

Annual Report on the Great Plains Regional MLS Housing Market

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



2022

2022 Annual Report on the Great Plains Regional MLS Housing Market

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2022 began where 2021 left off: Mortgage rates were near historic lows, buyer competition was fierce, and homes were selling at a breakneck pace, often with multiple bids and all-cash offers, due to pent-up demand and a shortage of housing supply, causing sales prices to soar to new heights. But all that changed a few months later as mortgage rates began to rise, adding hundreds of dollars to monthly mortgage payments and causing housing affordability to plummet to its lowest level in decades. As borrowing costs continued to increase, home sales and home prices began to slow, and after two years of record-breaking activity, the red-hot housing market was finally cooling.

Sales: Pending sales decreased 14.2 percent, finishing 2022 at 18,790. Closed sales were down 11.3 percent to end the year at 19,719.

Listings: Comparing 2022 to the prior year, the number of homes available for sale was up by 57.7 percent. There were 2,356 active listings at the end of 2022. New listings decreased by 3.6 percent to finish the year at 25,335.

Prices: Home prices were up compared to last year. The overall median closed price increased 11.5 percent to \$275,000 for the year. Single Family home prices were up 10.0 percent compared to last year, and Townhouse-Condo home prices were up 20.8 percent.

Sales by Price Range: The number of homes sold in the \$130,000 to \$185,999 price range fell 31.1 percent to 2,431 homes. Homes sold in the \$289,000 or More price range were up 10.1 percent to 9,144 homes.

List Price Received: Sellers received, on average, 101.3 percent of their list price at sale, which remained unchanged from last year.

Home sales continued to decline throughout much of the year, as affordability challenges took their toll on market participants, forcing many prospective buyers and sellers to the sidelines. To help offset rising costs, some buyers moved from bigger, more expensive cities to smaller, more affordable areas, while others turned to the rental market, where competition and rental prices surged. As mortgage rates continued to climb and market conditions shifted, many homeowners were reluctant to sell their homes, and with buyer demand down, homebuilders eased production, further constraining an already limited supply of housing.

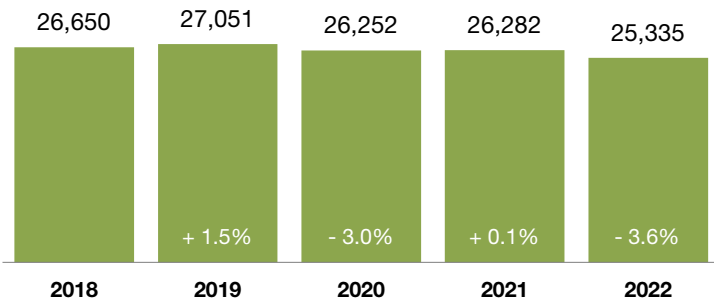
Looking ahead to the 2023, much depends on inflation, mortgage interest rates, and the broader state of the economy, although economists predict many of 2022's housing trends will continue into the new year: home sales will soften, price growth will moderate, inventory will remain tight, and there will be greater variability between markets nationally, with some regions possibly seeing price declines while other, more affordable areas of the country remain in high demand and experience price growth.

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Quick Facts

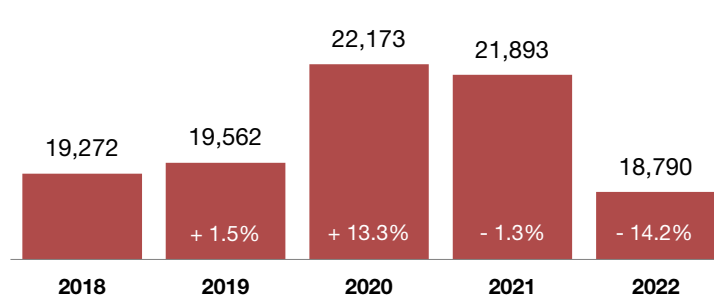
New Listings



Top 10: Change in New Listings from 2021

51551	+ 466.7%
68727	+ 450.0%
Dixon County	+ 300.0%
Howard County	+ 300.0%
51526	+ 225.0%
68301	+ 214.3%
68065	+ 154.5%
68649	+ 125.0%
Colfax County	+ 125.0%
Mills County, IA	+ 124.0%

