

Annual Report on the Great Plains Regional MLS Housing Market

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



2020

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The 2020 housing market was unexpectedly turbulent towards the end of the first quarter due to the pandemic that spread across the country. As the first wave of COVID-19 hit in the spring, housing market activity slowed substantially before staging a dramatic comeback just a couple months later.

Buyer activity was the leader again in 2020. With mortgage interest rates setting record lows multiple times throughout the year and a strong drive by many buyers to secure a better housing situation – in part due to the new realities brought on by COVID-19 – many segments of the market experienced a multiple-offer frenzy not seen in the last 15 years or more.

While markedly improved from their COVID-19 spring lows, seller activity continued to lag buyer demand, which had strengthened the ongoing seller's market for most housing segments as inventories remain at record lows.

Sales: Pending sales increased 13.3 percent, finishing 2020 at 22,173. Closed sales were up 8.8 percent to end the year at 21,208.

Listings: Comparing 2020 to the prior year, the number of homes available for sale was lower by 46.0 percent. There were 1,672 active listings at the end of 2020. New listings decreased by 3.0 percent to finish the year at 26,252.

Prices: Home prices were up compared to last year. The overall median closed price increased 7.8 percent to \$221,000 for the year. Single Family home prices were up 9.0 percent compared to last year, and Townhouse-Condo home prices were up 0.2 percent.

Sales by Price Range: The number of homes sold in the \$130,000 to \$185,999 price range fell 12.3 percent to 4,490 homes. Homes sold in the \$289,000 or More price range were up 29.5 percent to 6,414 homes.

List Price Received: Sellers received, on average, 99.7 percent of their original list price at sale, a year-over-year increase of 0.8 percent.

The housing market in 2020 proved to be incredibly resilient, ending the year on a high note. Home sales and prices were higher than 2019 across most market segments and across most of the country. Seller activity recovered significantly from the COVID-19 spring decline, but overall activity was still insufficient to build up the supply of homes for sale.

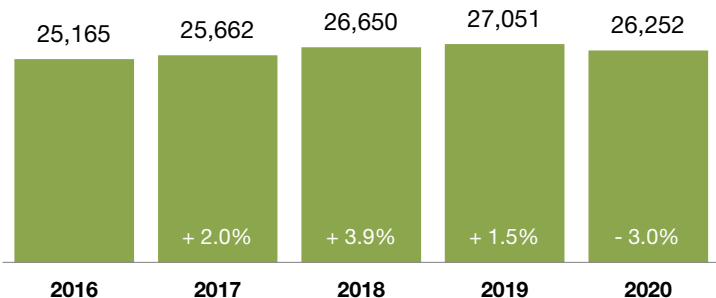
As we look to 2021, signals suggest buyer demand will remain elevated and tight inventory will continue to invite multiple offers and higher prices across much of the housing inventory. Mortgage rates are expected to remain low, helping buyers manage some of the increases in home prices and keep them motivated to lock in their housing costs for the long term. These factors will provide substantial tailwinds for the housing market into the new year.

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Quick Facts

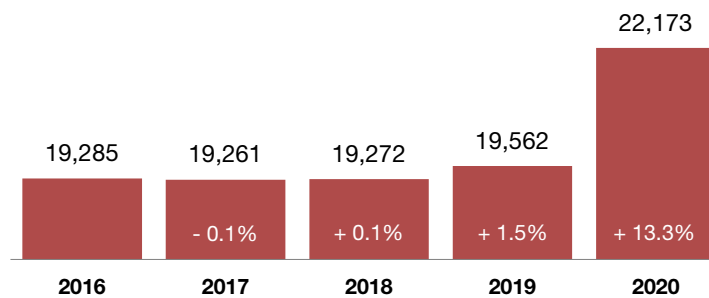
New Listings



Top 10: Change in New Listings from 2019

51525	+ 300.0%
Nance County	+ 200.0%
68301	+ 130.0%
Richardson County	+ 111.1%
68508	+ 101.4%
Holt County	+ 100.0%
68015	+ 90.0%
Butler County	+ 87.5%
68410	+ 78.6%
68110	+ 58.8%

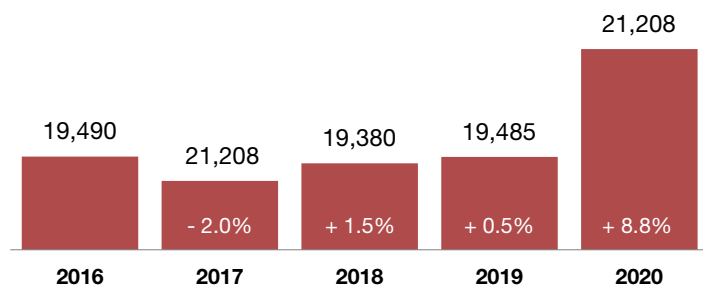
Pending Sales



Top 10: Change in Pending Sales from 2019

Thurston County	+ 700.0%
Butler County	+ 283.3%
68514	+ 250.0%
51525	+ 166.7%
Hamilton County	+ 166.7%
68446	+ 160.0%
68331	+ 150.0%
68410	+ 135.3%
Thayer County	+ 125.0%
68301	+ 122.2%

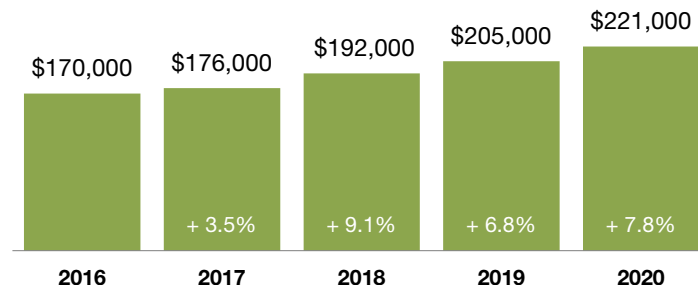
Closed Sales



Top 10: Change in Closed Sales from 2019

Thurston County	+ 600.0%
Richardson County	+ 200.0%
Hamilton County	+ 166.7%
Thayer County	+ 166.7%
68331	+ 150.0%
Shelby County, IA	+ 150.0%
51525	+ 133.3%
68405	+ 125.0%
68015	+ 114.3%
68301	+ 111.1%

Median Closed Price

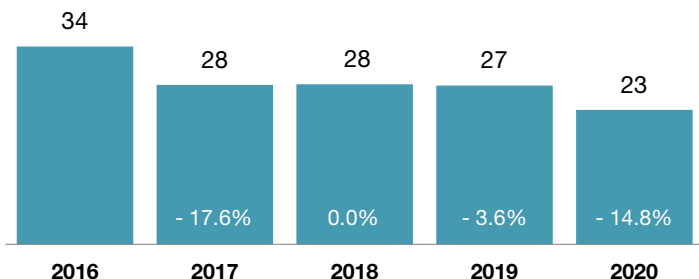


Top 10: Change in Median Closed Price from 2019

Shelby County, IA	+ 283.0%
Knox County	+ 186.5%
Page County, IA	+ 169.6%
Pierce County	+ 133.2%
68791	+ 67.3%
Cass County, IA	+ 52.8%
51525	+ 52.5%
68366	+ 47.2%
Merrick County	+ 44.4%
68037	+ 44.2%

Quick Facts

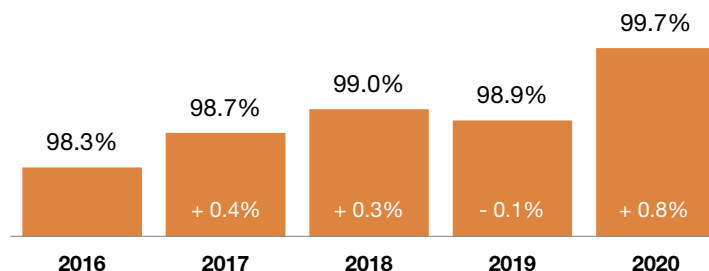
Days on Market Until Sale



Top 10: Change in Days on Market Until Sale from 2019

68532	+ 1,800.0%
Montgomery County, IA	+ 947.1%
Cass County, IA	+ 623.5%
Knox County	+ 443.8%
Thurston County	+ 413.3%
Hall County	+ 280.0%
Pierce County	+ 252.0%
68050	+ 200.0%
68029	+ 162.5%
Thayer County	+ 134.6%

