

Annual Report on the Great Plains Regional MLS Housing Market

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



2021

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Fervent buyer demand, driven by pandemic-induced changes to housing needs and preferences, reached extraordinary levels in 2021. The inventory of homes for sale remained low, as home seller activity did not rise proportionally to meet this demand. New construction activity, while strong, remains limited by a combination of material and labor shortages, rising material costs, and a regulatory and operational environment that makes it difficult to scale quickly.

The strong seller's market of 2020 continued and even strengthened in 2021, with inventory levels remaining low and multiple offer situations common across much of the housing market both locally and nationally. Multiple offers again drove prices significantly higher for the year.

Sales: Pending sales decreased 4.0 percent, finishing 2021 at 21,695. Closed sales were up 2.5 percent to end the year at 22,051.

Listings: Comparing 2021 to the prior year, the number of homes available for sale was lower by 16.2 percent. There were 1,436 active listings at the end of 2021. New listings decreased by 2.9 percent to finish the year at 25,961.

Prices: Home prices were up compared to last year. The overall median closed price increased 10.9 percent to \$246,165 for the year. Single Family home prices were up 11.1 percent compared to last year, and Townhouse-Condo home prices were up 8.6 percent.

Sales by Price Range: The number of homes sold in the \$130,000 to \$185,999 price range fell 22.9 percent to 3,498 homes. Homes sold in the \$289,000 or More price range were up 25.6 percent to 8,212 homes.

List Price Received: Sellers received, on average, 101.3 percent of their original list price at sale, a year-over-year reduction of 1.6 percent.

The 2021 housing market was once again strong both locally and nationally. Inventory shortages and high buyer demand continued to push home prices higher, with multiple offers on a limited number of homes the common theme in most market segments.

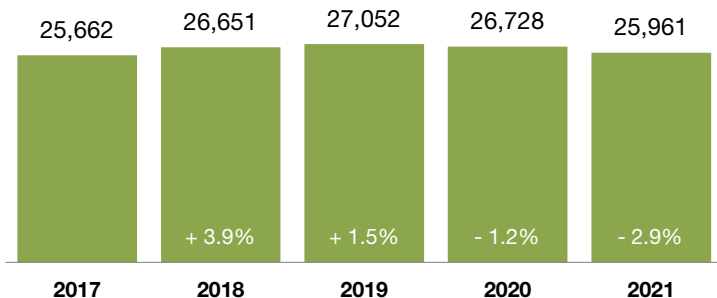
This year looks to continue the trends seen in the last 18 months, pushing home prices higher still. As mortgage rates are likely to continue to rise over the year as well, housing affordability will remain an important factor to watch.

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Quick Facts

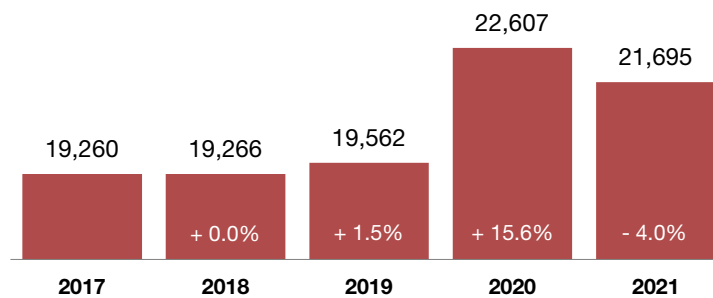
New Listings



Top 10: Change in New Listings from 2020

Madison County	+ 700.0%
Montgomery County, IA	+ 300.0%
68651	+ 300.0%
68463	+ 216.7%
Page County, IA	+ 200.0%
Adams County	+ 175.0%
51557	+ 125.0%
Hamilton County	+ 109.1%
Platte County	+ 72.7%
68157	+ 51.3%

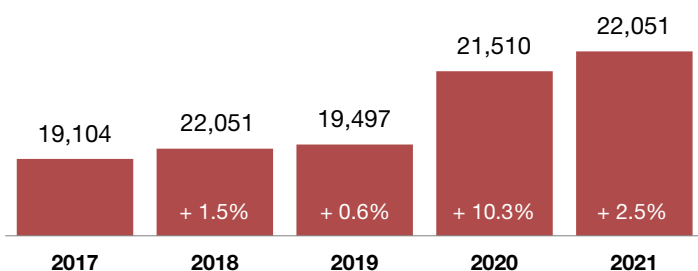
Pending Sales



Top 10: Change in Pending Sales from 2020

Madison County	+ 500.0%
Adams County	+ 400.0%
68651	+ 233.3%
Montgomery County, IA	+ 200.0%
Page County, IA	+ 200.0%
Hamilton County	+ 187.5%
51557	+ 133.3%
Hall County	+ 116.7%
68463	+ 100.0%
68633	+ 62.5%

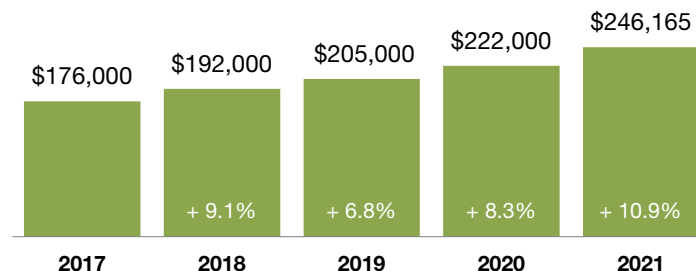
Closed Sales



Top 10: Change in Closed Sales from 2020

Madison County	+ 500.0%
68651	+ 400.0%
Adams County	+ 350.0%
Montgomery County, IA	+ 200.0%
Nance County	+ 200.0%
Hamilton County	+ 150.0%
51557	+ 133.3%
68463	+ 125.0%
Thayer County	+ 75.0%
Johnson County	+ 71.4%

Median Closed Price

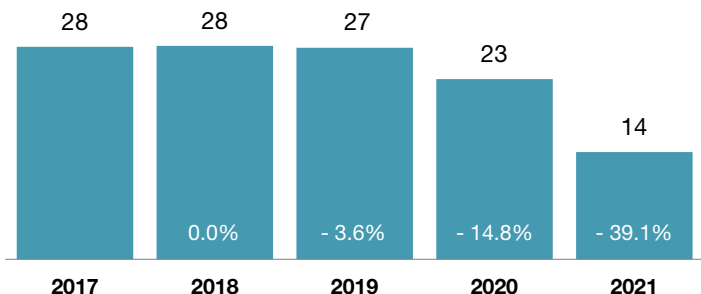


Top 10: Change in Median Closed Price from 2020

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

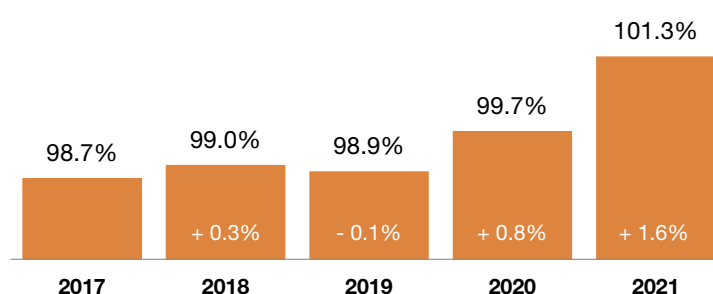
Days on Market Until Sale



Top 10: Change in Days on Market Until Sale from 2020

68033	+ 542.3%
Adams County	+ 500.0%
68041	+ 245.5%
68651	+ 163.6%
68727	+ 160.6%
68301	+ 141.2%
Thurston County	+ 87.0%
68017	+ 80.0%
Richardson County	+ 76.4%
68508	+ 67.7%