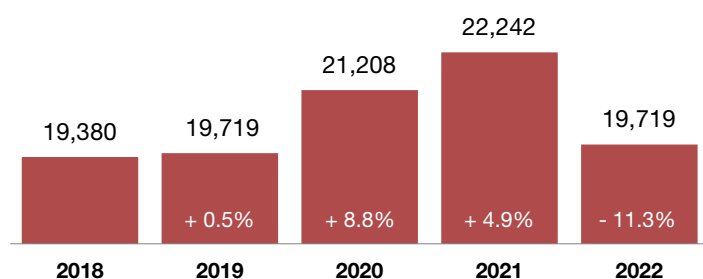
Pending Sales



Top 10: Change in Pending Sales from 2021

Shelby County, IA	+ 250.0%
68727	+ 233.3%
51551	+ 233.3%
68649	+ 144.4%
Thurston County	+ 125.0%
Richardson County	+ 125.0%
51526	+ 100.0%
68065	+ 100.0%
68349	+ 75.0%
Johnson County	+ 73.9%

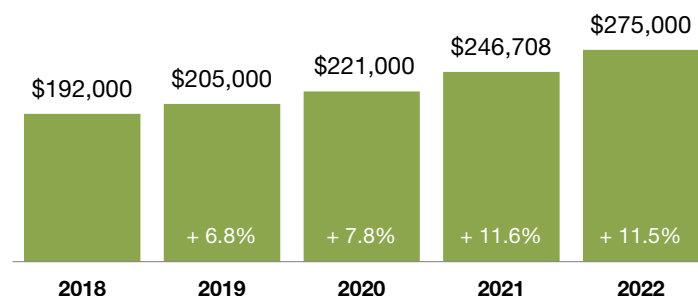
Closed Sales



Top 10: Change in Closed Sales from 2021

51551	+ 450.0%
68065	+ 166.7%
Richardson County	+ 166.7%
68649	+ 162.5%
68301	+ 150.0%
Shelby County, IA	+ 133.3%
68349	+ 128.6%
Thurston County	+ 125.0%
68727	+ 125.0%
Page County, IA	+ 100.0%

Median Closed Price

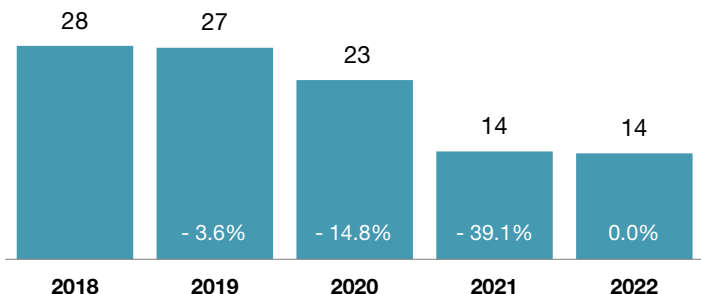


Top 10: Change in Median Closed Price from 2021

Page County, IA	+ 369.2%
Dixon County	+ 368.8%
Madison County	+ 158.6%
Thayer County	+ 136.5%
Adams County	+ 130.9%
68727	+ 118.7%
68064	+ 104.4%
68029	+ 103.7%
Merrick County	+ 97.9%
68050	+ 90.0%

Quick Facts

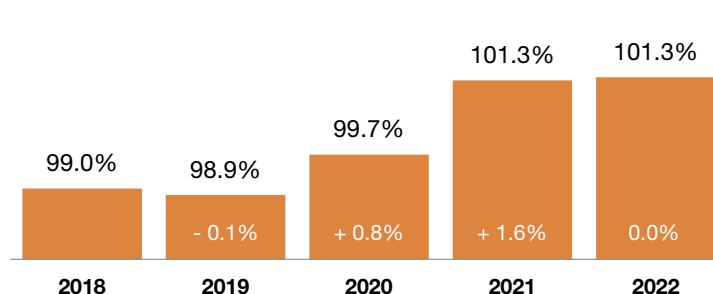
Days on Market Until Sale



Top 10: Change in Days on Market Until Sale from 2021

Howard County	+ 820.0%
51551	+ 550.0%
51557	+ 400.0%
Shelby County, IA	+ 366.7%
68157	+ 357.1%
68666	+ 250.0%
68138	+ 200.0%
68038	+ 200.0%
68402	+ 183.3%
68347	+ 154.5%

