

**2009 Summary: Midlands MLS
REALTORS® Association of Lincoln**

LINCOLN, NEBRASKA MARKET AREA

OVERALL MARKET ACTIVITY

- At the end of December 2009, there were 1,672 single-family residential homes on the market; nearly 20 percent below the number on the market one year ago.
- There were **6,895** new listings processed through the MLS system during 2009; 8.9 percent below the number processed one year ago (includes re-listed properties).
- There were a total of 4,041 single-family homes sold through the MLS system during 2009; 11.4 percent higher than the total number sold in 2008 (3,626); and 12.8 percent lower than the total number of record sales in 2004 (4,632).
- The overall median price of single-family home sold through the MLS system during 2009 was **\$129,900.**; 2.3 percent lower than 2008 (\$133,000); and 3.8 percent below the record high in 2005 and 2006 (\$135,000).

EXISTING HOME SALES

- There were **3,574** existing single-family homes sold through the MLS in 2009; up 13.1 percent from 2008; and nearly even with the record high in 2005 (3,599).
- The median sale price of an existing single-family home sold through the MLS remained at \$125,000 in 2008 and 2009; 1.6 percent below the record-high in 2007 (\$127,000).

NEW HOME SALES

- There were **467** new single-family homes sold through the MLS in 2009; up by one home from 2008 (466) which was the lowest-level in more than ten years.
- The number of new single-family homes sold through the MLS in 2009 (467) was **25.5 percent lower** than the number sold in 2007 (627), and was **57.2 percent lower** than the record number sold in 2003 (1090).
- The median sale price of a new single-family home sold through the MLS in 2009 was **\$179,975**; 6 percent lower than 2008 (\$191,543); and 8 percent below the record-high in 2006 (\$195,000).

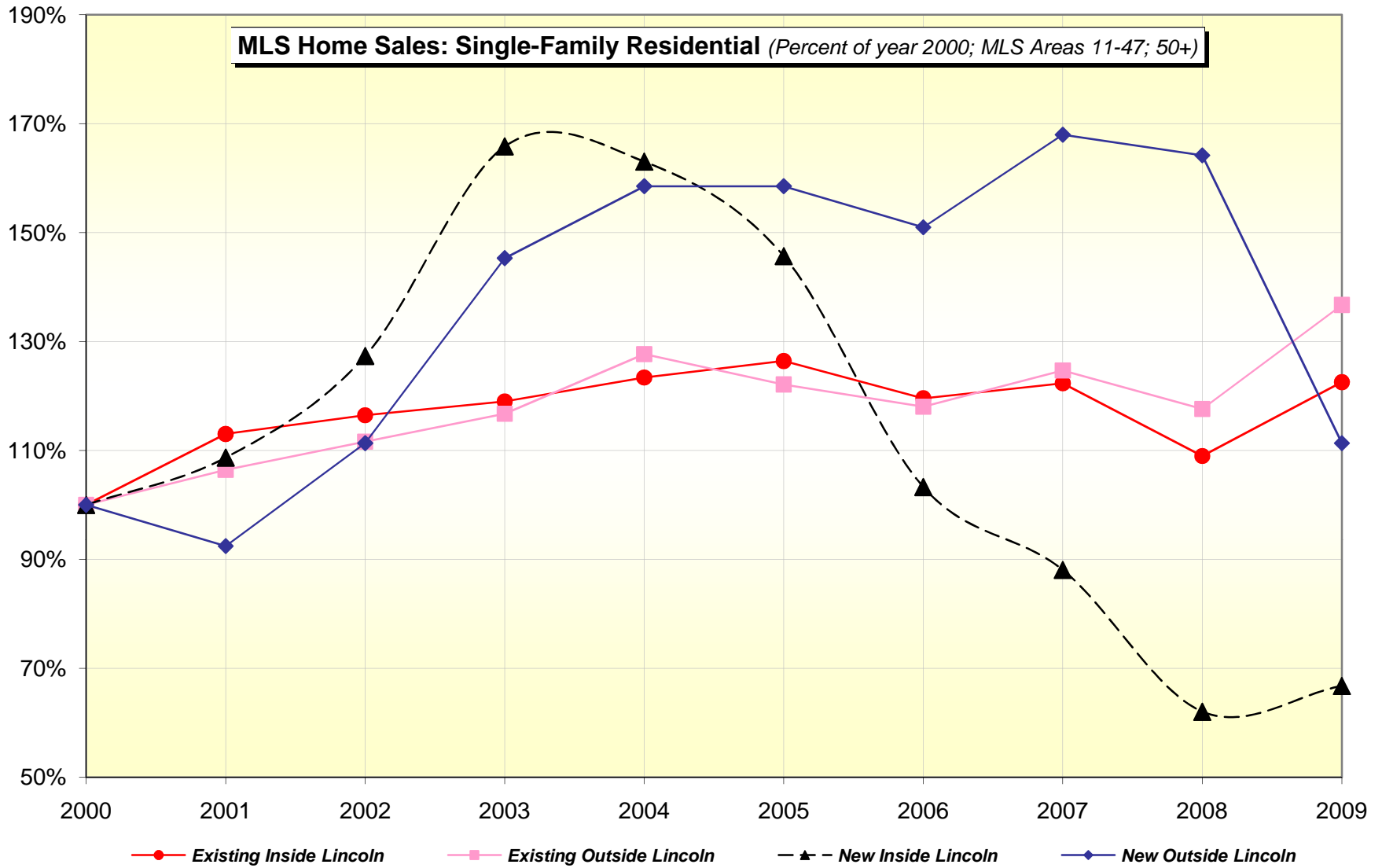
**2009 Report: Midlands MLS
REALTORS® Association of Lincoln**