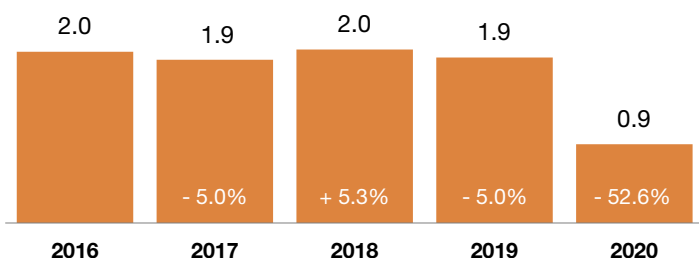
Percent of List Price Received



Top 10: Change in Percent of List Price Received from 2019

Knox County	+ 19.0%
68633	+ 8.9%
68791	+ 8.1%
Butler County	+ 6.3%
51557	+ 6.1%
68041	+ 5.6%
68716	+ 4.7%
Harrison County, IA	+ 4.6%
51555	+ 4.6%
Shelby County, IA	+ 4.3%

Months Supply of Inventory

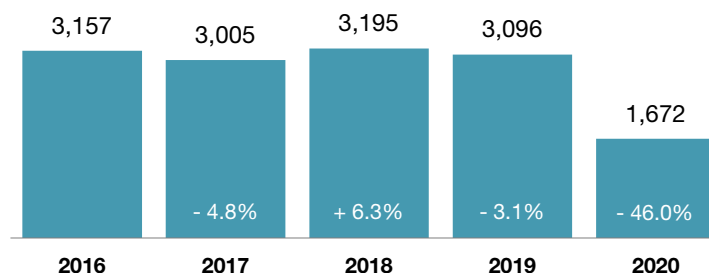


Top 10: Change in Months Supply of Inventory from 2019

68317	+ 325.0%
Johnson County	+ 233.3%
68508	+ 217.9%
68456	+ 185.7%
68409	+ 160.0%
51510	+ 150.0%
68157	+ 133.3%
68462	+ 127.3%
Adams County	+ 100.0%
68633	+ 72.7%

Inventory of Homes for Sale

At the end of each year.



Top 10: Change in Inventory of Homes for Sale from 2019

68317	+ 300.0%
68508	+ 253.8%
51510	+ 200.0%
68456	+ 200.0%
68462	+ 150.0%
Johnson County	+ 150.0%
51525	+ 100.0%
68110	+ 100.0%
68409	+ 100.0%
68157	+ 100.0%

Property Type Review

22

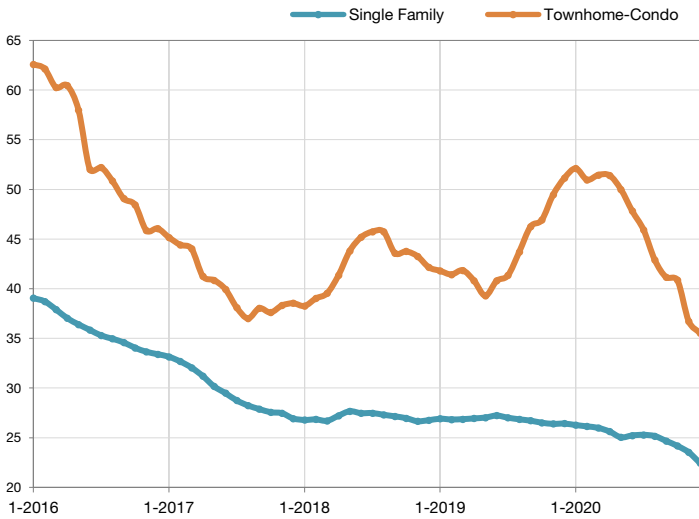
Average Days on Market Single Family

36

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 2020

68102	89.7%
Cass County, IA	50.0%
68131	33.7%
68508	23.6%
Hall County	16.7%
68142	11.4%
68128	9.8%
68108	9.4%
68716	8.3%
68116	7.6%
68130	6.0%
68007	6.0%
68137	5.5%
68154	5.4%
68506	5.3%
68132	5.2%
51503	5.1%
Douglas County	4.5%
68136	4.3%
68105	4.0%
68022	3.9%
68138	3.6%
68005	3.5%
Sarpy County	3.1%
68118	3.1%
68046	3.1%