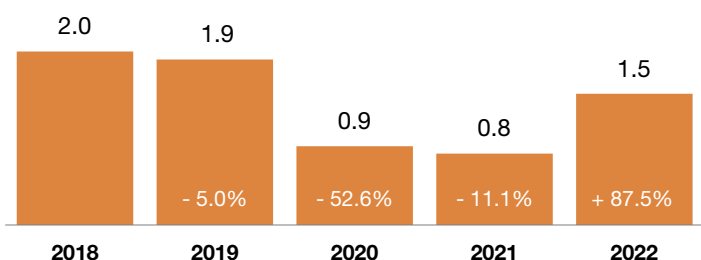
Percent of List Price Received



Top 10: Change in Percent of List Price Received from 2021

Dixon County	+ 25.0%
68651	+ 14.7%
68727	+ 13.9%
51557	+ 11.6%
68033	+ 10.4%
68050	+ 9.4%
Colfax County	+ 8.5%
Page County, IA	+ 8.4%
68791	+ 7.3%
51526	+ 7.0%

Months Supply of Inventory

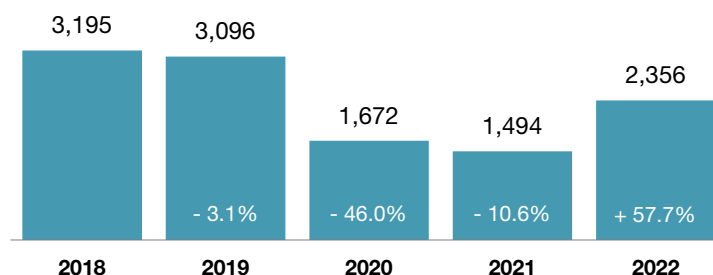


Top 10: Change in Months Supply of Inventory from 2021

68524	+ 900.0%
Mills County, IA	+ 640.0%
68136	+ 600.0%
68114	+ 450.0%
68137	+ 400.0%
68339	+ 400.0%
68142	+ 383.3%
68029	+ 300.0%
68122	+ 300.0%
68028	+ 261.5%

Inventory of Homes for Sale

At the end of each year.



Top 10: Change in Inventory of Homes for Sale from 2021

Mills County, IA	+ 1,000.0%
68136	+ 440.0%
68524	+ 400.0%
68142	+ 350.0%
68029	+ 300.0%
68446	+ 300.0%
68339	+ 300.0%
68137	+ 250.0%
68114	+ 250.0%
68528	+ 250.0%

