$212,950	\$237,649	\$264,375	\$263,000	\$278,950	+ 6.1%	+ 31.0%
68137	\$145,000	\$152,000	\$163,000	\$178,000	\$185,000	+ 3.9%	+ 27.6%
68138	\$142,000	\$150,000	\$160,000	\$170,000	\$183,250	+ 7.8%	+ 29.0%
68142	\$174,900	\$197,191	\$229,900	\$233,134	\$250,000	+ 7.2%	+ 42.9%
68144	\$162,500	\$168,000	\$176,000	\$182,000	\$205,000	+ 12.6%	+ 26.2%
68147	\$119,000	\$125,000	\$136,750	\$145,000	\$155,000	+ 6.9%	+ 30.3%
68152	\$174,450	\$178,000	\$219,900	\$212,000	\$202,700	- 4.4%	+ 16.2%
68154	\$189,450	\$200,000	\$205,000	\$220,000	\$237,000	+ 7.7%	+ 25.1%
68157	\$153,500	\$197,795	\$160,000	\$175,000	\$187,500	+ 7.1%	+ 22.1%
68164	\$145,000	\$152,500	\$169,000	\$177,000	\$190,000	+ 7.3%	+ 31.0%
68301	\$317,500	\$147,200	\$340,000	\$172,900	\$227,750	+ 31.7%	- 28.3%
68310	\$98,375	\$88,000	\$126,000	\$97,250	\$98,450	+ 1.2%	+ 0.1%
68317	\$133,076	\$220,000	\$233,311	\$221,000	\$215,000	- 2.7%	+ 61.6%
68331	\$160,000	\$110,000	\$135,150	\$256,500	\$226,159	- 11.8%	+ 41.3%
68333	\$116,750	\$109,250	\$145,000	\$156,255	\$167,000	+ 6.9%	+ 43.0%
68339	\$253,000	\$296,750	\$390,423	\$265,000	\$368,813	+ 39.2%	+ 45.8%
68347	\$175,000	\$140,000	\$226,000	\$209,500	\$198,000	- 5.5%	+ 13.1%
68349	\$114,750	\$111,000	\$140,500	\$240,000	\$180,297	- 24.9%	+ 57.1%
68358	\$225,000	\$269,500	\$350,438	\$327,500	\$291,500	- 11.0%	+ 29.6%
68359	\$97,500	\$120,000	\$87,750	\$56,875	\$146,500	+ 157.6%	+ 50.3%

# Area Historical Median Prices

	2015	2016	2017	2018	2019	Change From 2018	Change From 2015
68366	\$77,000	\$135,563	\$128,500	\$133,490	\$180,000	+ 34.8%	+ 133.8%
68372	\$202,859	\$220,888	\$242,750	\$237,500	\$276,219	+ 16.3%	+ 36.2%
68402	\$139,900	\$246,000	\$338,750	\$157,000	\$299,900	+ 91.0%	+ 114.4%
68404	\$232,500	\$325,000	\$355,000	\$339,000	\$426,250	+ 25.7%	+ 83.3%
68405	\$151,000	\$152,500	\$156,000	\$184,000	\$164,000	- 10.9%	+ 8.6%
68409	\$129,250	\$121,750	\$207,450	\$207,000	\$202,500	- 2.2%	+ 56.7%
68410	\$58,250	\$111,000	\$184,950	\$166,000	\$145,000	- 12.7%	+ 148.9%
68418	\$166,250	\$191,000	\$209,800	\$276,500	\$217,450	- 21.4%	+ 30.8%
68428	\$269,900	\$279,900	\$323,900	\$299,900	\$362,000	+ 20.7%	+ 34.1%
68430	\$281,000	\$439,900	\$566,000	\$406,254	\$456,853	+ 12.5%	+ 62.6%
68434	\$151,250	\$155,000	\$180,910	\$175,000	\$210,000	+ 20.0%	+ 38.8%
68446	\$122,500	\$120,000	\$116,000	\$155,000	\$190,000	+ 22.6%	+ 55.1%