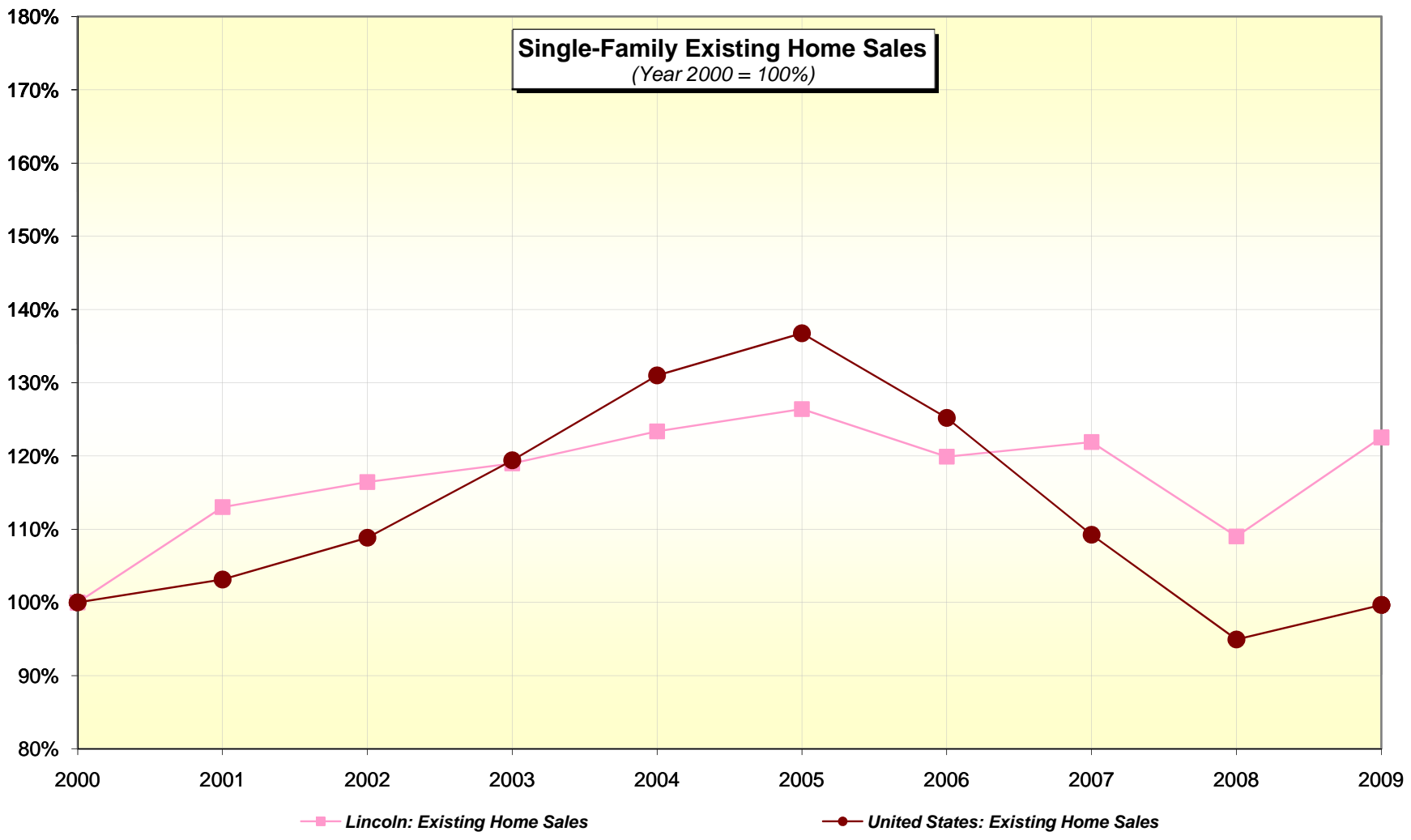
LINCOLN, NEBRASKA MARKET AREA							
	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>
Single-Family Residential Listings on Market (12/31)	1,344	1,535	1,784	2,052	2,083	2,050	1,672
Single-family residential listings processed	6,490	6,782	7,240	7,681	7,886	7,732	6,895
NEW HOMES							
New home sales closed	1,090	1,080	974	711	627	466	467
Median sale price of new homes closed	\$168,775	\$170,970	\$179,950	\$195,000	\$190,839	\$191,543	\$179,975
EXISTING HOMES							
Existing home sales closed	3,396	3,552	3,599	3,416	3,513	3,160	3,574
Median sale price of existing homes closed	\$118,000	\$120,000	\$124,900	\$125,500	\$127,000	\$125,000	\$125,000
Total single-family residential sales closed	4,486	4,632	4,573	4,127	4,140	3,626	4,041
Median sale price of single-family residential sales	\$129,900	\$131,250	\$135,000	\$135,000	\$134,900	\$133,000	\$129,900