Property Type Review

13

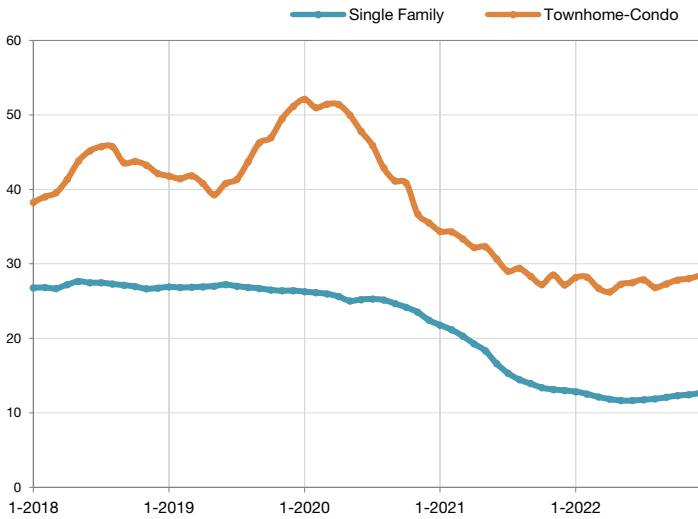
Average Days on Market Single Family

28

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 2022

68102	89.4%
68508	67.8%
68131	41.5%
68116	9.5%
68142	9.4%
68154	7.3%
68137	6.5%
68130	5.6%
68022	5.5%
68114	5.4%
68506	5.1%
Douglas County	5.0%
68007	4.8%
68108	4.7%
68128	4.4%
68135	4.4%
68118	4.3%
68132	4.3%
68136	3.9%
68505	3.5%
68510	3.5%
68105	3.4%
68138	3.4%
Lancaster County	3.1%
68521	2.4%
68124	2.1%