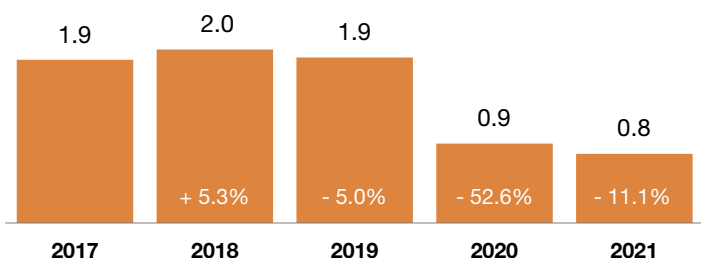
Percent of List Price Received



Top 10: Change in Percent of List Price Received from 2020

Merrick County	+ 9.2%
68065	+ 6.9%
Nuckolls County	+ 5.5%
68031	+ 5.4%
68366	+ 5.1%
68410	+ 4.2%
Montgomery County, IA	+ 4.1%
68331	+ 4.0%
68064	+ 3.9%
Hamilton County	+ 3.4%

Months Supply of Inventory

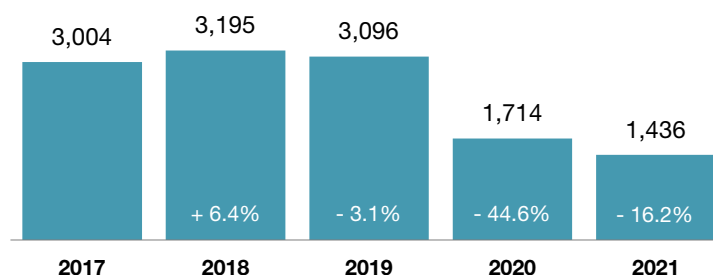


Top 10: Change in Months Supply of Inventory from 2020

Nuckolls County	+ 533.3%
Butler County	+ 325.0%
Burt County	+ 266.7%
68061	+ 225.0%
68791	+ 200.0%
Platte County	+ 200.0%
68505	+ 100.0%
68116	+ 100.0%
68333	+ 100.0%
68133	+ 85.7%

Inventory of Homes for Sale

At the end of each year.



Top 10: Change in Inventory of Homes for Sale from 2020

Nuckolls County	+ 350.0%
68791	+ 200.0%
Butler County	+ 200.0%
Platte County	+ 200.0%
Burt County	+ 150.0%
68157	+ 150.0%
68061	+ 100.0%
68505	+ 100.0%
68128	+ 100.0%
68333	+ 100.0%

Property Type Review

13

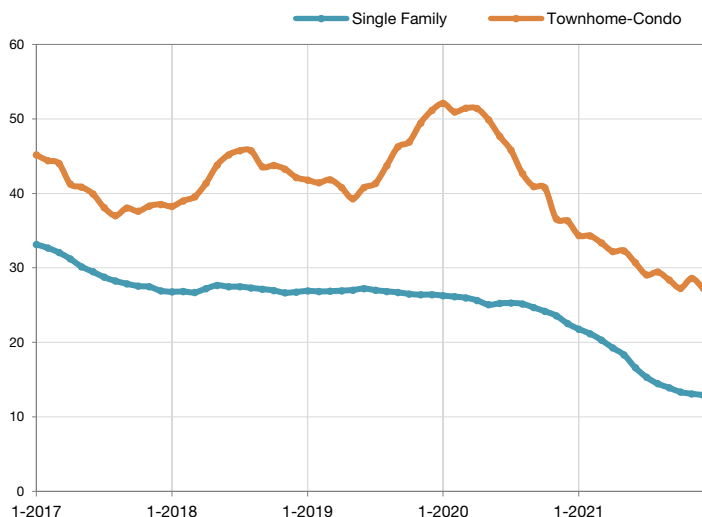
Average Days on Market Single Family

27

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 2021

68102	98.9%
68508	44.0%
68131	43.6%
68142	9.6%
68116	9.4%
68108	8.3%
68154	6.7%
68136	5.8%
68130	5.7%
68137	5.2%
68135	5.0%
Douglas County	4.8%
68128	4.8%
68022	4.2%
68005	4.0%
68114	3.8%
68138	3.8%
68105	3.7%
68007	3.7%
68144	3.7%
51555	3.3%
68133	3.3%
68510	3.0%
Clay County	3.0%
51501	3.0%
Sarpy County	3.0%

+ 11.1%

One-Year Change in Price Single Family

+ 8.6%

One-Year Change in Price Townhome-Condo

101.4%

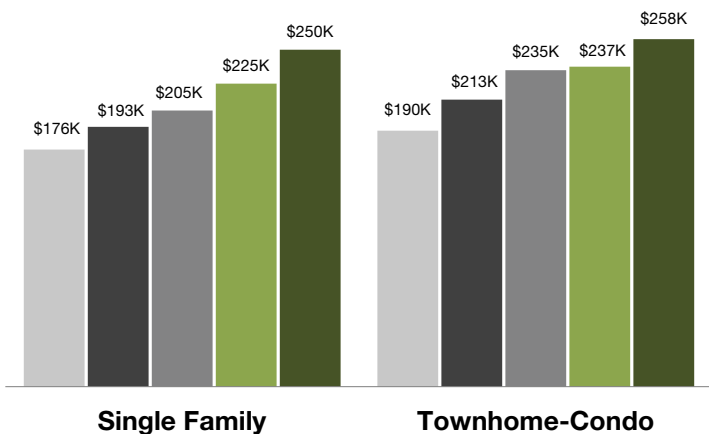
Pct. of List Price Received Single Family