Midlands MLS
Year End Closed Sales
Single-Family Residential

YEAR	EXISTING HOMES			NEW HOMES		
	AREA 11-47	AREA 50+	ALL AREAS	AREA 11-47	AREA 50+	ALL AREAS
2009	2937	637	3574	408	59	467
2008	2612	548	3160	379	87	466
2007	2932	581	3513	538	89	627
2006	2866	550	3416	631	80	711
2005	3030	569	3599	890	84	974
2004	2957	595	3552	996	84	1080
2003	2852	544	3396	1013	77	1090
2002	2791	520	3311	778	59	837

MLS Home Sales: Single-Family Residential (Percent of year 2000; MLS Areas 11-47; 50+)



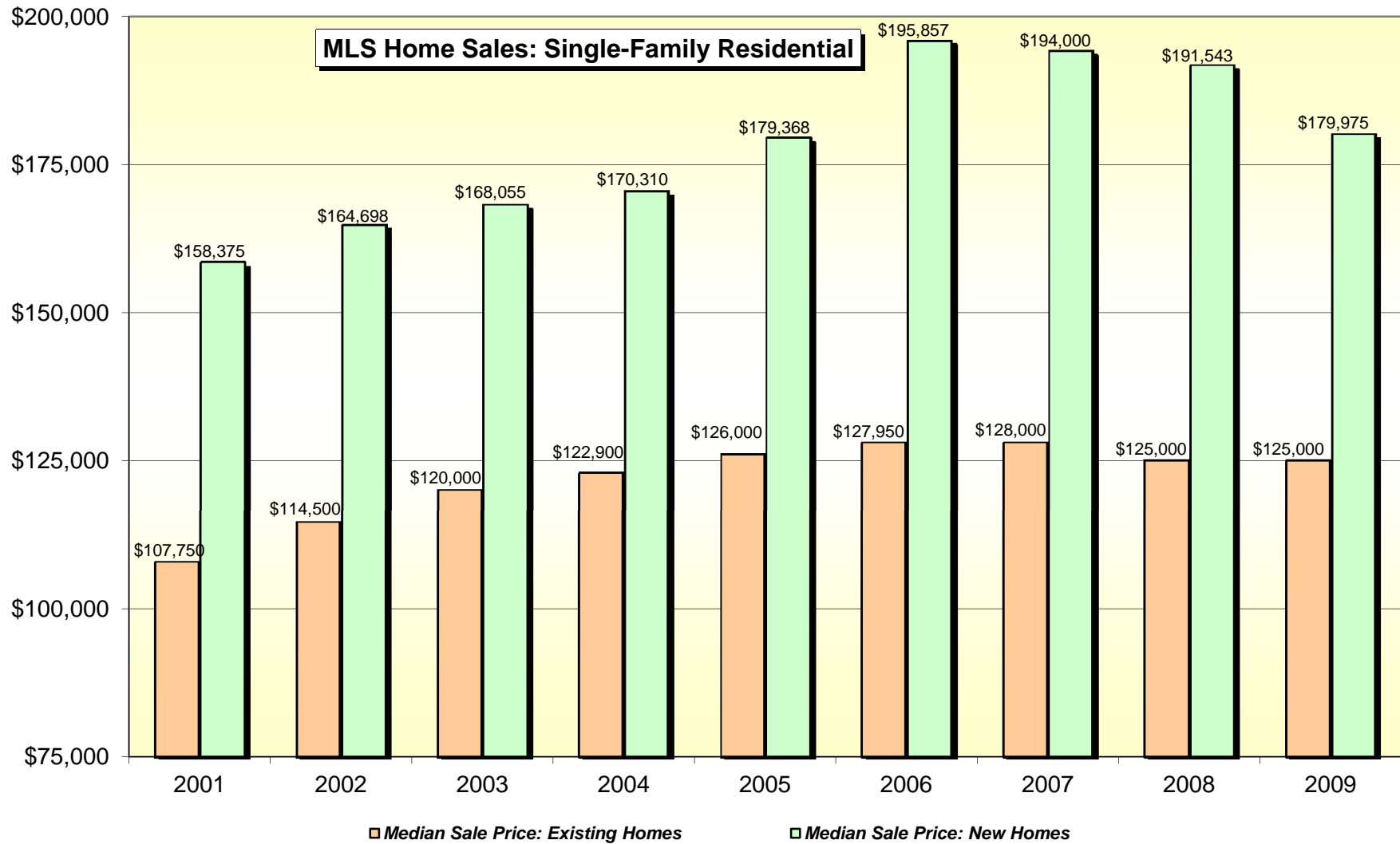


Lincoln, Nebraska: Residential Sales

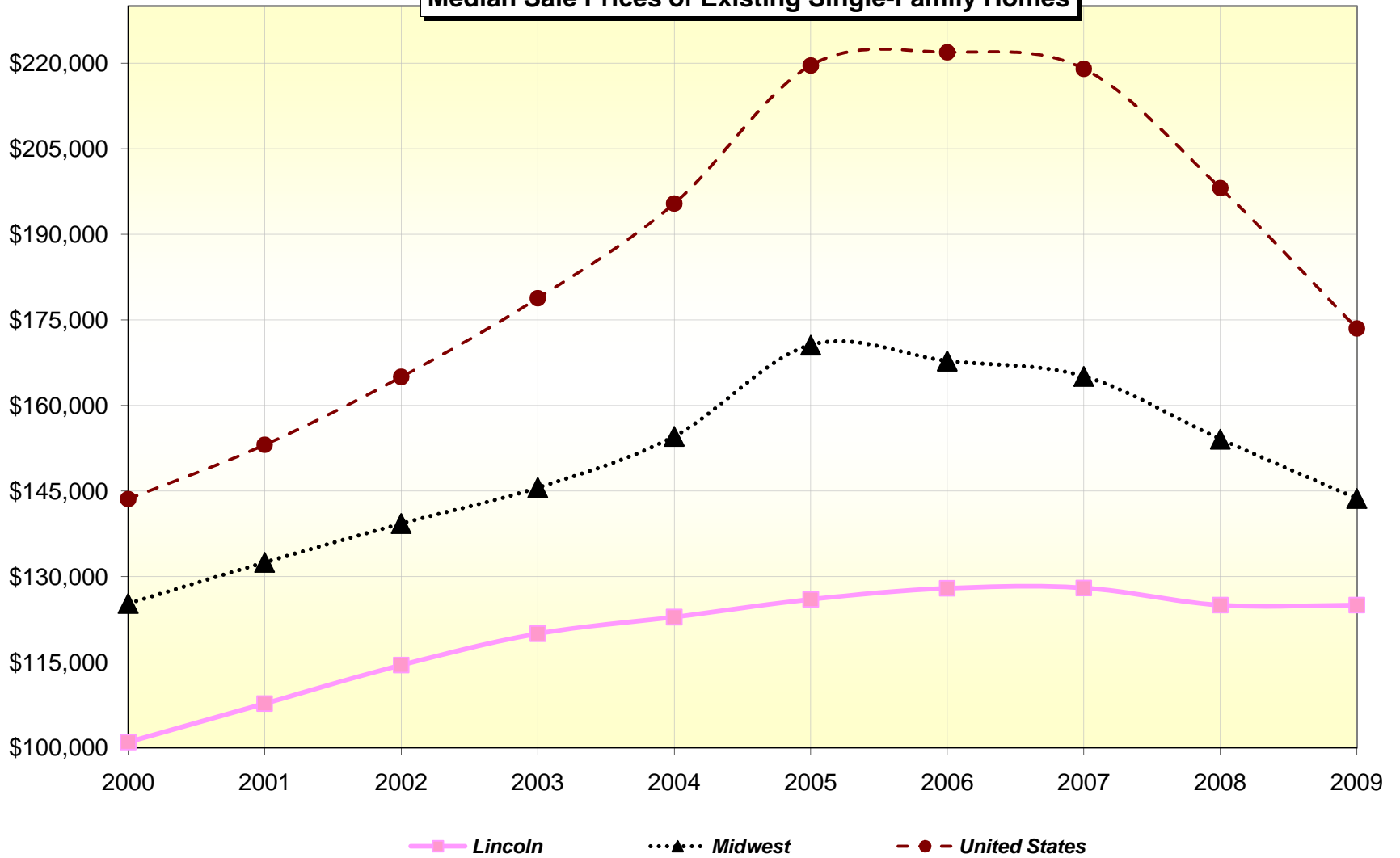
(Midlands MLS / REALTORS® Association of Lincoln)

YEAR	Median Sale Price: Existing Homes	Median Sale Price: New Homes
2000	\$101,000	\$160,000
2001	\$107,750	\$158,375
2002	\$114,500	\$164,698
2003	\$120,000	\$168,055
2004	\$122,900	\$170,310
2005	\$126,000	\$179,368
2006	\$127,950	\$195,857
2007	\$128,000	\$194,000
2008	\$125,000	\$191,543
2009	\$125,000	\$179,975