68456	\$129,500	\$122,750	\$108,500	\$111,325	\$135,500	+ 21.7%	+ 4.6%
68462	\$194,500	\$190,000	\$225,422	\$227,156	\$246,900	+ 8.7%	+ 26.9%
68463	\$133,000	\$145,000	\$124,000	\$143,500	\$240,000	+ 67.2%	+ 80.5%
68465	\$88,500	\$85,500	\$84,000	\$112,000	\$135,000	+ 20.5%	+ 52.5%
68502	\$131,250	\$129,900	\$142,750	\$148,000	\$159,000	+ 7.4%	+ 21.1%
68503	\$83,000	\$95,000	\$108,000	\$116,000	\$124,500	+ 7.3%	+ 50.0%
68504	\$117,250	\$121,200	\$122,000	\$136,000	\$145,000	+ 6.6%	+ 23.7%
68505	\$152,000	\$145,250	\$156,000	\$167,400	\$170,000	+ 1.6%	+ 11.8%
68506	\$142,000	\$149,950	\$155,000	\$170,200	\$180,000	+ 5.8%	+ 26.8%
68507	\$144,900	\$148,000	\$164,900	\$175,000	\$176,000	+ 0.6%	+ 21.5%
68508	\$116,000	\$98,450	\$134,500	\$165,000	\$170,000	+ 3.0%	+ 46.6%
68510	\$129,900	\$135,500	\$147,750	\$165,000	\$167,250	+ 1.4%	+ 28.8%
68512	\$207,000	\$218,550	\$215,000	\$223,500	\$245,000	+ 9.6%	+ 18.4%
68514	\$315,752	\$225,200	\$325,000	\$258,858	\$285,200	+ 10.2%	- 9.7%
68516	\$241,450	\$248,125	\$261,750	\$274,999	\$280,278	+ 1.9%	+ 16.1%
68520	\$353,000	\$337,500	\$443,250	\$402,345	\$368,250	- 8.5%	+ 4.3%
68521	\$146,900	\$167,500	\$171,450	\$195,000	\$204,440	+ 4.8%	+ 39.2%
68522	\$151,750	\$164,926	\$174,376	\$175,500	\$188,200	+ 7.2%	+ 24.0%
68523	\$312,000	\$325,000	\$334,500	\$405,000	\$329,268	- 18.7%	+ 5.5%
68524	\$130,908	\$130,750	\$146,750	\$158,000	\$154,900	- 2.0%	+ 18.3%
68526	\$280,000	\$315,000	\$320,500	\$312,700	\$334,950	+ 7.1%	+ 19.6%
68527	\$323,750	\$302,975	\$329,950	\$337,250	\$370,933	+ 10.0%	+ 14.6%
68528	\$165,000	\$169,900	\$167,000	\$199,900	\$208,000	+ 4.1%	+ 26.1%
68532	\$332,750	\$350,000	\$372,500	\$442,500	\$480,000	+ 8.5%	+ 44.3%
68633	\$68,500	\$45,000	\$30,000	\$82,000	\$75,000	- 8.5%	+ 9.5%
68649	\$75,000	\$95,500	\$111,000	\$141,250	\$161,125	+ 14.1%	+ 114.8%
68651	\$69,000	\$58,000	\$56,500	\$56,250	\$80,000	+ 42.2%	+ 15.9%
68666	\$76,500	\$95,000	\$86,625	\$107,450	\$99,500	- 7.4%	+ 30.1%
68716	\$84,950	\$170,000	\$87,750	\$87,450	\$116,000	+ 32.6%	+ 36.6%
68727	\$86,200	\$35,500	\$65,000	\$55,000	\$74,450	+ 35.4%	- 13.6%
68739	\$82,250	\$100,500	\$85,250	\$93,500	\$87,000	- 7.0%	+ 5.8%
68788	\$116,000	\$82,500	\$132,000	\$118,750	\$145,250	+ 22.3%	+ 25.2%
68791	\$0	\$78,300	\$67,500	\$144,450	\$65,750	- 54.5%	--