99.8%

Pct. of List Price Received Townhome-Condo

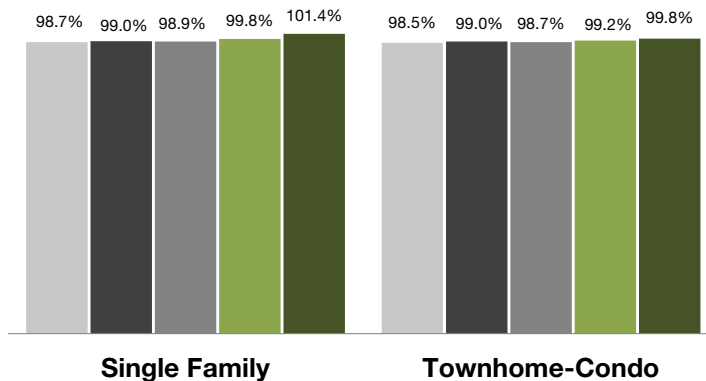
Median Sales Price

■ 2017 ■ 2018 ■ 2019 ■ 2020 ■ 2021



Percent of List Price Received

■ 2017 ■ 2018 ■ 2019 ■ 2020 ■ 2021



Price Range Review

\$186,000 to \$288,999

Price Range with Shortest Average Days on Market Until Sale

\$129,999 or Less

Price Range with Longest Average Days on Market Until Sale

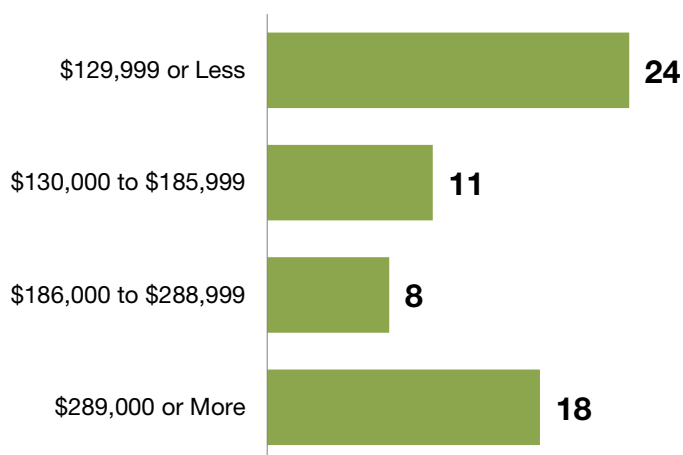
9.5%

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

- 46.9%

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

+ 25.6%

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

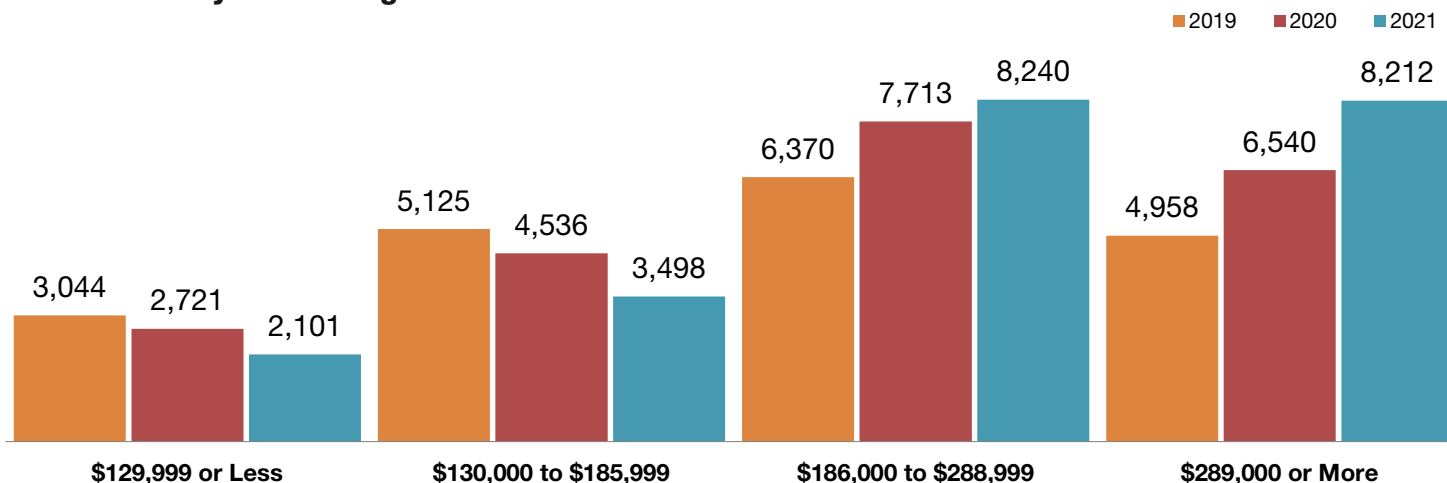
\$129,999 or Less

Price Range with the Fewest Closed Sales

- 22.9%

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

Closed Sales by Price Range



Bedroom Count Review

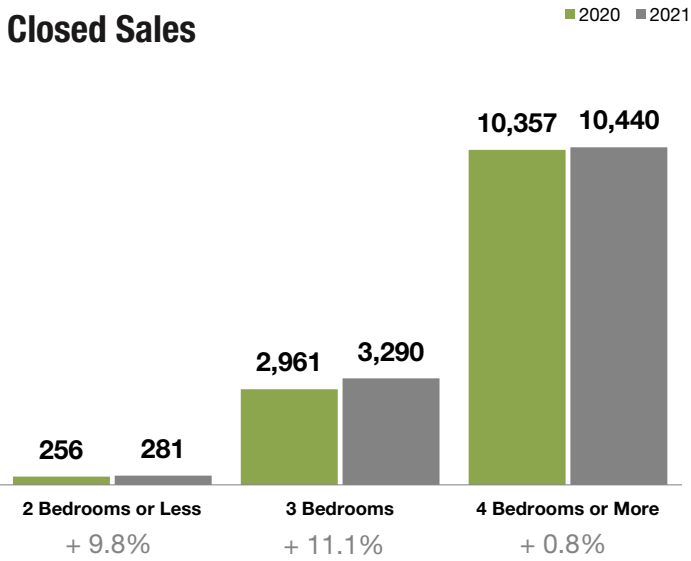
+ 9.8%

Growth in Closed Sales
2 Bedrooms or Less

+ 0.8%

Growth in Closed Sales
4 Bedrooms or More

Closed Sales



Top Areas: 4 Bedrooms or More Market Share in 2021

68122	80.1%
51526	80.0%
68164	78.6%
68138	76.5%
68137	76.3%
Thurston County	75.0%
68524	74.2%
68157	73.2%
68034	71.4%
68134	69.1%
Montgomery County, IA	66.7%
68029	66.7%
68065	66.7%
68147	64.8%
68127	63.3%
51510	63.2%
Colfax County	62.5%
51575	62.5%
68045	61.5%
68409	61.5%
68117	61.5%
68152	60.4%
51546	60.0%
68366	60.0%
68791	60.0%
68123	59.7%

101.3%

Percent of List Price Received
in 2021 for
All Properties

97.8%

Percent of List Price Received
in 2021 for
2 Bedrooms or Less

100.3%

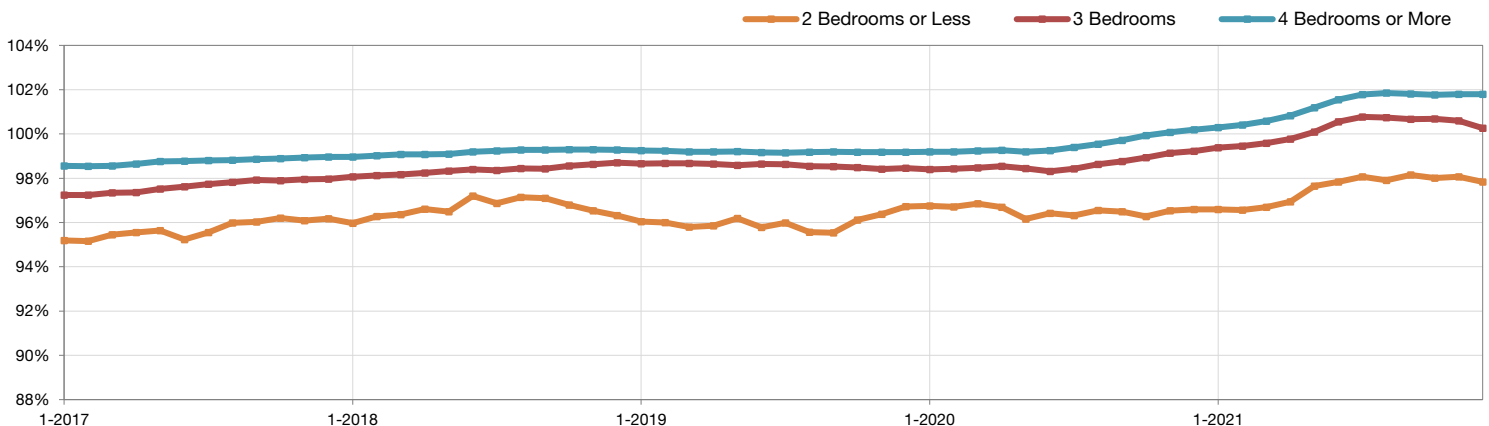
Percent of List Price Received
in 2021 for
3 Bedrooms

101.8%

Percent of List Price Received
in 2021 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