+ 10.0%

One-Year Change in Price Single Family

+ 20.8%

One-Year Change in Price Townhome-Condo

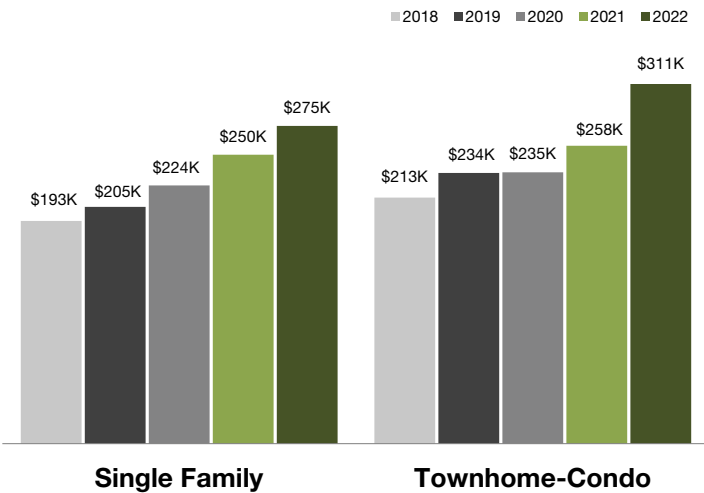
101.4%

Pct. of List Price Received Single Family

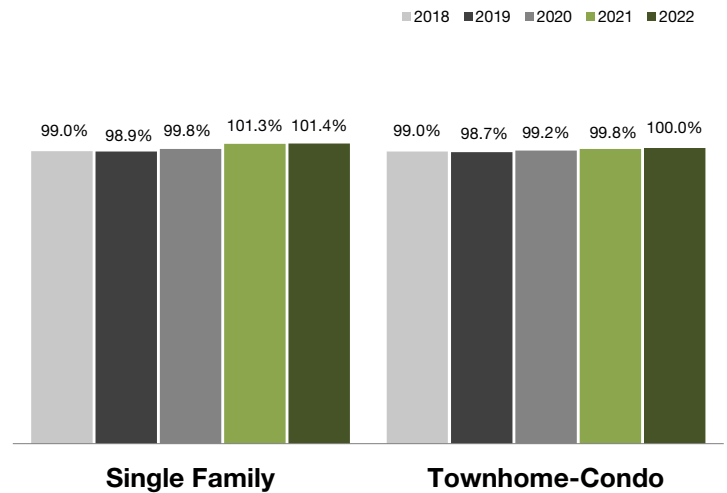
100.0%

Pct. of List Price Received Townhome-Condo

Median Sales Price



Percent of List Price Received



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

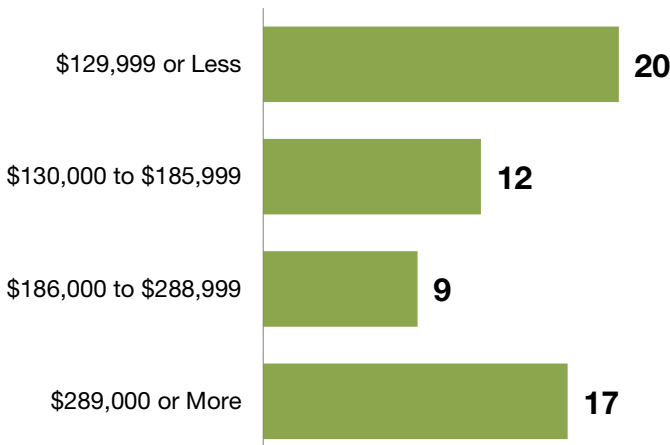
4.6%

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

- 20.6%

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



\$289,000 or More

Price Range with the Most Closed Sales

+ 10.1%

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

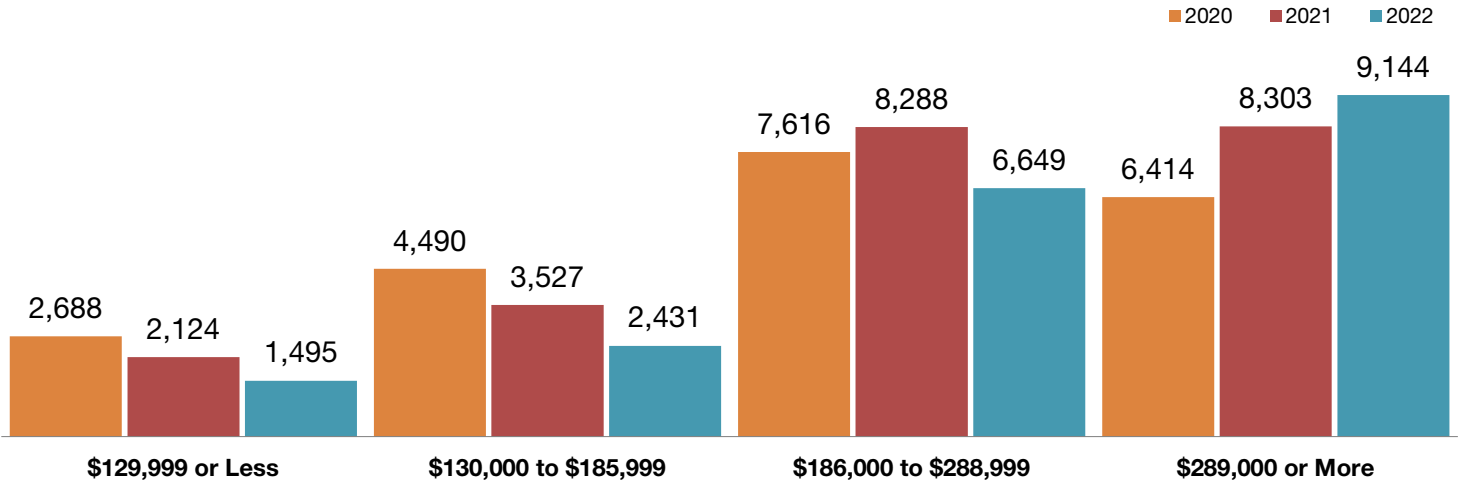
\$129,999 or Less

Price Range with the Fewest Closed Sales

- 31.1%

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

Closed Sales by Price Range



Bedroom Count Review