+ 9.0%

One-Year Change in Price Single Family

+ 0.2%

One-Year Change in Price Townhome-Condo

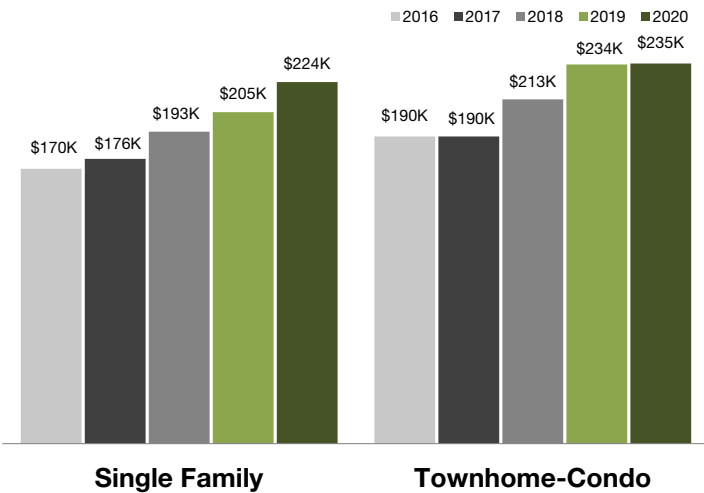
99.8%

Pct. of List Price Received Single Family

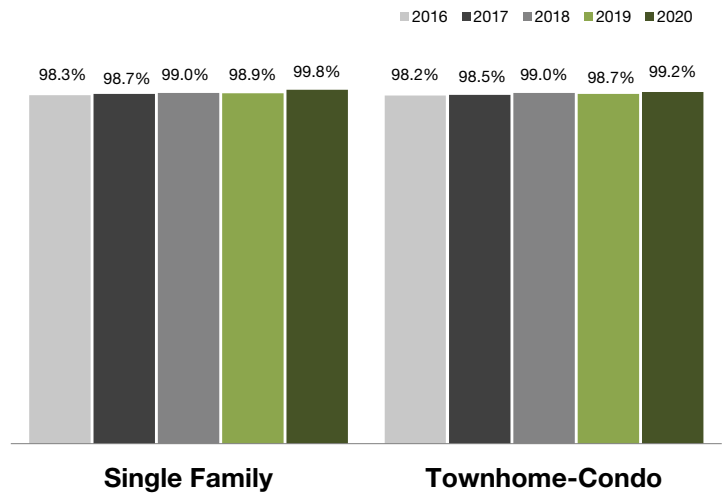
99.2%

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

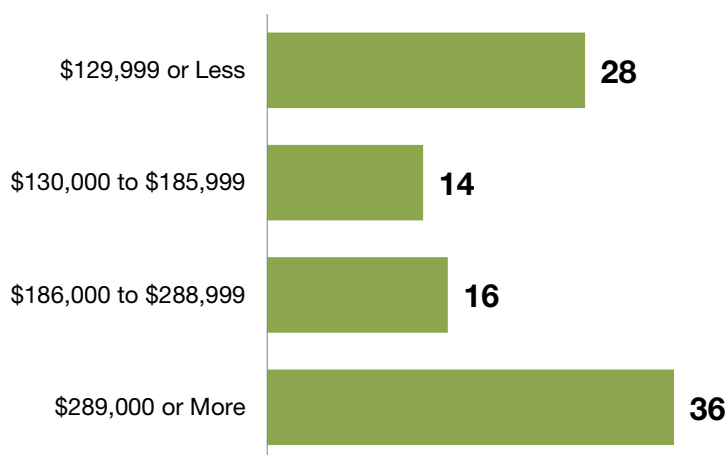
14.9%

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

- 48.0%

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

Days on Market Until Sale by Price Range



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



\$186,000 to \$288,999

Price Range with the Most Closed Sales

+ 29.5%

Price Range with Strongest One-Year Change in Sales: \$289,000 or More

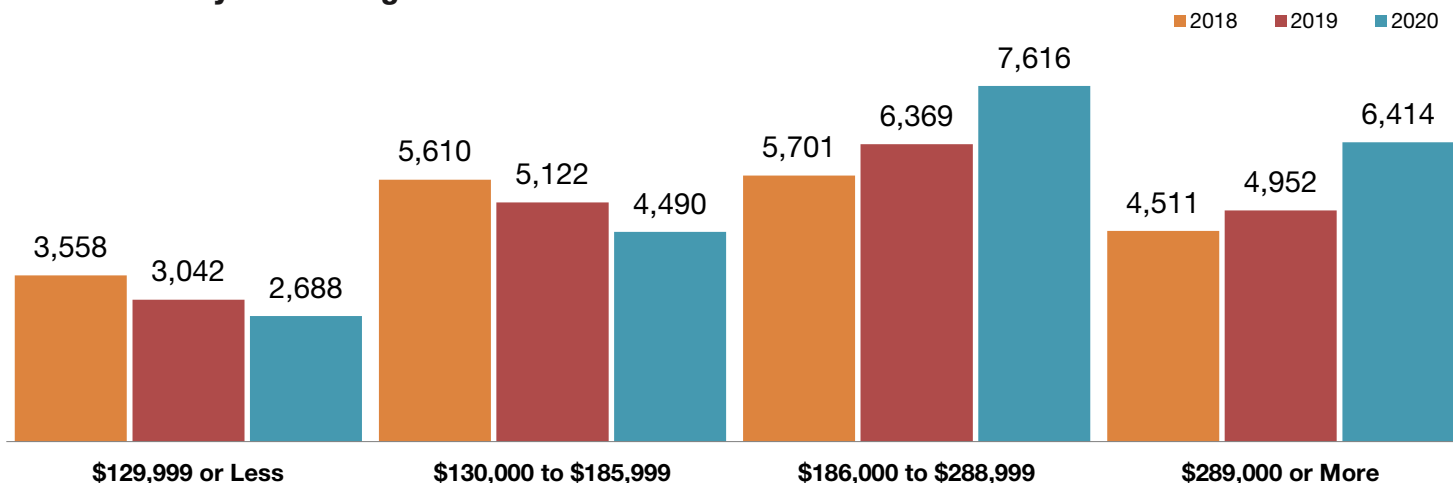
\$129,999 or Less

Price Range with the Fewest Closed Sales

- 12.3%

Price Range with Weakest One-Year Change in Sales: \$130,000 to \$185,999

Closed Sales by Price Range



Bedroom Count Review

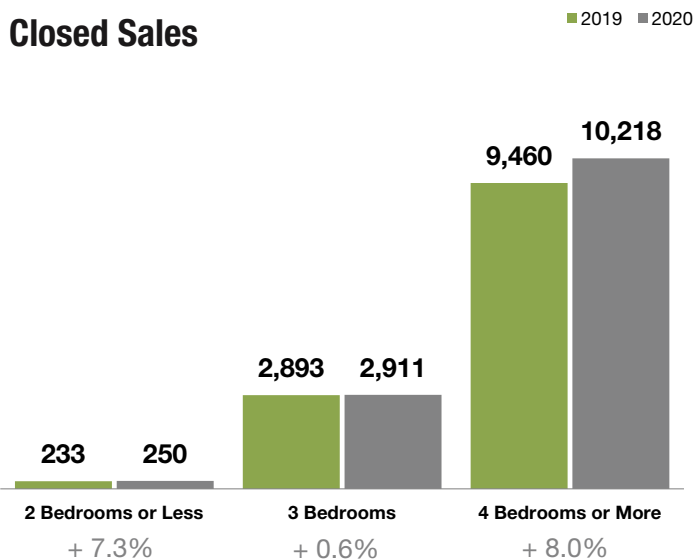
+ 7.3%

Growth in Closed Sales
2 Bedrooms or Less

+ 8.0%

Growth in Closed Sales
4 Bedrooms or More

Closed Sales



Top Areas: 4 Bedrooms or More Market Share in 2020

Monona County, IA	100.0%
Page County, IA	100.0%
68463	85.7%
68122	81.2%
68137	75.9%
51551	75.0%
68134	74.6%
51534	73.7%
68164	72.4%
51525	71.4%
68127	71.2%
68138	70.4%
68157	67.7%
Merrick County	66.7%
Platte County	66.7%
51526	63.6%
68029	63.6%
68402	63.6%
68144	62.5%
Mills County, IA	61.9%
68017	60.0%
68104	59.7%
68106	59.5%
68152	59.4%
68005	59.3%
68112	59.2%

99.7%

Percent of List Price Received
in 2020 for
All Properties

96.5%

Percent of List Price Received
in 2020 for
2 Bedrooms or Less

99.2%

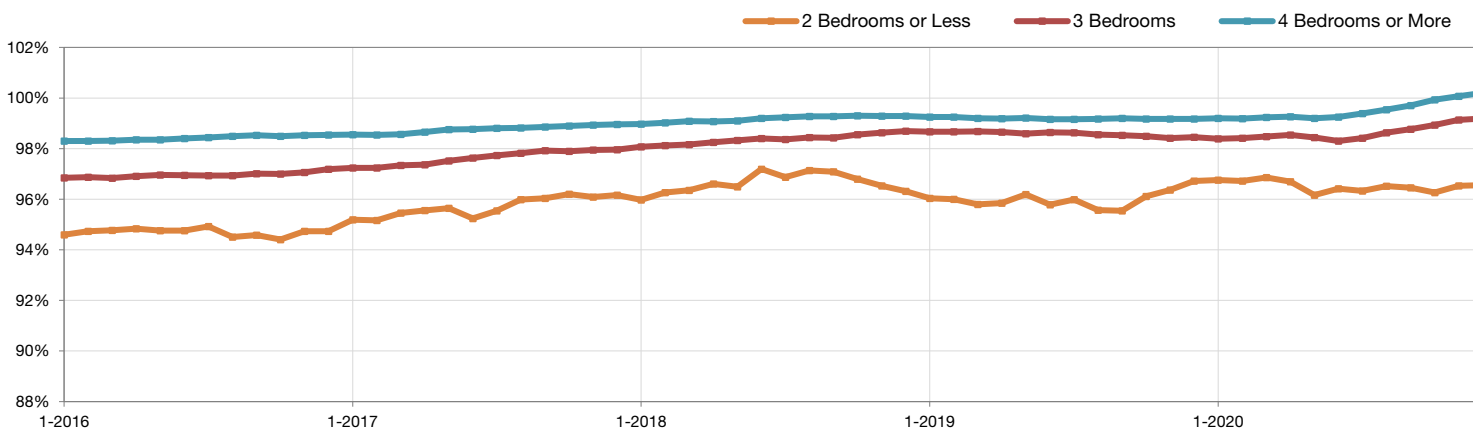
Percent of List Price Received
in 2020 for
3 Bedrooms

100.2%

Percent of List Price Received
in 2020 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