MLS Home Sales: Single-Family Residential



Median Sale Prices of Existing Single-Family Homes



Midlands MLS - New and Existing Single-Family Home Sales 2009

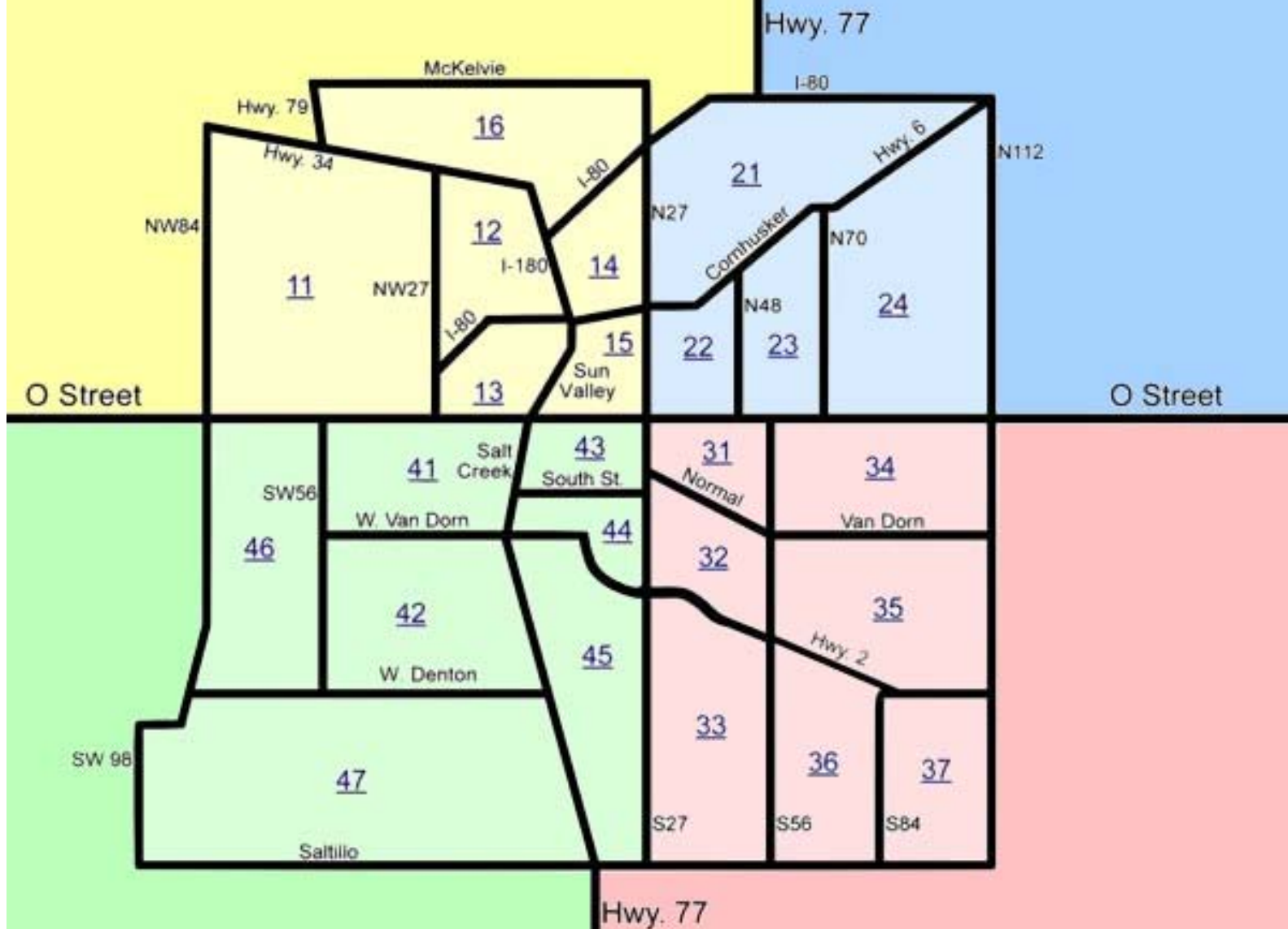
Area	Number Sold	Days On Market	Low	Median	High
11 NW Lincoln	128	70	\$32,500	\$115,750	\$255,000
12 NW Lincoln	143	64	\$67,000	\$128,900	\$237,000
13 NW Lincoln	45	79	\$35,000	\$106,900	\$450,000
14 NW Lincoln	222	69	\$23,500	\$128,750	\$283,885
15 NW Lincoln	46	69	\$21,000	\$66,875	\$337,500
16 NW Lincoln	71	63	\$93,000	\$178,500	\$520,000
50 NW Lancaster	10	84	\$110,000	\$223,500	\$317,500
51 Malcolm, NE	7	97	\$94,000	\$127,500	\$288,000
52 Raymond, NE	3	97	\$35,000	\$175,000	\$225,000
53 Davey, NE	1	12	\$52,000	\$52,000	\$52,000
150 NW out of Lancaster	182	91	\$11,250	\$119,500	\$475,000
21 NE Lincoln	21	105	\$77,000	\$155,000	\$244,000
22 NE Lincoln	132	81	\$20,000	\$77,500	\$178,500
23 NE Lincoln	246	68	\$25,000	\$91,500	\$172,500
24 NE Lincoln	271	64	\$31,122	\$130,900	\$310,000
60 NE Lancaster	6	62	\$148,750	\$241,250	\$309,900
61 Waverly, NE	63	91	\$58,000	\$142,000	\$278,000
160 NE out of Lancaster	138	81	\$5,000	\$104,500	\$623,000
31 SE Lincoln	208	59	\$31,900	\$105,000	\$575,000
32 SE Lincoln	249	60	\$21,500	\$128,000	\$690,000