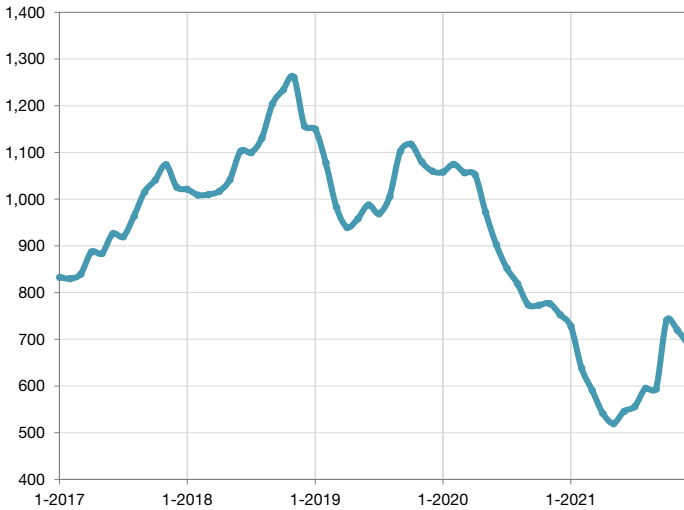
Nov '18

Peak of
New Construction Inventory

5,805

New Construction Inventory at
Peak

New Construction Homes for Sale



Top Areas: New Construction Market Share in 2021

68521	69.2%
68003	50.4%
68418	46.7%
68015	41.3%
68524	41.2%
68446	36.1%
68514	35.6%
68041	34.7%
68023	31.5%
68359	28.8%
68510	27.3%
68134	27.2%
68526	25.4%
68050	25.0%
68131	23.9%
68523	23.8%
68117	22.5%
68033	21.6%
Fillmore County	20.0%
68333	19.7%
Richardson County	18.9%
68505	16.8%
51526	16.7%
68527	16.7%
51557	15.0%
68522	14.4%

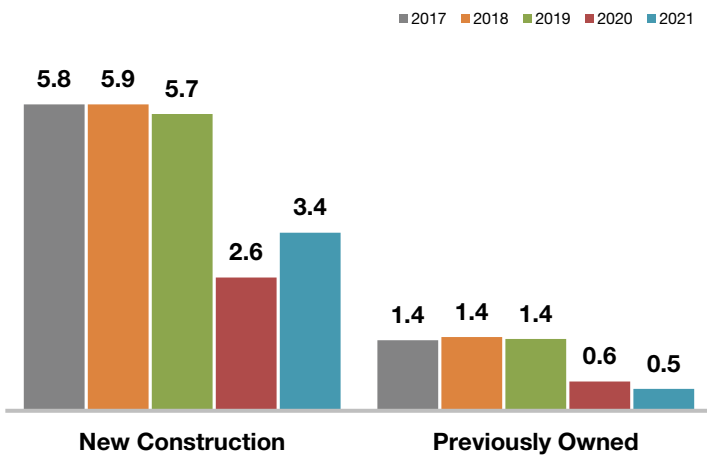
3.4

Year-End Months Supply
New Construction

0.5

Year-End Months Supply
Previously Owned

Months Supply of Inventory



101.4%

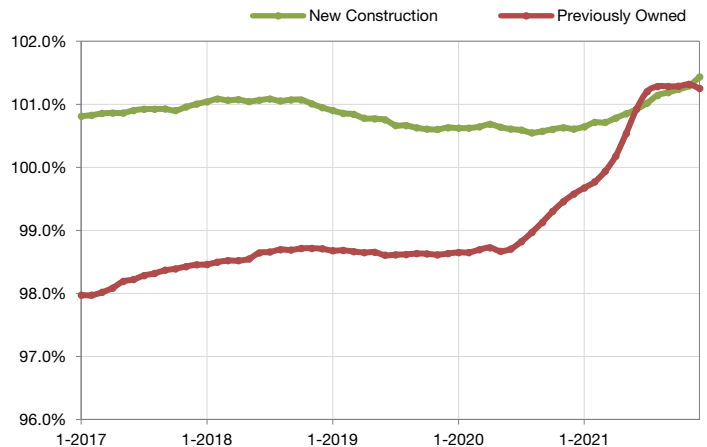
Pct. of List Price Received
New Construction

101.3%

Pct. of List Price Received
Previously Owned

Percent of List Price Received

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



Area Overviews

	Total Closed Sales	Change from 2020	New Listings	Homes for Sale	Months Supply of Inventory	Days on Market Until Sale	Pct. of List Price Received
Adams County	9	+ 350.0%	11	--	0.0	42	100.8%
Burt County	58	- 19.4%	66	10	2.2	35	98.4%
Butler County	20	+ 25.0%	20	3	1.7	24	98.5%
Cass County, NE	426	- 4.3%	526	24	0.7	17	99.1%
Cedar County	25	+ 38.9%	22	1	0.5	57	92.3%
Clay County	33	+ 3.1%	42	7	2.4	31	97.7%
Colfax County	8	+ 60.0%	4	0	0.0	50	90.3%
Cuming County	54	+ 12.5%	57	6	1.4	44	94.7%
Dixon County	1	--	1	0	0.0	3	80.0%
Dodge County	456	- 7.7%	536	42	1.1	21	99.0%
Douglas County	10,248	+ 4.3%	12,019	503	0.6	11	101.7%
Fillmore County	41	+ 10.8%	38	3	0.9	33	97.3%
Gage County	285	+ 3.3%	310	24	1.0	31	97.2%
Hall County	9	+ 50.0%	12	0	0.0	50	98.8%
Hamilton County	20	+ 150.0%	23	1	0.4	18	97.3%
Holt County	0	--	0	0	0.0	0	0.0%
Howard County	1	--	1	0	0.0	5	100.0%
Jefferson County	68	+ 21.4%	81	16	2.7	54	95.5%
Johnson County	24	+ 71.4%	29	6	2.6	28	98.4%
Knox County	0	--	0	0	0.0	0	0.0%
Lancaster County	5,018	+ 3.1%	6,180	417	1.0	13	101.8%
Lincoln County	3	--	4	0	0.0	30	96.8%
Madison County	6	+ 500.0%	8	2	1.7	33	98.3%
Merrick County	4	+ 33.3%	6	0	0.0	72	98.9%
Nance County	3	+ 200.0%	3	0	0.0	60	92.5%
Nemaha County	58	+ 7.4%	69	11	2.3	55	94.0%
Nuckolls County	28	- 26.3%	37	9	3.8	29	96.1%
Otoe County	111	+ 8.8%	130	6	0.6	26	97.7%
Pierce County	0	--	0	0	0.0	0	0.0%
Platte County	13	+ 30.0%	19	3	1.8	18	99.3%
Polk County	35	+ 52.2%	38	3	1.1	19	96.2%
Richardson County	3	- 75.0%	6	1	1.0	97	92.4%
Saline County	110	- 6.0%	122	10	1.1	24	98.4%
Sarpy County	3,623	+ 0.2%	4,131	227	0.8	12	102.1%
Saunders County	238	- 8.5%	279	18	0.9	20	99.7%
Seward County	143	- 24.3%	168	11	0.9	23	99.3%
Thayer County	14	+ 75.0%	13	0	0.0	33	94.3%
Thurston County	4	- 42.9%	5	4	4.0	144	96.5%
Washington County	263	- 3.7%	302	22	1.0	20	100.0%
Wayne County	0	--	1	1	--	0	0.0%
York County	207	+ 48.9%	202	17	1.0	45	95.6%
Cass County, IA	0	--	0	0	0.0	0	0.0%
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	52	- 5.5%	62	7	1.6	21	97.2%
Mills County, IA	22	- 47.6%	25	1	0.5	26	102.3%