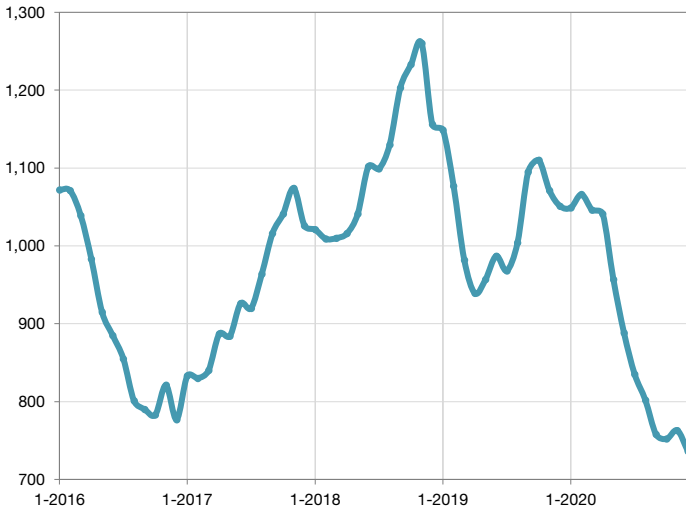
Nov '18

Peak of
New Construction Inventory

5,805

New Construction Inventory at
Peak

New Construction Homes for Sale



Top Areas: New Construction Market Share in 2020

68521	74.6%
68418	47.5%
68003	44.4%
68015	40.4%
68523	38.3%
68524	38.3%
68050	33.9%
68041	31.0%
68134	30.7%
68023	28.9%
68510	28.0%
68514	26.7%
68117	25.1%
68066	24.1%
68522	21.0%
68526	20.4%
68456	20.0%
68033	19.3%
Richardson County	19.2%
68512	18.2%
68137	17.7%
Lincoln County	16.7%
68347	16.7%
68428	16.5%
68131	16.3%
68505	15.0%

2.8

Year-End Months Supply
New Construction

0.6

Year-End Months Supply
Previously Owned

100.6%

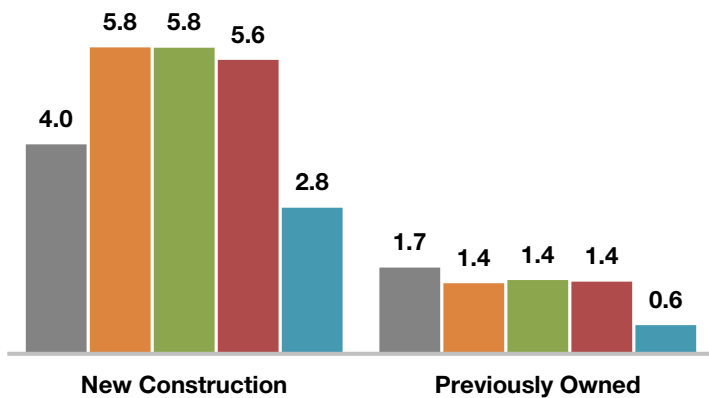
Pct. of List Price Received
New Construction

99.6%

Pct. of List Price Received
Previously Owned

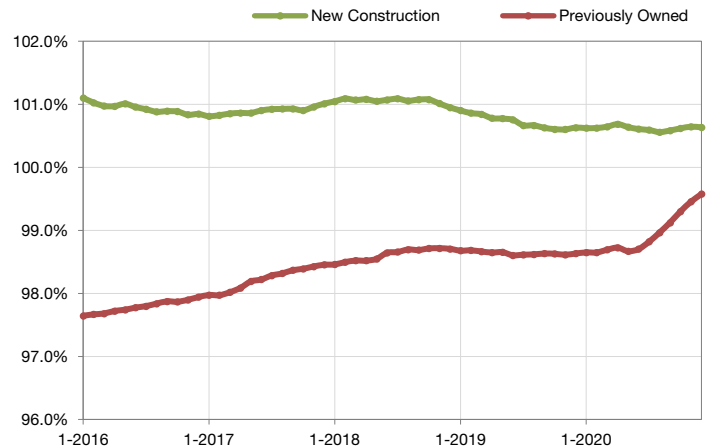
Months Supply of Inventory

■ 2016 ■ 2017 ■ 2018 ■ 2019 ■ 2020



Percent of List Price Received

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



Area Overviews

	Total Closed Sales	Change from 2019	New Listings	Homes for Sale	Months Supply of Inventory	Days on Market Until Sale	Pct. of List Price Received
Adams County	2	- 33.3%	4	2	2.0	7	101.3%
Burt County	71	+ 42.0%	75	4	0.6	63	97.5%
Butler County	16	+ 77.8%	30	1	0.4	15	95.8%
Cass County, NE	441	+ 13.4%	551	30	0.8	26	98.9%
Cedar County	18	- 5.3%	18	5	2.6	116	91.0%
Clay County	32	+ 60.0%	44	5	1.7	34	94.9%
Colfax County	5	- 58.3%	11	2	2.0	113	95.7%
Cuming County	46	- 6.1%	61	9	2.0	56	94.3%
Dixon County	0	--	0	0	0.0	0	0.0%
Dodge County	493	+ 10.0%	547	41	1.0	33	97.4%
Douglas County	9,681	+ 10.4%	12,078	628	0.7	19	100.0%
Fillmore County	37	+ 19.4%	45	7	2.1	49	95.1%
Gage County	270	+ 45.2%	289	40	1.7	54	96.8%
Hall County	6	+ 20.0%	11	2	1.3	38	98.3%
Hamilton County	8	+ 166.7%	11	1	0.9	57	94.1%
Holt County	0	--	2	1	--	0	0.0%
Howard County	0	--	0	0	0.0	0	0.0%
Jefferson County	55	+ 103.7%	60	16	3.8	66	92.6%
Johnson County	13	- 7.1%	23	5	3.0	52	95.7%
Knox County	1	- 66.7%	1	0	0.0	174	100.0%
Lancaster County	4,815	+ 7.2%	6,043	420	1.0	21	100.0%
Lincoln County	0	--	3	1	--	0	0.0%
Madison County	1	- 66.7%	1	0	0.0	33	96.9%
Merrick County	3	0.0%	6	1	1.0	43	90.6%
Nance County	1	--	3	2	--	131	96.2%
Nemaha County	54	+ 14.9%	70	18	4.0	65	92.8%
Nuckolls County	37	+ 105.6%	36	1	0.3	53	91.3%
Otoe County	95	+ 31.9%	128	15	1.7	46	96.8%
Pierce County	2	+ 100.0%	1	0	0.0	88	95.7%
Platte County	9	+ 28.6%	11	1	0.6	70	99.0%
Polk County	23	- 11.5%	27	5	2.2	62	95.9%
Richardson County	12	+ 200.0%	19	3	2.2	55	93.9%
Saline County	116	- 14.1%	127	12	1.3	42	97.6%
Sarpy County	3,561	+ 6.7%	4,310	231	0.7	24	100.4%
Saunders County	256	+ 8.5%	325	25	1.1	27	97.7%
Seward County	189	+ 50.0%	205	22	1.5	32	98.5%
Thayer County	8	+ 166.7%	10	2	0.9	122	94.5%
Thurston County	7	+ 600.0%	7	2	1.3	77	94.7%
Washington County	273	+ 6.2%	372	36	1.5	31	98.7%
Wayne County	0	--	0	0	0.0	0	0.0%
York County	137	+ 50.5%	178	40	3.2	76	94.7%
Cass County, IA	4	+ 100.0%	2	0	0.0	123	95.6%
Crawford County, IA	1	--	1	0	0.0	17	94.9%
Fremont County, IA	0	--	0	0	0.0	0	0.0%
Harrison County, IA	53	0.0%	77	8	1.7	35	99.1%
Mills County, IA	42	+ 7.7%	50	3	0.8	38	101.6%