33 SE Lincoln	307	64	\$47,800	\$175,000	\$470,000
34 SE Lincoln	197	60	\$56,000	\$142,000	\$430,000
35 SE Lincoln	320	66	\$50,000	\$187,700	\$1,139,950
36 SE Lincoln	74	104	\$124,900	\$211,500	\$425,000
37 SE Lincoln	26	81	\$74,900	\$139,900	\$700,000
70 SE Lancaster	21	59	\$79,000	\$235,000	\$1,400,000
71 Roca, NE	3	133	\$100,000	\$138,000	\$425,000
72 Hickman, NE	36	119	\$24,400	\$158,900	\$315,000
73 Firth, NE	9	84	\$135,000	\$189,000	\$224,000
74 Panama, NE	3	80	\$48,900	\$55,000	\$118,900
75 Bennet, NE	18	69	\$20,006	\$149,325	\$325,000
170 SE out of Lancaster	63	72	\$1,500	\$106,750	\$389,000
41 SW Lincoln	142	52	\$36,000	\$127,250	\$440,000
42 SW Lincoln	15	100	\$35,000	\$200,000	\$270,000
43 SW Lincoln	126	75	\$13,500	\$79,975	\$292,000
44 SW Lincoln	137	65	\$20,000	\$118,000	\$648,000
45 SW Lincoln	211	72	\$61,000	\$171,000	\$690,000
46 SW Lincoln	3	53	\$134,500	\$140,500	\$275,000
47 SW Lincoln	5	130	\$180,000	\$260,000	\$422,000
80 SW Lancaster	12	70	\$93,000	\$226,450	\$380,000
81 Denton, NE	7	86	\$50,000	\$114,500	\$223,950
82 Hallam, NE	4	189	\$65,000	\$95,250	\$210,000
83 Sprague, NE	4	134	\$82,000	\$91,000	\$103,000
180 SW out of Lancaster	106	100	\$15,000	\$82,250	\$369,000
All Market Areas	4,041	71	\$1,500	\$129,900	\$1,400,000