Area Overviews

	Total Closed Sales	Change from 2020	New Listings	Homes for Sale	Months Supply of Inventory	Days on Market Until Sale	Pct. of List Price Received
Monona County, IA	1	0.0%	1	--	0.0	40	88.9%
Montgomery County, IA	3	+ 200.0%	4	1	1.0	23	95.7%
Page County, IA	1	0.0%	3	--	0.0	42	90.6%
Pottawattamie County, IA	265	- 8.6%	298	13	0.6	16	99.4%
Shelby County, IA	3	- 40.0%	5	1	1.0	9	98.6%
Woodbury County, IA	0	--	--	--	0.0	0	0.0%
51501	96	- 4.0%	106	4	0.5	14	98.0%
51503	108	- 12.2%	125	3	0.3	14	100.8%
51510	19	+ 26.7%	22	4	1.8	12	98.5%
51525	7	0.0%	8	1	0.7	17	97.0%
51526	5	- 58.3%	4	--	0.0	50	96.7%
51534	14	- 26.3%	14	--	0.0	30	102.9%
51546	10	- 23.1%	10	--	0.0	25	99.0%
51551	2	- 83.3%	3	--	0.0	2	101.6%
51555	27	- 25.0%	34	6	2.4	24	96.4%
51557	7	+ 133.3%	9	--	0.0	7	99.0%
51575	8	- 11.1%	8	--	0.0	23	101.4%
68002	18	- 21.7%	17	1	0.7	17	99.4%
68003	71	- 16.5%	94	10	1.8	25	99.7%
68005	345	- 0.3%	401	15	0.5	7	101.7%
68007	706	+ 14.4%	769	66	1.3	21	101.6%
68008	194	0.0%	221	17	1.1	19	100.4%
68015	17	+ 6.3%	18	1	0.4	14	100.1%
68017	23	+ 53.3%	25	--	0.0	9	101.5%
68022	1,006	+ 7.0%	1,246	106	1.3	17	101.4%
68023	28	+ 33.3%	32	2	0.8	22	99.4%
68025	411	- 7.8%	476	35	1.0	19	99.3%
68028	338	- 8.6%	417	41	1.4	18	101.3%
68029	9	- 18.2%	10	1	0.6	12	97.0%
68031	18	- 14.3%	17	1	0.6	19	99.6%
68033	1	- 50.0%	2	1	1.0	167	90.6%
68034	7	- 36.4%	7	--	0.0	8	97.2%
68037	42	- 17.6%	54	2	0.6	23	99.8%
68038	12	- 14.3%	14	3	1.6	11	97.0%
68041	6	0.0%	7	--	0.0	38	99.6%
68045	13	- 31.6%	13	--	0.0	28	98.3%
68046	741	+ 3.3%	856	55	0.9	14	101.9%
68048	237	- 10.9%	300	11	0.5	13	99.0%
68050	4	+ 33.3%	3	--	0.0	56	95.7%
68057	12	- 29.4%	15	--	0.0	36	94.8%
68059	50	- 10.7%	63	5	1.2	17	100.1%
68061	28	- 22.2%	32	6	2.6	52	100.1%
68064	67	- 10.7%	81	6	1.1	22	101.3%
68065	6	- 25.0%	11	--	0.0	23	103.4%
68066	57	- 3.4%	56	4	1.0	21	98.4%
68069	46	- 6.1%	56	4	1.1	27	98.8%

Area Overviews

	Total Closed Sales	Change from 2020	New Listings	Homes for Sale	Months Supply of Inventory	Days on Market Until Sale	Pct. of List Price Received
68073	29	0.0%	38	2	0.7	24	100.9%
68102	91	+ 35.8%	99	8	1.1	44	97.3%
68104	688	+ 5.7%	822	24	0.4	9	101.5%
68105	351	+ 25.8%	418	13	0.5	11	101.0%
68106	325	- 13.8%	393	9	0.3	6	102.8%
68107	274	+ 15.1%	334	16	0.7	11	101.1%
68108	180	+ 23.3%	218	16	1.1	20	99.8%
68110	85	+ 14.9%	113	7	1.0	18	97.5%
68111	445	+ 46.4%	579	37	1.0	20	96.1%
68112	176	+ 1.1%	210	12	0.8	18	100.2%
68114	206	+ 4.0%	263	4	0.2	8	101.8%
68116	700	- 11.3%	790	31	0.6	6	102.5%
68117	122	+ 11.9%	142	3	0.3	7	102.8%
68118	176	+ 10.7%	210	9	0.6	11	102.1%
68122	351	- 16.2%	353	14	0.5	10	103.2%
68123	588	+ 3.3%	608	21	0.5	12	102.2%
68124	262	+ 6.9%	334	7	0.3	10	100.7%
68127	240	+ 14.8%	258	3	0.2	5	102.8%
68128	228	+ 5.1%	238	6	0.3	5	103.6%
68130	384	+ 1.1%	445	7	0.2	7	102.1%
68131	197	+ 7.1%	279	14	0.8	25	99.8%
68132	239	+ 20.7%	328	13	0.6	15	102.3%
68133	266	- 0.4%	297	27	1.3	13	101.9%
68134	414	+ 4.0%	455	12	0.4	5	103.5%
68135	623	- 6.3%	673	12	0.2	7	102.9%
68136	561	- 12.5%	660	30	0.6	16	102.1%
68137	384	- 5.4%	431	4	0.1	5	103.2%
68138	234	- 5.6%	266	13	0.7	4	103.8%
68142	128	- 22.0%	142	6	0.6	9	100.7%
68144	400	+ 9.3%	444	7	0.2	6	102.2%
68147	196	+ 36.1%	234	8	0.5	9	102.3%
68152	106	0.0%	128	11	1.2	13	100.7%
68154	341	+ 2.1%	397	8	0.3	9	101.6%
68157	97	+ 44.8%	118	10	1.1	7	102.8%
68164	510	+ 9.7%	580	11	0.3	5	103.4%
68301	6	- 70.0%	7	--	0.0	41	95.4%
68310	228	+ 9.6%	248	19	1.0	32	97.2%
68317	27	+ 3.8%	30	2	0.7	12	100.4%
68331	6	- 60.0%	8	2	1.7	5	101.8%
68333	57	- 16.2%	68	4	0.8	12	100.4%
68339	16	- 15.8%	14	1	0.6	18	99.6%
68347	56	+ 27.3%	72	3	0.6	11	99.1%
68349	7	- 36.4%	10	--	0.0	14	103.2%
68358	18	- 41.9%	27	--	0.0	17	100.7%
68359	20	+ 17.6%	19	--	0.0	33	95.7%

Area Overviews

	Total Closed Sales	Change from 2020	New Listings	Homes for Sale	Months Supply of Inventory	Days on Market Until Sale	Pct. of List Price Received
68366	10	+ 25.0%	10	--	0.0	7	100.4%
68372	94	+ 4.4%	116	19	2.5	24	101.3%
68402	12	+ 9.1%	11	1	0.7	6	101.3%
68404	7	- 30.0%	7	--	0.0	6	101.4%
68405	28	- 22.2%	31	3	1.0	26	99.1%
68409	13	+ 30.0%	16	1	0.6	15	99.3%
68410	47	+ 20.5%	64	3	0.7	21	97.0%
68418	11	- 26.7%	13	1	0.5	14	102.5%
68428	17	+ 54.5%	19	1	0.5	16	100.1%
68430	38	+ 18.8%	66	12	3.1	67	100.9%
68434	81	- 28.3%	102	7	1.0	20	100.1%
68446	29	+ 16.0%	31	1	0.4	14	99.5%
68456	10	+ 11.1%	12	1	0.7	35	95.7%
68462	89	+ 50.8%	109	5	0.6	21	100.6%
68463	18	+ 125.0%	19	2	1.4	19	97.6%
68465	17	- 22.7%	16	2	0.9	43	99.1%
68502	381	+ 8.9%	470	22	0.7	12	100.7%
68503	183	+ 1.1%	234	10	0.7	10	100.6%
68504	191	+ 35.5%	237	12	0.7	12	102.3%
68505	256	+ 2.4%	288	8	0.4	5	102.9%
68506	487	+ 11.2%	590	17	0.4	7	102.6%
68507	307	- 11.5%	345	20	0.8	8	102.2%
68508	66	+ 20.0%	194	69	9.9	52	96.0%
68510	343	+ 20.4%	385	8	0.3	9	102.4%
68512	191	+ 4.4%	226	11	0.7	8	101.6%
68514	14	+ 27.3%	23	1	0.4	34	101.5%
68516	881	- 5.0%	1,046	62	0.8	12	101.9%
68520	56	+ 14.3%	91	17	3.5	52	101.1%
68521	511	+ 4.3%	572	22	0.5	11	102.4%
68522	187	- 4.6%	198	8	0.6	8	102.8%
68523	75	+ 21.0%	111	10	1.3	12	101.2%
68524	89	- 10.1%	90	1	0.1	6	103.1%
68526	182	- 7.6%	249	23	1.5	15	100.9%
68527	99	+ 3.1%	203	42	4.9	36	100.2%
68528	153	- 8.4%	163	8	0.7	19	102.0%
68532	5	+ 25.0%	4	--	0.0	5	101.7%
68633	13	+ 62.5%	17	1	0.5	19	99.6%
68649	8	- 66.7%	12	1	0.9	36	93.8%
68651	10	+ 400.0%	12	2	1.6	29	89.1%
68666	13	+ 8.3%	16	1	0.5	12	99.0%
68716	12	+ 20.0%	12	--	0.0	34	96.3%
68727	4	+ 33.3%	2	--	0.0	86	86.3%
68739	16	+ 14.3%	15	1	0.6	57	92.7%
68788	37	+ 32.1%	34	2	0.7	51	94.3%
68791	5	- 28.6%	9	3	2.4	17	93.1%