Area Overviews

	Total Closed Sales	Change from 2019	New Listings	Homes for Sale	Months Supply of Inventory	Days on Market Until Sale	Pct. of List Price Received
Monona County, IA	1	--	1	--	0.0	61	94.4%
Montgomery County, IA	1	- 66.7%	1	--	0.0	178	91.9%
Page County, IA	1	- 87.5%	1	--	0.0	80	93.0%
Pottawattamie County, IA	278	+ 6.9%	327	19	0.8	32	99.0%
Shelby County, IA	5	+ 150.0%	5	1	1.0	22	96.3%
Woodbury County, IA	0	--	--	--	0.0	0	0.0%
51501	99	+ 20.7%	123	7	0.8	20	99.1%
51503	113	- 1.7%	119	7	0.7	38	99.6%
51510	15	- 16.7%	21	3	1.5	30	99.9%
51525	7	+ 133.3%	12	2	1.5	33	99.0%
51526	11	+ 22.2%	16	--	0.0	54	98.1%
51534	19	- 17.4%	24	1	0.5	23	104.2%
51546	13	- 7.1%	20	3	1.9	51	97.3%
51551	12	+ 9.1%	15	--	0.0	43	100.6%
51555	35	+ 20.7%	49	5	1.6	25	100.0%
51557	3	- 40.0%	4	--	0.0	34	98.9%
51575	9	0.0%	9	--	0.0	26	99.3%
68002	23	+ 76.9%	24	1	0.4	39	99.5%
68003	83	+ 59.6%	124	15	2.1	27	98.8%
68005	344	+ 0.9%	368	7	0.3	12	100.5%
68007	591	+ 6.7%	853	97	1.7	43	100.1%
68008	194	+ 3.2%	263	26	1.5	29	98.7%
68015	15	+ 114.3%	19	1	0.5	12	97.3%
68017	15	- 6.3%	25	1	0.4	5	100.2%
68022	910	+ 33.6%	1,303	118	1.4	36	99.5%
68023	21	- 22.2%	40	4	1.8	31	100.7%
68025	445	+ 6.0%	484	35	0.9	32	97.7%
68028	363	+ 11.3%	428	29	0.9	41	100.0%
68029	11	+ 57.1%	12	1	0.5	42	99.2%
68031	21	+ 90.9%	24	2	1.0	52	94.5%
68033	2	- 50.0%	2	--	0.0	26	88.6%
68034	11	- 8.3%	15	--	0.0	15	98.5%
68037	51	+ 2.0%	62	2	0.5	41	99.3%
68038	14	+ 16.7%	12	--	0.0	63	96.3%
68041	6	0.0%	6	1	0.7	11	98.5%
68045	19	+ 18.8%	19	1	0.6	65	95.8%
68046	707	+ 14.4%	930	61	0.9	28	100.4%
68048	264	+ 17.3%	331	14	0.6	25	98.7%
68050	3	- 50.0%	4	2	2.0	81	93.8%
68057	17	- 15.0%	15	--	0.0	64	94.6%
68059	56	+ 55.6%	78	4	0.8	37	99.4%
68061	35	+ 66.7%	40	3	0.8	55	98.5%
68064	75	- 14.8%	83	4	0.7	41	97.5%
68065	8	- 27.3%	12	1	0.9	20	96.7%
68066	59	- 7.8%	64	3	0.6	24	97.2%
68069	47	+ 6.8%	67	5	1.1	31	97.6%

Area Overviews

	Total Closed Sales	Change from 2019	New Listings	Homes for Sale	Months Supply of Inventory	Days on Market Until Sale	Pct. of List Price Received
68073	28	- 15.2%	40	2	0.8	21	100.1%
68102	66	- 14.3%	126	23	3.9	33	97.3%
68104	642	+ 12.4%	765	29	0.5	11	100.2%
68105	275	+ 9.6%	374	23	1.0	25	99.9%
68106	375	+ 20.6%	437	8	0.2	9	101.1%
68107	236	- 6.3%	297	19	1.0	15	99.2%
68108	145	+ 5.1%	202	29	2.3	26	98.0%
68110	72	+ 41.2%	108	8	1.1	22	96.6%
68111	301	+ 22.4%	441	55	2.1	22	97.5%
68112	169	- 1.2%	221	14	0.9	18	100.8%
68114	193	- 11.9%	254	6	0.4	11	99.7%
68116	786	+ 1.9%	892	20	0.3	18	100.1%
68117	107	+ 3.9%	120	5	0.6	12	100.1%
68118	157	+ 6.1%	205	7	0.5	16	99.7%
68122	405	+ 13.1%	427	12	0.4	19	100.8%
68123	565	- 4.4%	647	30	0.6	20	100.6%
68124	242	+ 8.5%	302	13	0.6	16	99.8%
68127	205	- 3.8%	240	2	0.1	7	100.8%
68128	215	- 4.9%	235	2	0.1	12	100.4%
68130	376	+ 8.4%	465	13	0.4	19	99.5%
68131	184	+ 31.4%	283	22	1.4	20	99.8%
68132	197	- 12.8%	249	17	1.0	20	99.9%
68133	262	+ 7.8%	333	18	0.8	32	99.7%
68134	398	+ 12.4%	434	11	0.3	11	101.2%
68135	655	+ 4.8%	758	21	0.4	13	100.2%
68136	623	+ 20.3%	778	50	0.9	26	100.3%
68137	399	+ 9.3%	440	8	0.2	8	101.2%
68138	247	+ 0.4%	279	11	0.5	10	101.8%
68142	163	+ 28.3%	198	8	0.6	19	100.3%
68144	363	+ 1.1%	426	5	0.2	10	100.4%
68147	142	- 13.9%	186	13	1.1	11	100.6%
68152	106	+ 15.2%	134	8	0.9	17	98.9%
68154	331	+ 9.2%	399	14	0.5	11	100.1%
68157	65	- 17.7%	78	4	0.7	14	100.9%
68164	463	+ 7.2%	528	10	0.3	9	100.9%
68301	19	+ 111.1%	23	1	0.4	18	99.2%
68310	205	+ 47.5%	215	32	1.8	59	96.4%
68317	26	- 21.2%	35	4	1.7	19	98.6%
68331	15	+ 150.0%	16	--	0.0	34	97.9%
68333	66	+ 8.2%	73	1	0.2	21	98.8%
68339	19	+ 18.8%	23	2	1.0	71	97.9%
68347	44	+ 46.7%	52	4	1.0	21	98.7%
68349	11	+ 37.5%	11	--	0.0	22	99.9%
68358	31	+ 14.8%	28	2	0.7	28	100.4%
68359	17	- 10.5%	15	4	1.8	79	95.5%

Area Overviews

	Total Closed Sales	Change from 2019	New Listings	Homes for Sale	Months Supply of Inventory	Days on Market Until Sale	Pct. of List Price Received
68366	8	- 27.3%	7	--	0.0	36	95.5%
68372	90	+ 36.4%	127	16	2.0	27	100.1%
68402	11	+ 22.2%	16	1	0.5	12	99.6%
68404	10	+ 100.0%	8	--	0.0	54	98.7%
68405	36	+ 125.0%	37	4	1.2	45	99.4%
68409	10	- 28.6%	12	2	1.3	17	101.2%
68410	38	+ 100.0%	50	6	1.7	73	92.9%
68418	15	- 40.0%	22	2	0.9	21	100.8%
68428	11	- 26.7%	19	1	0.6	77	99.1%
68430	30	+ 76.5%	46	18	8.6	62	100.2%
68434	113	+ 50.7%	118	8	0.9	24	98.4%
68446	19	+ 111.1%	30	3	1.3	17	98.5%
68456	9	0.0%	12	3	2.0	43	97.4%
68462	59	- 16.9%	99	15	2.5	19	98.7%
68463	7	- 63.2%	5	--	0.0	45	98.8%
68465	22	- 4.3%	26	4	1.6	45	97.3%
68502	347	- 0.6%	413	23	0.8	14	100.2%
68503	175	+ 7.4%	203	8	0.5	16	99.0%
68504	139	- 17.8%	163	16	1.4	26	100.1%
68505	247	- 0.8%	263	4	0.2	10	100.9%
68506	432	- 5.5%	515	18	0.5	12	100.5%
68507	346	+ 21.8%	401	21	0.7	18	100.4%
68508	55	- 11.3%	141	46	8.9	31	96.6%
68510	284	+ 1.8%	341	10	0.4	11	100.5%
68512	181	- 6.2%	222	10	0.6	19	99.9%
68514	11	+ 83.3%	22	2	1.4	83	100.2%
68516	917	+ 5.4%	1,109	60	0.8	24	99.9%
68520	49	+ 40.0%	83	12	2.5	102	99.5%
68521	485	+ 9.0%	603	28	0.6	16	100.1%
68522	194	+ 9.6%	220	11	0.7	10	100.4%
68523	62	+ 87.9%	81	5	0.9	45	100.4%
68524	97	+ 24.4%	105	2	0.3	15	100.9%
68526	194	+ 2.6%	272	20	1.2	30	99.5%
68527	94	+ 62.1%	177	41	4.9	47	100.0%
68528	166	+ 23.9%	243	19	1.3	32	99.6%
68532	4	+ 33.3%	6	--	0.0	38	99.5%
68633	8	- 38.5%	12	3	1.9	20	102.4%
68649	24	+ 100.0%	22	--	0.0	34	95.5%
68651	2	- 77.8%	3	--	0.0	11	95.5%
68666	12	- 14.3%	11	3	1.8	87	96.5%
68716	9	+ 28.6%	10	1	0.8	41	98.2%
68727	3	- 50.0%	4	1	1.0	33	95.4%
68739	14	+ 40.0%	12	3	1.6	135	90.6%
68788	27	- 15.6%	40	7	2.1	56	92.2%
68791	7	- 12.5%	9	1	0.8	74	97.5%