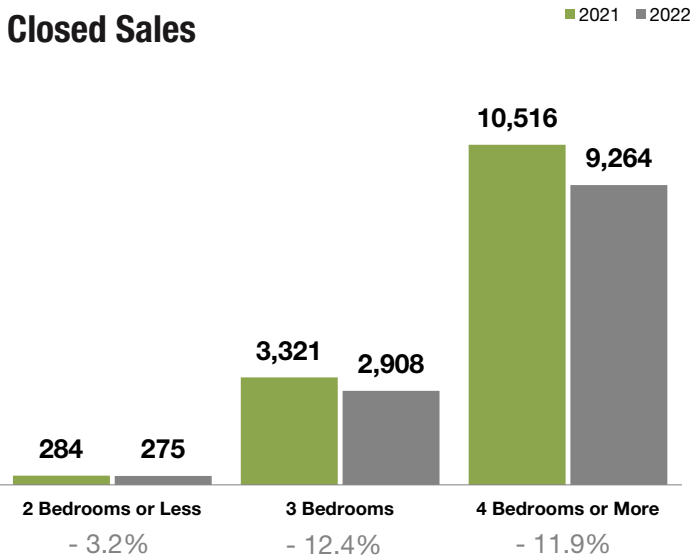
- 3.2%

Reduction in Closed Sales
2 Bedrooms or Less

- 11.9%

Reduction in Closed Sales
4 Bedrooms or More

Closed Sales



Top Areas: 4 Bedrooms or More Market Share in 2022

Dixon County	100.0%
Howard County	100.0%
51525	100.0%
68029	100.0%
68033	100.0%
68532	100.0%
68456	80.0%
68122	78.3%
68137	73.3%
51551	72.7%
68164	70.5%
68138	69.3%
68157	68.4%
68127	66.8%
51557	66.7%
68015	66.7%
68404	66.7%
68134	65.9%
68059	65.3%
68142	65.0%
51510	63.6%
68005	63.4%
68152	62.5%
68144	62.1%
68038	61.5%
68524	61.5%

101.3%

Percent of List Price Received
in 2022 for
All Properties

98.0%

Percent of List Price Received
in 2022 for
2 Bedrooms or Less

100.8%

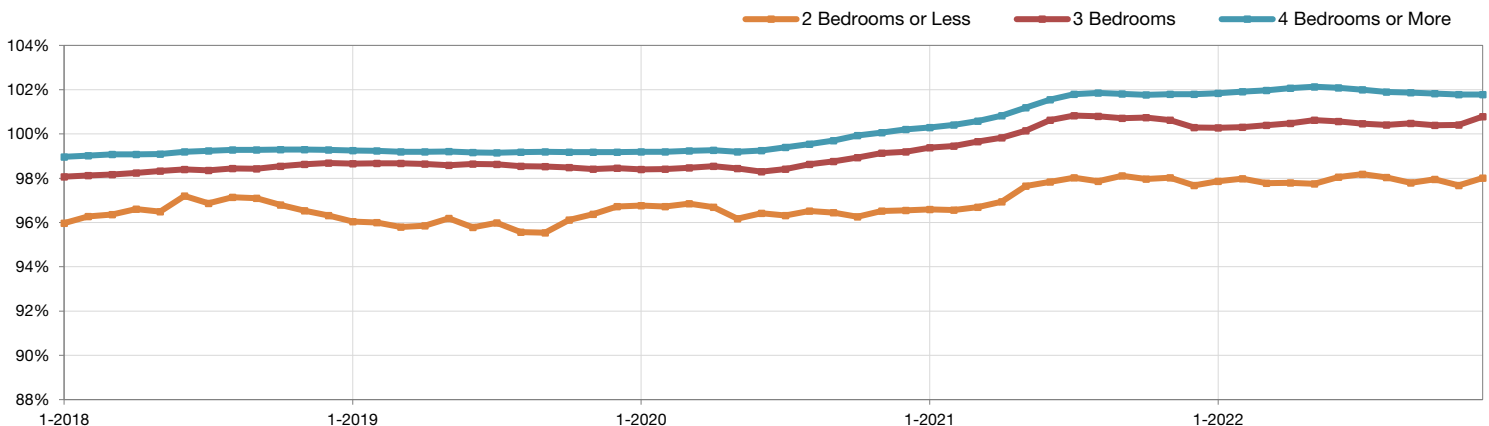
Percent of List Price Received
in 2022 for
3 Bedrooms

101.8%

Percent of List Price Received
in 2022 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