Area Historical Median Prices

	2017	2018	2019	2020	2021	Change From 2020	Change From 2017
Adams County	\$0	\$100,500	\$196,000	\$223,414	\$165,000	- 26.1%	--
Burt County	\$77,500	\$80,000	\$94,500	\$117,250	\$125,000	+ 6.6%	+ 61.3%
Butler County	\$66,250	\$63,500	\$157,500	\$145,000	\$156,250	+ 7.8%	+ 135.8%
Cass County, NE	\$184,975	\$198,000	\$192,000	\$235,000	\$243,450	+ 3.6%	+ 31.6%
Cedar County	\$78,000	\$87,000	\$90,000	\$83,000	\$140,000	+ 68.7%	+ 79.5%
Clay County	\$18,000	\$114,750	\$112,000	\$103,500	\$147,000	+ 42.0%	+ 716.7%
Colfax County	\$123,000	\$74,500	\$123,500	\$123,500	\$154,000	+ 24.7%	+ 25.2%
Cuming County	\$112,000	\$120,600	\$122,000	\$125,500	\$141,500	+ 12.7%	+ 26.3%
Dixon County	\$121,000	\$0	\$0	\$0	\$32,000	--	- 73.6%
Dodge County	\$132,000	\$150,000	\$155,000	\$162,000	\$195,000	+ 20.4%	+ 47.7%
Douglas County	\$175,000	\$189,000	\$204,000	\$220,000	\$245,000	+ 11.4%	+ 40.0%
Fillmore County	\$68,500	\$107,000	\$100,000	\$97,000	\$109,000	+ 12.4%	+ 59.1%
Gage County	\$114,000	\$115,950	\$114,250	\$140,500	\$144,000	+ 2.5%	+ 26.3%
Hall County	\$152,500	\$97,963	\$125,000	\$172,500	\$332,000	+ 92.5%	+ 117.7%
Hamilton County	\$0	\$0	\$325,000	\$259,500	\$271,000	+ 4.4%	--
Holt County	\$22,750	\$36,750	\$106,000	\$0	\$0	--	- 100.0%
Howard County	\$0	\$28,000	\$0	\$0	\$389,900	--	--
Jefferson County	\$45,000	\$77,000	\$60,000	\$75,000	\$102,500	+ 36.7%	+ 127.8%
Johnson County	\$100,000	\$69,000	\$144,750	\$107,500	\$121,750	+ 13.3%	+ 21.8%
Knox County	\$122,500	\$140,000	\$230,000	\$659,000	\$0	- 100.0%	- 100.0%
Lancaster County	\$178,530	\$196,000	\$203,000	\$222,649	\$250,000	+ 12.3%	+ 40.0%
Lincoln County	\$0	\$185,100	\$0	\$0	\$150,000	--	--
Madison County	\$239,250	\$209,500	\$115,000	\$127,000	\$201,750	+ 58.9%	- 15.7%
Merrick County	\$112,000	\$272,000	\$142,000	\$205,000	\$236,500	+ 15.4%	+ 111.2%
Nance County	\$499,000	\$0	\$0	\$255,000	\$135,000	- 47.1%	- 72.9%
Nemaha County	\$101,000	\$69,000	\$95,000	\$96,500	\$130,000	+ 34.7%	+ 28.7%
Nuckolls County	\$0	\$0	\$53,500	\$63,500	\$96,000	+ 51.2%	--
Otoe County	\$150,500	\$168,500	\$192,000	\$160,500	\$180,000	+ 12.1%	+ 19.6%
Pierce County	\$0	\$225,000	\$152,250	\$355,000	\$0	- 100.0%	--
Platte County	\$99,394	\$205,000	\$237,500	\$219,500	\$286,500	+ 30.5%	+ 188.2%
Polk County	\$79,000	\$96,900	\$89,000	\$112,000	\$119,000	+ 6.3%	+ 50.6%
Richardson County	\$0	\$31,500	\$66,750	\$45,000	\$72,500	+ 61.1%	--
Saline County	\$95,000	\$115,000	\$135,000	\$144,000	\$180,000	+ 25.0%	+ 89.5%
Sarpy County	\$210,000	\$230,000	\$240,000	\$268,000	\$290,125	+ 8.3%	+ 38.2%
Saunders County	\$156,000	\$175,000	\$209,500	\$228,500	\$225,438	- 1.3%	+ 44.5%
Seward County	\$165,250	\$170,000	\$173,750	\$210,000	\$190,000	- 9.5%	+ 15.0%
Thayer County	\$0	\$0	\$80,500	\$62,000	\$68,500	+ 10.5%	--
Thurston County	\$30,000	\$82,250	\$77,312	\$61,550	\$113,750	+ 84.8%	+ 279.2%
Washington County	\$182,500	\$215,000	\$220,000	\$230,000	\$263,500	+ 14.6%	+ 44.4%
Wayne County	\$74,500	\$108,000	\$163,000	\$0	\$0	--	- 100.0%
York County	\$116,000	\$125,000	\$140,000	\$132,500	\$155,000	+ 17.0%	+ 33.6%
Cass County, IA	\$49,000	\$36,650	\$89,000	\$136,000	\$0	- 100.0%	- 100.0%
Crawford County, IA	\$38,100	\$57,500	\$0	\$280,000	\$0	- 100.0%	- 100.0%
Fremont County, IA	\$0	\$0	\$0	\$0	\$0	--	--
Harrison County, IA	\$128,500	\$132,500	\$163,000	\$180,000	\$181,000	+ 0.6%	+ 40.9%
Mills County, IA	\$197,750	\$182,450	\$147,000	\$176,450	\$282,500	+ 60.1%	+ 42.9%