Area Historical Median Prices

	2016	2017	2018	2019	2020	Change From 2019	Change From 2016
Adams County	\$145,000	\$0	\$100,500	\$196,000	\$223,414	+ 14.0%	+ 54.1%
Burt County	\$76,000	\$77,500	\$81,000	\$94,500	\$117,000	+ 23.8%	+ 53.9%
Butler County	\$71,000	\$66,250	\$63,500	\$157,500	\$145,000	- 7.9%	+ 104.2%
Cass County, NE	\$153,750	\$184,975	\$198,000	\$192,000	\$235,000	+ 22.4%	+ 52.8%
Cedar County	\$96,000	\$78,000	\$87,000	\$90,000	\$83,000	- 7.8%	- 13.5%
Clay County	\$0	\$18,000	\$114,750	\$112,000	\$103,500	- 7.6%	--
Colfax County	\$96,500	\$123,000	\$74,500	\$123,500	\$123,500	0.0%	+ 28.0%
Cuming County	\$85,000	\$112,000	\$120,600	\$122,000	\$125,500	+ 2.9%	+ 47.6%
Dixon County	\$0	\$121,000	\$0	\$0	\$0	--	--
Dodge County	\$122,500	\$132,000	\$150,000	\$155,000	\$162,000	+ 4.5%	+ 32.2%
Douglas County	\$167,000	\$175,000	\$189,000	\$204,000	\$220,000	+ 7.8%	+ 31.7%
Fillmore County	\$59,000	\$68,500	\$107,000	\$100,000	\$97,000	- 3.0%	+ 64.4%
Gage County	\$96,500	\$114,000	\$115,950	\$114,250	\$141,000	+ 23.4%	+ 46.1%
Hall County	\$0	\$152,500	\$97,963	\$125,000	\$172,500	+ 38.0%	--
Hamilton County	\$689,000	\$0	\$0	\$325,000	\$259,500	- 20.2%	- 62.3%
Holt County	\$0	\$22,750	\$36,750	\$106,000	\$0	- 100.0%	--
Howard County	\$0	\$0	\$28,000	\$0	\$0	--	--
Jefferson County	\$59,000	\$45,000	\$77,000	\$60,000	\$75,000	+ 25.0%	+ 27.1%
Johnson County	\$65,000	\$100,000	\$69,000	\$144,750	\$107,500	- 25.7%	+ 65.4%
Knox County	\$0	\$122,500	\$140,000	\$230,000	\$659,000	+ 186.5%	--
Lancaster County	\$171,000	\$178,515	\$196,000	\$203,000	\$222,900	+ 9.8%	+ 30.4%
Lincoln County	\$0	\$0	\$185,100	\$0	\$0	--	--
Madison County	\$0	\$239,250	\$209,500	\$115,000	\$127,000	+ 10.4%	--
Merrick County	\$0	\$112,000	\$272,000	\$142,000	\$205,000	+ 44.4%	--
Nance County	\$70,000	\$499,000	\$0	\$0	\$255,000	--	+ 264.3%
Nemaha County	\$40,000	\$101,000	\$69,000	\$95,000	\$96,500	+ 1.6%	+ 141.3%
Nuckolls County	\$0	\$0	\$0	\$53,500	\$64,000	+ 19.6%	--
Otoe County	\$138,625	\$150,500	\$168,500	\$192,000	\$156,000	- 18.8%	+ 12.5%
Pierce County	\$156,500	\$0	\$225,000	\$152,250	\$355,000	+ 133.2%	+ 126.8%
Platte County	\$110,000	\$99,394	\$205,000	\$237,500	\$224,000	- 5.7%	+ 103.6%
Polk County	\$63,000	\$79,000	\$96,900	\$89,000	\$112,000	+ 25.8%	+ 77.8%
Richardson County	\$0	\$0	\$31,500	\$66,750	\$45,000	- 32.6%	--
Saline County	\$106,000	\$95,000	\$115,000	\$135,000	\$143,500	+ 6.3%	+ 35.4%
Sarpy County	\$205,000	\$210,000	\$230,000	\$240,000	\$267,000	+ 11.3%	+ 30.2%
Saunders County	\$147,500	\$156,000	\$175,000	\$209,500	\$229,500	+ 9.5%	+ 55.6%
Seward County	\$143,000	\$165,250	\$170,000	\$173,750	\$210,000	+ 20.9%	+ 46.9%
Thayer County	\$69,000	\$0	\$0	\$80,500	\$62,000	- 23.0%	- 10.1%
Thurston County	\$160,750	\$30,000	\$82,250	\$77,312	\$61,550	- 20.4%	- 61.7%
Washington County	\$178,000	\$181,750	\$215,000	\$220,000	\$230,000	+ 4.5%	+ 29.2%
Wayne County	\$219,000	\$74,500	\$108,000	\$163,000	\$0	- 100.0%	- 100.0%
York County	\$114,450	\$116,000	\$125,000	\$140,000	\$132,500	- 5.4%	+ 15.8%
Cass County, IA	\$39,500	\$49,000	\$36,650	\$89,000	\$136,000	+ 52.8%	+ 244.3%
Crawford County, IA	\$58,750	\$38,100	\$57,500	\$0	\$280,000	--	+ 376.6%
Fremont County, IA	\$0	\$0	\$0	\$0	\$0	--	--
Harrison County, IA	\$100,000	\$128,500	\$132,500	\$163,000	\$180,000	+ 10.4%	+ 80.0%
Mills County, IA	\$166,250	\$197,750	\$182,450	\$147,000	\$176,450	+ 20.0%	+ 6.1%