Lincoln, Nebraska

Midlands MLS - Area Map

50 - Rural Lancaster County
51 - Malcolm
52 - Raymond
53 - Davey
 150 - Outside of Lancaster Co.

60 - Rural Lancaster County
61 - Waverly
 160 - Outside of Lancaster Co.

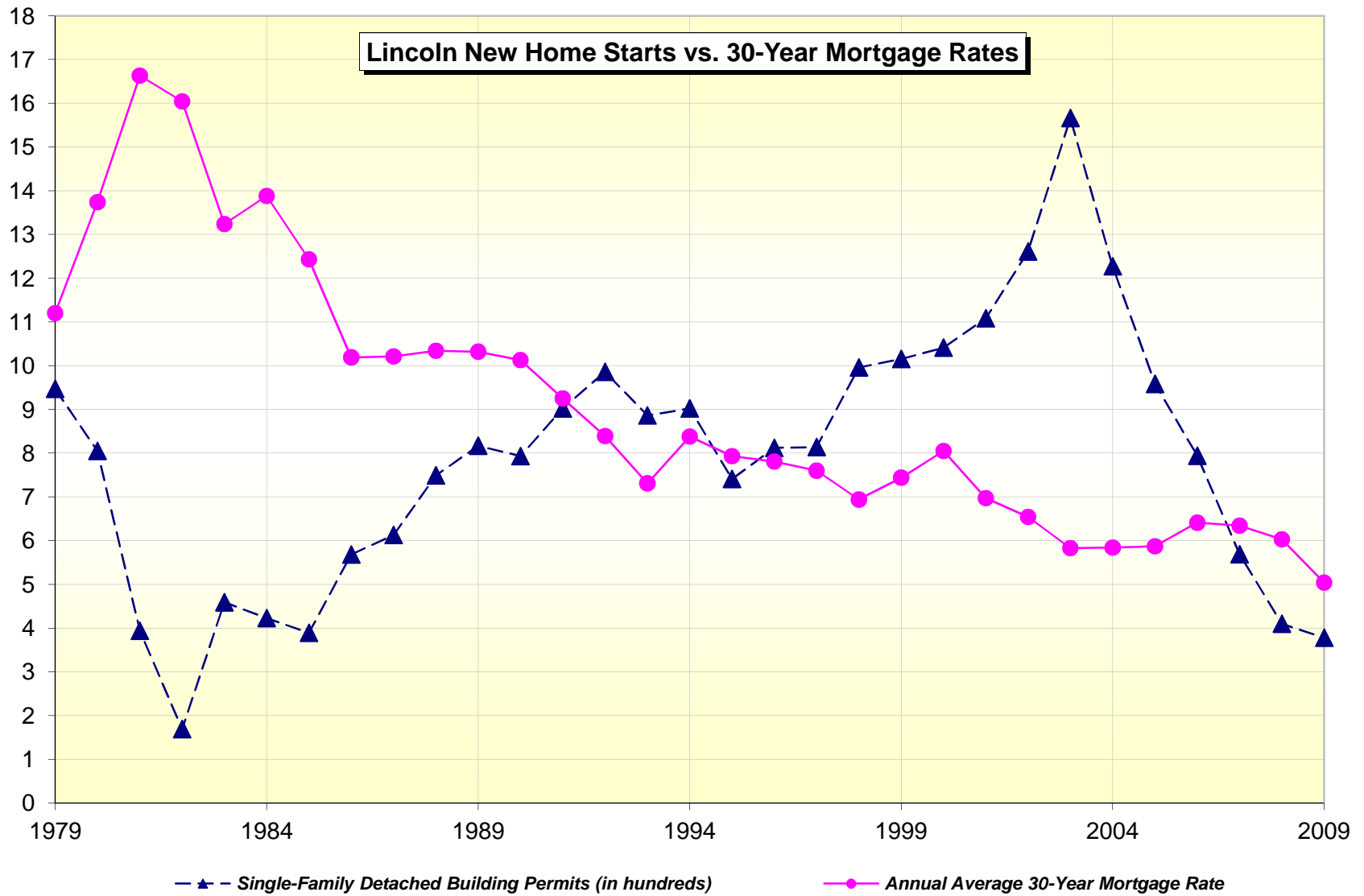


80 - Rural Lancaster County
81 - Denton
82 - Hallam
83 - Sprague
 180 - Outside of Lancaster Co.

70 - Rural Lancaster County
71 - Roca
72 - Hickman
73 - Firth
74 - Panama
75 - Bennet
 170 - Outside of Lancaster Co.

Lincoln New Home Starts vs. 30-Year Mortgage Rates

YEAR	Single-Family Detached Building Permits	Annual Average 30-Year Mortgage Rate
1975	1125	9.05
1976	1500	8.87
1977	1491	8.85
1978	1402	9.64
1979	947	11.20
1980	805	13.74
1981	394	16.63
1982	169	16.04
1983	459	13.24
1984	423	13.88
1985	389	12.43
1986	568	10.19
1987	613	10.21
1988	749	10.34
1989	817	10.32
1990	793	10.13
1991	902	9.25
1992	986	8.39
1993	886	7.31
1994	902	8.38
1995	741	7.93
1996	812	7.81
1997	814	7.60
1998	996	6.94
1999	1015	7.44
2000	1041	8.05
2001	1108	6.97
2002	1261	6.54
2003	1566	5.83
2004	1227	5.84
2005	958	5.87
2006	794	6.41
2007	569	6.34
2008	410	6.03
2009	378	5.04



Single-Family New Home Permits
(Year 2000 = 100%)