Area Historical Median Prices

	2017	2018	2019	2020	2021	Change From 2020	Change From 2017
Monona County, IA	\$67,500	\$25,950	\$0	\$335,000	\$120,000	- 64.2%	+ 77.8%
Montgomery County, IA	\$385,000	\$47,900	\$43,001	\$51,000	\$145,000	+ 184.3%	- 62.3%
Page County, IA	\$170,500	\$60,450	\$34,125	\$92,000	\$57,000	- 38.0%	- 66.6%
Pottawattamie County, IA	\$145,000	\$154,000	\$162,500	\$163,250	\$176,500	+ 8.1%	+ 21.7%
Shelby County, IA	\$146,500	\$383,500	\$41,250	\$158,000	\$77,300	- 51.1%	- 47.2%
Woodbury County, IA	\$42,750	\$280,000	\$87,500	\$0	\$0	--	- 100.0%
51501	\$115,000	\$123,000	\$127,856	\$127,750	\$145,000	+ 13.5%	+ 26.1%
51503	\$181,750	\$197,475	\$210,000	\$206,000	\$228,500	+ 10.9%	+ 25.7%
51510	\$125,000	\$143,900	\$131,200	\$140,000	\$185,000	+ 32.1%	+ 48.0%
51525	\$145,000	\$102,000	\$118,000	\$180,000	\$322,000	+ 78.9%	+ 122.1%
51526	\$203,750	\$266,650	\$287,000	\$347,450	\$320,000	- 7.9%	+ 57.1%
51534	\$265,000	\$276,000	\$147,000	\$172,500	\$344,000	+ 99.4%	+ 29.8%
51546	\$110,900	\$155,000	\$205,750	\$183,500	\$196,250	+ 6.9%	+ 77.0%
51551	\$153,000	\$133,500	\$152,000	\$172,000	\$287,500	+ 67.2%	+ 87.9%
51555	\$129,900	\$123,000	\$153,500	\$167,000	\$187,000	+ 12.0%	+ 44.0%
51557	\$164,900	\$107,750	\$279,000	\$218,500	\$220,000	+ 0.7%	+ 33.4%
51575	\$190,000	\$138,500	\$251,500	\$262,500	\$265,450	+ 1.1%	+ 39.7%
68002	\$195,000	\$184,000	\$165,750	\$215,000	\$322,876	+ 50.2%	+ 65.6%
68003	\$207,250	\$230,050	\$281,000	\$326,350	\$335,000	+ 2.7%	+ 61.6%
68005	\$140,000	\$148,000	\$163,000	\$177,750	\$200,000	+ 12.5%	+ 42.9%
68007	\$270,875	\$269,900	\$289,508	\$302,700	\$325,819	+ 7.6%	+ 20.3%
68008	\$174,000	\$183,250	\$212,500	\$228,750	\$246,250	+ 7.7%	+ 41.5%
68015	\$130,000	\$69,500	\$152,000	\$92,250	\$169,500	+ 83.7%	+ 30.4%
68017	\$146,000	\$165,000	\$159,000	\$200,000	\$194,000	- 3.0%	+ 32.9%
68022	\$361,825	\$386,000	\$390,000	\$393,000	\$447,500	+ 13.9%	+ 23.7%
68023	\$232,350	\$259,500	\$310,000	\$327,500	\$370,000	+ 13.0%	+ 59.2%
68025	\$145,000	\$159,500	\$165,000	\$176,450	\$199,900	+ 13.3%	+ 37.9%
68028	\$294,000	\$293,100	\$294,307	\$325,000	\$379,950	+ 16.9%	+ 29.2%
68029	\$105,000	\$150,100	\$160,000	\$110,000	\$162,000	+ 47.3%	+ 54.3%
68031	\$89,750	\$97,500	\$114,000	\$125,000	\$204,250	+ 63.4%	+ 127.6%
68033	\$235,000	\$105,000	\$164,500	\$225,000	\$1,450,000	+ 544.4%	+ 517.0%
68034	\$165,000	\$173,000	\$178,000	\$250,000	\$211,000	- 15.6%	+ 27.9%
68037	\$275,000	\$239,500	\$224,400	\$323,678	\$305,410	- 5.6%	+ 11.1%
68038	\$45,000	\$82,000	\$106,000	\$74,250	\$109,500	+ 47.5%	+ 143.3%
68041	\$145,000	\$174,000	\$176,000	\$207,500	\$190,000	- 8.4%	+ 31.0%
68045	\$70,000	\$70,750	\$122,500	\$122,000	\$141,500	+ 16.0%	+ 102.1%
68046	\$270,000	\$295,866	\$304,351	\$314,000	\$346,469	+ 10.3%	+ 28.3%
68048	\$177,500	\$201,400	\$180,000	\$225,000	\$230,000	+ 2.2%	+ 29.6%
68050	\$89,950	\$69,000	\$135,750	\$142,000	\$135,500	- 4.6%	+ 50.6%
68057	\$67,750	\$126,000	\$98,750	\$112,000	\$135,000	+ 20.5%	+ 99.3%
68059	\$269,900	\$276,500	\$277,000	\$347,475	\$356,690	+ 2.7%	+ 32.2%
68061	\$95,000	\$87,750	\$87,500	\$121,250	\$122,500	+ 1.0%	+ 28.9%
68064	\$297,000	\$295,000	\$361,000	\$311,334	\$270,000	- 13.3%	- 9.1%
68065	\$231,504	\$195,000	\$256,500	\$268,000	\$295,000	+ 10.1%	+ 27.4%
68066	\$138,000	\$162,000	\$160,900	\$176,000	\$193,000	+ 9.7%	+ 39.9%
68069	\$385,000	\$330,000	\$407,000	\$305,000	\$360,000	+ 18.0%	- 6.5%

Area Historical Median Prices

	2017	2018	2019	2020	2021	Change From 2020	Change From 2017
68073	\$172,000	\$249,500	\$287,000	\$279,900	\$305,000	+ 9.0%	+ 77.3%
68102	\$250,000	\$264,500	\$245,000	\$300,000	\$262,000	- 12.7%	+ 4.8%
68104	\$110,000	\$125,000	\$133,500	\$145,000	\$165,000	+ 13.8%	+ 50.0%
68105	\$130,000	\$145,500	\$150,500	\$170,000	\$185,000	+ 8.8%	+ 42.3%
68106	\$141,250	\$160,250	\$168,000	\$189,900	\$210,000	+ 10.6%	+ 48.7%
68107	\$100,000	\$110,000	\$115,000	\$130,000	\$148,450	+ 14.2%	+ 48.5%
68108	\$80,500	\$120,000	\$109,950	\$132,000	\$155,000	+ 17.4%	+ 92.5%
68110	\$48,000	\$51,250	\$75,000	\$91,000	\$100,000	+ 9.9%	+ 108.3%
68111	\$38,250	\$51,615	\$62,000	\$75,000	\$90,000	+ 20.0%	+ 135.3%
68112	\$90,500	\$110,000	\$120,000	\$135,600	\$155,500	+ 14.7%	+ 71.8%
68114	\$170,000	\$170,000	\$191,500	\$205,901	\$220,000	+ 6.8%	+ 29.4%
68116	\$225,000	\$241,500	\$252,097	\$256,500	\$309,000	+ 20.5%	+ 37.3%
68117	\$114,150	\$128,750	\$135,900	\$141,700	\$170,950	+ 20.6%	+ 49.8%
68118	\$274,000	\$282,000	\$290,000	\$313,500	\$322,500	+ 2.9%	+ 17.7%
68122	\$155,000	\$175,120	\$186,000	\$200,000	\$227,400	+ 13.7%	+ 46.7%
68123	\$195,000	\$211,000	\$218,750	\$242,500	\$263,573	+ 8.7%	+ 35.2%
68124	\$215,950	\$221,000	\$227,500	\$275,000	\$275,000	0.0%	+ 27.3%
68127	\$162,000	\$170,000	\$189,000	\$194,700	\$227,250	+ 16.7%	+ 40.3%
68128	\$165,000	\$175,000	\$210,000	\$244,900	\$230,000	- 6.1%	+ 39.4%
68130	\$299,950	\$310,000	\$312,975	\$345,000	\$378,750	+ 9.8%	+ 26.3%
68131	\$126,250	\$133,000	\$154,000	\$166,125	\$195,000	+ 17.4%	+ 54.5%
68132	\$215,000	\$202,500	\$247,175	\$250,000	\$295,000	+ 18.0%	+ 37.2%
68133	\$268,000	\$277,000	\$277,000	\$315,000	\$343,687	+ 9.1%	+ 28.2%
68134	\$143,000	\$155,000	\$170,000	\$180,000	\$206,300	+ 14.6%	+ 44.3%
68135	\$235,000	\$245,000	\$257,000	\$270,000	\$305,000	+ 13.0%	+ 29.8%
68136	\$264,375	\$263,000	\$279,000	\$302,750	\$336,514	+ 11.2%	+ 27.3%
68137	\$163,000	\$178,000	\$185,000	\$200,000	\$234,500	+ 17.3%	+ 43.9%
68138	\$160,000	\$170,000	\$183,000	\$200,000	\$226,875	+ 13.4%	+ 41.8%
68142	\$229,900	\$233,134	\$250,000	\$260,000	\$288,250	+ 10.9%	+ 25.4%
68144	\$176,000	\$182,000	\$205,000	\$220,000	\$251,000	+ 14.1%	+ 42.6%
68147	\$136,750	\$145,000	\$155,000	\$171,750	\$200,000	+ 16.4%	+ 46.3%
68152	\$219,900	\$212,000	\$200,200	\$235,000	\$280,000	+ 19.1%	+ 27.3%
68154	\$205,000	\$220,000	\$237,500	\$250,000	\$285,000	+ 14.0%	+ 39.0%
68157	\$160,000	\$175,000	\$187,500	\$199,000	\$239,500	+ 20.4%	+ 49.7%
68164	\$169,000	\$177,000	\$190,000	\$201,000	\$230,000	+ 14.4%	+ 36.1%
68301	\$345,000	\$172,900	\$215,500	\$209,500	\$211,500	+ 1.0%	- 38.7%
68310	\$123,000	\$96,000	\$108,000	\$139,750	\$139,000	- 0.5%	+ 13.0%
68317	\$233,311	\$221,000	\$215,000	\$232,500	\$270,000	+ 16.1%	+ 15.7%
68331	\$126,625	\$256,500	\$231,080	\$198,000	\$305,750	+ 54.4%	+ 141.5%
68333	\$139,900	\$155,505	\$160,500	\$174,250	\$224,500	+ 28.8%	+ 60.5%
68339	\$390,423	\$265,000	\$368,813	\$418,000	\$510,552	+ 22.1%	+ 30.8%
68347	\$226,000	\$209,500	\$198,000	\$213,950	\$281,950	+ 31.8%	+ 24.8%
68349	\$140,500	\$240,000	\$180,297	\$195,000	\$286,000	+ 46.7%	+ 103.6%
68358	\$350,438	\$315,000	\$291,500	\$305,000	\$370,000	+ 21.3%	+ 5.6%
68359	\$88,000	\$52,000	\$124,800	\$129,000	\$155,500	+ 20.5%	+ 76.7%