Area Historical Median Prices

	2016	2017	2018	2019	2020	Change From 2019	Change From 2016
Monona County, IA	\$225,000	\$67,500	\$25,950	\$0	\$335,000	--	+ 48.9%
Montgomery County, IA	\$76,000	\$385,000	\$47,900	\$43,001	\$51,000	+ 18.6%	- 32.9%
Page County, IA	\$45,000	\$170,500	\$60,450	\$34,125	\$92,000	+ 169.6%	+ 104.4%
Pottawattamie County, IA	\$148,800	\$145,000	\$154,000	\$162,500	\$160,000	- 1.5%	+ 7.5%
Shelby County, IA	\$99,100	\$146,500	\$383,500	\$41,250	\$158,000	+ 283.0%	+ 59.4%
Woodbury County, IA	\$0	\$42,750	\$280,000	\$87,500	\$0	- 100.0%	--
51501	\$103,000	\$115,000	\$123,000	\$127,856	\$128,000	+ 0.1%	+ 24.3%
51503	\$179,000	\$181,750	\$197,475	\$210,000	\$202,900	- 3.4%	+ 13.4%
51510	\$172,000	\$125,000	\$143,900	\$131,200	\$140,000	+ 6.7%	- 18.6%
51525	\$136,500	\$145,000	\$102,000	\$118,000	\$180,000	+ 52.5%	+ 31.9%
51526	\$220,000	\$203,750	\$266,650	\$287,000	\$319,900	+ 11.5%	+ 45.4%
51534	\$244,800	\$265,000	\$276,000	\$147,000	\$172,500	+ 17.3%	- 29.5%
51546	\$135,000	\$110,900	\$155,000	\$205,750	\$183,500	- 10.8%	+ 35.9%
51551	\$135,000	\$153,000	\$133,500	\$152,000	\$172,000	+ 13.2%	+ 27.4%
51555	\$100,000	\$129,900	\$123,000	\$153,500	\$169,000	+ 10.1%	+ 69.0%
51557	\$133,450	\$164,900	\$107,750	\$279,000	\$218,500	- 21.7%	+ 63.7%
51575	\$195,000	\$190,000	\$138,500	\$251,500	\$262,500	+ 4.4%	+ 34.6%
68002	\$140,000	\$195,000	\$184,000	\$159,000	\$215,000	+ 35.2%	+ 53.6%
68003	\$198,000	\$207,250	\$230,050	\$281,000	\$330,000	+ 17.4%	+ 66.7%
68005	\$127,500	\$140,000	\$148,000	\$163,000	\$177,750	+ 9.0%	+ 39.4%
68007	\$246,467	\$270,875	\$269,900	\$289,508	\$300,000	+ 3.6%	+ 21.7%
68008	\$168,000	\$173,000	\$183,250	\$212,500	\$228,750	+ 7.6%	+ 36.2%
68015	\$135,000	\$130,000	\$69,500	\$152,000	\$91,000	- 40.1%	- 32.6%
68017	\$169,500	\$146,000	\$165,000	\$159,000	\$200,000	+ 25.8%	+ 18.0%
68022	\$331,413	\$361,825	\$386,000	\$390,000	\$396,593	+ 1.7%	+ 19.7%
68023	\$250,000	\$232,350	\$259,500	\$310,000	\$327,500	+ 5.6%	+ 31.0%
68025	\$128,750	\$145,000	\$159,500	\$165,000	\$177,000	+ 7.3%	+ 37.5%
68028	\$274,950	\$294,000	\$293,100	\$294,307	\$325,000	+ 10.4%	+ 18.2%
68029	\$108,750	\$105,000	\$150,100	\$160,000	\$110,000	- 31.3%	+ 1.1%
68031	\$67,000	\$89,750	\$97,500	\$114,000	\$125,000	+ 9.6%	+ 86.6%
68033	\$210,000	\$235,000	\$105,000	\$164,500	\$225,000	+ 36.8%	+ 7.1%
68034	\$317,500	\$165,000	\$173,000	\$178,000	\$250,000	+ 40.4%	- 21.3%
68037	\$239,000	\$275,000	\$239,500	\$224,400	\$323,678	+ 44.2%	+ 35.4%
68038	\$60,000	\$45,000	\$82,000	\$106,000	\$74,250	- 30.0%	+ 23.8%
68041	\$110,000	\$145,000	\$174,000	\$176,000	\$207,500	+ 17.9%	+ 88.6%
68045	\$77,250	\$70,000	\$74,000	\$122,500	\$122,000	- 0.4%	+ 57.9%
68046	\$250,000	\$270,000	\$296,000	\$304,351	\$313,423	+ 3.0%	+ 25.4%
68048	\$159,000	\$177,500	\$201,400	\$180,000	\$226,000	+ 25.6%	+ 42.1%
68050	\$69,000	\$89,950	\$69,000	\$135,750	\$142,000	+ 4.6%	+ 105.8%
68057	\$106,750	\$67,750	\$126,000	\$98,750	\$112,000	+ 13.4%	+ 4.9%
68059	\$171,875	\$269,900	\$276,500	\$277,000	\$337,500	+ 21.8%	+ 96.4%
68061	\$89,000	\$95,000	\$87,750	\$87,500	\$117,500	+ 34.3%	+ 32.0%
68064	\$322,500	\$297,000	\$295,000	\$361,000	\$311,334	- 13.8%	- 3.5%
68065	\$218,000	\$231,504	\$195,000	\$256,500	\$268,000	+ 4.5%	+ 22.9%
68066	\$135,000	\$138,000	\$162,000	\$160,900	\$176,000	+ 9.4%	+ 30.4%
68069	\$332,500	\$385,000	\$330,000	\$407,000	\$297,888	- 26.8%	- 10.4%

Area Historical Median Prices

	2016	2017	2018	2019	2020	Change From 2019	Change From 2016
68073	\$238,500	\$172,000	\$249,500	\$287,000	\$268,450	- 6.5%	+ 12.6%
68102	\$274,250	\$250,000	\$264,500	\$245,000	\$300,000	+ 22.4%	+ 9.4%
68104	\$99,900	\$110,000	\$125,000	\$133,500	\$145,000	+ 8.6%	+ 45.1%
68105	\$115,125	\$130,000	\$145,500	\$150,500	\$170,000	+ 13.0%	+ 47.7%
68106	\$138,000	\$141,250	\$160,250	\$168,000	\$189,900	+ 13.0%	+ 37.6%
68107	\$85,000	\$100,000	\$110,000	\$115,000	\$130,000	+ 13.0%	+ 52.9%
68108	\$92,500	\$80,500	\$120,000	\$109,950	\$131,500	+ 19.6%	+ 42.2%
68110	\$30,250	\$48,000	\$51,250	\$75,000	\$91,000	+ 21.3%	+ 200.8%
68111	\$32,112	\$38,250	\$51,615	\$62,000	\$75,000	+ 21.0%	+ 133.6%
68112	\$88,800	\$90,500	\$110,000	\$120,000	\$135,000	+ 12.5%	+ 52.0%
68114	\$160,000	\$170,000	\$170,000	\$191,500	\$206,000	+ 7.6%	+ 28.8%
68116	\$217,500	\$225,000	\$241,500	\$252,193	\$256,750	+ 1.8%	+ 18.0%
68117	\$105,000	\$114,150	\$128,750	\$135,900	\$145,000	+ 6.7%	+ 38.1%
68118	\$259,500	\$274,000	\$282,000	\$290,000	\$313,000	+ 7.9%	+ 20.6%
68122	\$145,688	\$155,000	\$175,120	\$186,000	\$199,565	+ 7.3%	+ 37.0%
68123	\$184,900	\$195,000	\$211,000	\$219,000	\$242,000	+ 10.5%	+ 30.9%
68124	\$175,500	\$215,950	\$221,000	\$227,500	\$275,000	+ 20.9%	+ 56.7%
68127	\$153,900	\$162,000	\$170,000	\$189,000	\$194,700	+ 3.0%	+ 26.5%
68128	\$187,000	\$165,000	\$175,000	\$210,000	\$244,900	+ 16.6%	+ 31.0%
68130	\$295,000	\$299,950	\$310,000	\$312,975	\$344,750	+ 10.2%	+ 16.9%
68131	\$134,000	\$126,250	\$133,250	\$154,000	\$166,125	+ 7.9%	+ 24.0%
68132	\$185,000	\$215,000	\$202,500	\$247,175	\$250,000	+ 1.1%	+ 35.1%
68133	\$269,500	\$268,000	\$277,000	\$277,000	\$314,250	+ 13.4%	+ 16.6%
68134	\$135,000	\$143,000	\$155,000	\$170,000	\$180,000	+ 5.9%	+ 33.3%
68135	\$209,000	\$235,000	\$245,000	\$257,000	\$270,000	+ 5.1%	+ 29.2%
68136	\$237,649	\$264,375	\$263,000	\$279,000	\$302,027	+ 8.3%	+ 27.1%
68137	\$152,000	\$163,000	\$178,000	\$185,000	\$200,000	+ 8.1%	+ 31.6%
68138	\$150,000	\$160,000	\$170,000	\$183,000	\$200,000	+ 9.3%	+ 33.3%
68142	\$197,191	\$229,900	\$233,134	\$250,000	\$262,500	+ 5.0%	+ 33.1%
68144	\$168,000	\$176,000	\$182,000	\$205,000	\$220,000	+ 7.3%	+ 31.0%
68147	\$125,000	\$136,750	\$145,000	\$155,000	\$171,750	+ 10.8%	+ 37.4%
68152	\$178,000	\$219,900	\$212,000	\$200,200	\$235,000	+ 17.4%	+ 32.0%
68154	\$200,000	\$205,000	\$220,000	\$237,500	\$250,000	+ 5.3%	+ 25.0%
68157	\$197,795	\$160,000	\$175,000	\$187,500	\$200,000	+ 6.7%	+ 1.1%
68164	\$152,500	\$169,000	\$177,000	\$190,000	\$201,000	+ 5.8%	+ 31.8%
68301	\$147,200	\$345,000	\$172,900	\$215,500	\$209,000	- 3.0%	+ 42.0%
68310	\$90,000	\$123,000	\$96,000	\$108,000	\$140,000	+ 29.6%	+ 55.6%
68317	\$220,000	\$233,311	\$221,000	\$215,000	\$232,500	+ 8.1%	+ 5.7%
68331	\$110,000	\$126,625	\$256,500	\$231,080	\$198,000	- 14.3%	+ 80.0%
68333	\$108,500	\$139,900	\$155,505	\$160,500	\$174,250	+ 8.6%	+ 60.6%
68339	\$296,750	\$390,423	\$265,000	\$368,813	\$418,000	+ 13.3%	+ 40.9%
68347	\$140,000	\$226,000	\$209,500	\$198,000	\$213,950	+ 8.1%	+ 52.8%
68349	\$111,000	\$140,500	\$240,000	\$180,297	\$195,000	+ 8.2%	+ 75.7%
68358	\$269,500	\$350,438	\$315,000	\$291,500	\$305,000	+ 4.6%	+ 13.2%
68359	\$120,000	\$88,000	\$52,000	\$124,800	\$129,000	+ 3.4%	+ 7.5%



Area Historical Median Prices

	2016	2017	2018	2019	2020	Change From 2019	Change From 2016
68366	\$135,563	\$128,500	\$133,490	\$180,000	\$265,000	+ 47.2%	+ 95.5%
68372	\$220,888	\$242,750	\$237,500	\$276,219	\$290,000	+ 5.0%	+ 31.3%
68402	\$246,000	\$338,750	\$157,000	\$299,900	\$217,500	- 27.5%	- 11.6%
68404	\$325,000	\$355,000	\$339,000	\$400,000	\$335,000	- 16.3%	+ 3.1%
68405	\$152,500	\$156,000	\$184,000	\$156,250	\$172,000	+ 10.1%	+ 12.8%
68409	\$121,750	\$207,450	\$207,000	\$202,500	\$280,750	+ 38.6%	+ 130.6%
68410	\$111,000	\$184,950	\$166,000	\$145,000	\$135,000	- 6.9%	+ 21.6%
68418	\$191,000	\$209,800	\$276,500	\$224,900	\$178,667	- 20.6%	- 6.5%
68428	\$279,900	\$323,900	\$299,900	\$362,000	\$420,000	+ 16.0%	+ 50.1%
68430	\$439,900	\$566,000	\$405,000	\$450,000	\$449,983	- 0.0%	+ 2.3%
68434	\$155,000	\$180,910	\$175,000	\$210,000	\$230,000	+ 9.5%	+ 48.4%
68446	\$120,000	\$116,000	\$155,000	\$190,000	\$144,000	- 24.2%	+ 20.0%
68456	\$122,750	\$108,500	\$111,325	\$149,000	\$150,000	+ 0.7%	+ 22.2%
68462	\$190,000	\$225,422	\$227,156	\$246,900	\$255,000	+ 3.3%	+ 34.2%
68463	\$145,000	\$124,000	\$143,500	\$240,000	\$149,000	- 37.9%	+ 2.8%
68465	\$100,000	\$84,000	\$114,000	\$135,000	\$129,250	- 4.3%	+ 29.3%
68502	\$129,900	\$142,750	\$148,000	\$159,000	\$175,000	+ 10.1%	+ 34.7%
68503	\$95,000	\$108,000	\$116,000	\$124,250	\$122,500	- 1.4%	+ 28.9%
68504	\$121,200	\$122,000	\$136,000	\$145,000	\$156,000	+ 7.6%	+ 28.7%
68505	\$145,250	\$156,000	\$167,200	\$170,000	\$186,900	+ 9.9%	+ 28.7%
68506	\$149,950	\$155,000	\$170,000	\$180,000	\$193,000	+ 7.2%	+ 28.7%
68507	\$148,000	\$164,900	\$175,000	\$175,700	\$190,250	+ 8.3%	+ 28.5%
68508	\$98,450	\$134,500	\$165,000	\$170,000	\$120,000	- 29.4%	+ 21.9%
68510	\$135,500	\$147,750	\$165,000	\$167,000	\$184,500	+ 10.5%	+ 36.2%
68512	\$218,550	\$215,000	\$223,500	\$245,000	\$242,000	- 1.2%	+ 10.7%
68514	\$225,200	\$325,000	\$258,858	\$285,200	\$300,000	+ 5.2%	+ 33.2%
68516	\$248,125	\$261,750	\$274,999	\$280,278	\$305,000	+ 8.8%	+ 22.9%
68520	\$337,500	\$443,250	\$402,345	\$368,250	\$394,900	+ 7.2%	+ 17.0%
68521	\$167,500	\$171,450	\$195,000	\$203,880	\$213,500	+ 4.7%	+ 27.5%
68522	\$164,926	\$174,376	\$175,500	\$188,200	\$203,500	+ 8.1%	+ 23.4%
68523	\$325,000	\$334,500	\$405,000	\$329,268	\$343,550	+ 4.3%	+ 5.7%
68524	\$130,750	\$146,750	\$158,000	\$154,950	\$195,000	+ 25.8%	+ 49.1%
68526	\$315,000	\$320,500	\$312,700	\$334,900	\$294,500	- 12.1%	- 6.5%
68527	\$302,975	\$329,950	\$337,250	\$370,933	\$387,251	+ 4.4%	+ 27.8%
68528	\$169,900	\$166,000	\$199,900	\$206,500	\$230,000	+ 11.4%	+ 35.4%
68532	\$350,000	\$372,500	\$442,500	\$480,000	\$474,500	- 1.1%	+ 35.6%
68633	\$45,000	\$30,000	\$82,000	\$75,000	\$74,750	- 0.3%	+ 66.1%
68649	\$95,500	\$111,000	\$141,250	\$161,125	\$142,500	- 11.6%	+ 49.2%
68651	\$58,000	\$56,500	\$56,250	\$80,000	\$87,750	+ 9.7%	+ 51.3%
68666	\$95,000	\$86,625	\$107,450	\$99,500	\$109,250	+ 9.8%	+ 15.0%
68716	\$170,000	\$87,750	\$87,450	\$116,000	\$149,000	+ 28.4%	- 12.4%
68727	\$35,500	\$65,000	\$55,000	\$74,450	\$76,000	+ 2.1%	+ 114.1%
68739	\$100,500	\$85,250	\$93,500	\$87,000	\$100,950	+ 16.0%	+ 0.4%
68788	\$82,500	\$132,000	\$118,750	\$145,250	\$132,373	- 8.9%	+ 60.5%
68791	\$78,300	\$67,500	\$144,450	\$65,750	\$110,000	+ 67.3%	+ 40.5%