Area Historical Median Prices

	2017	2018	2019	2020	2021	Change From 2020	Change From 2017
68366	\$128,500	\$133,490	\$180,000	\$265,000	\$180,125	- 32.0%	+ 40.2%
68372	\$242,750	\$237,500	\$276,219	\$290,000	\$320,150	+ 10.4%	+ 31.9%
68402	\$338,750	\$157,000	\$299,900	\$217,500	\$340,000	+ 56.3%	+ 0.4%
68404	\$355,000	\$339,000	\$400,000	\$335,000	\$380,000	+ 13.4%	+ 7.0%
68405	\$156,000	\$184,000	\$156,250	\$172,000	\$190,000	+ 10.5%	+ 21.8%
68409	\$207,450	\$207,000	\$202,500	\$280,750	\$240,000	- 14.5%	+ 15.7%
68410	\$184,950	\$166,000	\$145,000	\$135,000	\$168,000	+ 24.4%	- 9.2%
68418	\$209,800	\$276,500	\$224,900	\$178,667	\$284,900	+ 59.5%	+ 35.8%
68428	\$323,900	\$299,900	\$362,000	\$420,000	\$560,000	+ 33.3%	+ 72.9%
68430	\$566,000	\$405,000	\$450,000	\$444,081	\$419,551	- 5.5%	- 25.9%
68434	\$180,910	\$175,000	\$210,000	\$230,000	\$210,000	- 8.7%	+ 16.1%
68446	\$116,000	\$155,000	\$190,000	\$164,000	\$182,500	+ 11.3%	+ 57.3%
68456	\$108,500	\$111,325	\$149,000	\$150,000	\$125,500	- 16.3%	+ 15.7%
68462	\$225,422	\$227,553	\$246,950	\$255,000	\$325,000	+ 27.5%	+ 44.2%
68463	\$124,000	\$143,500	\$240,000	\$140,000	\$147,500	+ 5.4%	+ 19.0%
68465	\$84,000	\$114,000	\$135,000	\$129,250	\$168,100	+ 30.1%	+ 100.1%
68502	\$142,750	\$148,000	\$159,000	\$175,000	\$198,000	+ 13.1%	+ 38.7%
68503	\$108,000	\$116,000	\$124,250	\$123,000	\$160,000	+ 30.1%	+ 48.1%
68504	\$122,000	\$136,000	\$145,000	\$156,000	\$175,000	+ 12.2%	+ 43.4%
68505	\$156,000	\$167,200	\$170,000	\$186,950	\$220,000	+ 17.7%	+ 41.0%
68506	\$155,000	\$170,000	\$180,000	\$193,500	\$225,000	+ 16.3%	+ 45.2%
68507	\$164,900	\$175,000	\$175,700	\$190,500	\$208,900	+ 9.7%	+ 26.7%
68508	\$134,500	\$165,000	\$170,000	\$120,000	\$170,000	+ 41.7%	+ 26.4%
68510	\$147,750	\$165,000	\$167,000	\$184,000	\$206,000	+ 12.0%	+ 39.4%
68512	\$215,000	\$223,500	\$245,000	\$241,000	\$280,000	+ 16.2%	+ 30.2%
68514	\$325,000	\$258,858	\$285,200	\$300,000	\$352,500	+ 17.5%	+ 8.5%
68516	\$262,000	\$274,999	\$280,278	\$305,000	\$325,000	+ 6.6%	+ 24.0%
68520	\$443,250	\$402,345	\$368,250	\$394,900	\$544,950	+ 38.0%	+ 22.9%
68521	\$171,450	\$195,000	\$203,880	\$213,250	\$245,000	+ 14.9%	+ 42.9%
68522	\$174,376	\$175,500	\$188,200	\$203,450	\$233,500	+ 14.8%	+ 33.9%
68523	\$334,500	\$405,000	\$329,268	\$343,550	\$367,600	+ 7.0%	+ 9.9%
68524	\$146,750	\$158,000	\$154,950	\$195,000	\$206,280	+ 5.8%	+ 40.6%
68526	\$320,500	\$312,700	\$334,900	\$292,000	\$406,000	+ 39.0%	+ 26.7%
68527	\$329,950	\$337,250	\$370,933	\$387,251	\$427,251	+ 10.3%	+ 29.5%
68528	\$166,000	\$199,900	\$206,500	\$230,000	\$252,500	+ 9.8%	+ 52.1%
68532	\$372,500	\$442,500	\$480,000	\$474,500	\$459,445	- 3.2%	+ 23.3%
68633	\$30,000	\$82,000	\$75,000	\$74,750	\$135,000	+ 80.6%	+ 350.0%
68649	\$111,000	\$141,250	\$161,125	\$142,500	\$308,750	+ 116.7%	+ 178.2%
68651	\$56,500	\$56,250	\$80,000	\$87,750	\$108,500	+ 23.6%	+ 92.0%
68666	\$86,625	\$107,450	\$99,500	\$109,250	\$130,000	+ 19.0%	+ 50.1%
68716	\$87,750	\$87,450	\$116,000	\$113,500	\$142,500	+ 25.6%	+ 62.4%
68727	\$65,000	\$55,000	\$74,450	\$76,000	\$53,500	- 29.6%	- 17.7%
68739	\$85,250	\$93,500	\$87,000	\$100,950	\$152,500	+ 51.1%	+ 78.9%
68788	\$132,000	\$118,750	\$145,250	\$143,687	\$152,500	+ 6.1%	+ 15.5%
68791	\$67,500	\$144,450	\$65,750	\$110,000	\$84,000	- 23.6%	+ 24.4%