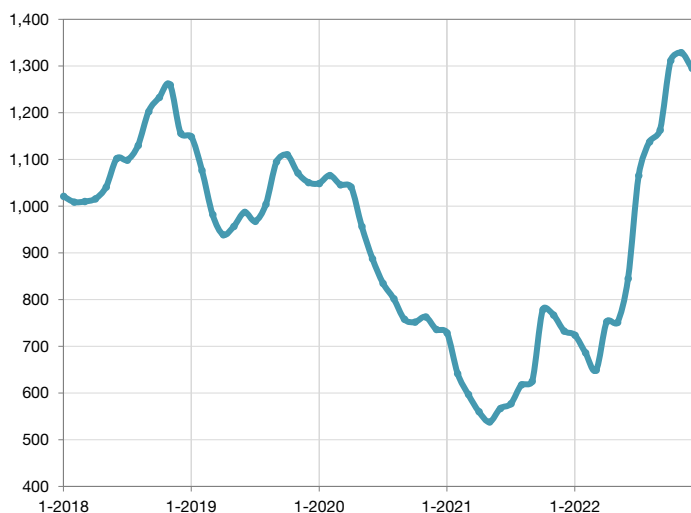
Nov '22

5,805

Peak of
New Construction Inventory

New Construction Inventory at
Peak

New Construction Homes for Sale



Top Areas: New Construction Market Share in 2022

68521	77.7%
68524	57.1%
68514	48.8%
68015	47.9%
68418	43.8%
68003	42.4%
68510	42.3%
68023	41.7%
68050	37.7%
68041	37.4%
68152	36.2%
68134	35.3%
68506	34.8%
68359	30.7%
68523	29.4%
68131	29.0%
68446	28.0%
68117	24.8%
68526	24.2%
Richardson County	24.2%
68333	22.2%
68065	20.3%
68409	18.2%
51575	18.0%
68512	17.7%
68116	17.4%

7.6

0.8

Year-End Months Supply
New Construction

Year-End Months Supply
Previously Owned

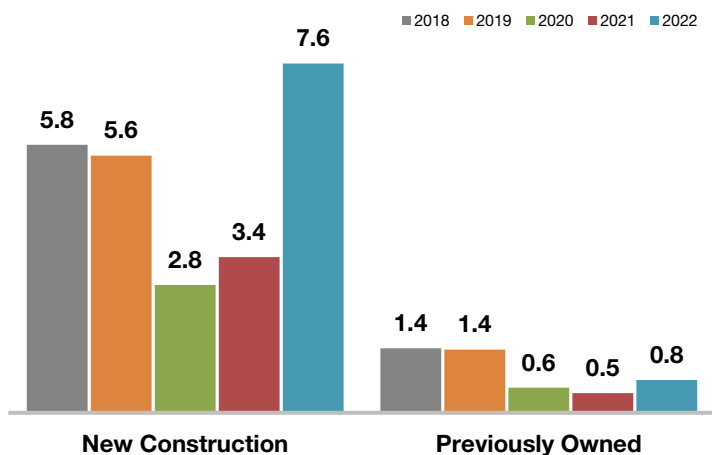
101.7%

101.3%

Pct. of List Price Received
New Construction

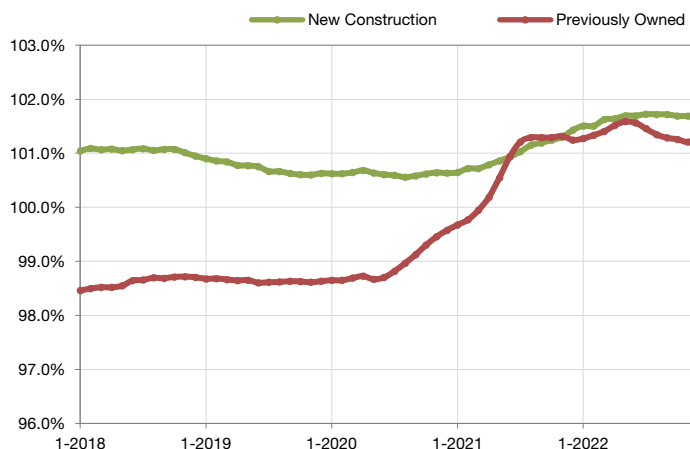
Pct. of List Price Received
Previously Owned

Months Supply of Inventory



Percent of List Price Received

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





Area Overviews

	Total Closed Sales	Change from 2021	New Listings	Homes for Sale	Months Supply of Inventory	Days on Market Until Sale	Pct. of List Price Received
Adams County	7	- 30.0%	8	--	0.0	9	100.2%
Burt County	72	+ 22.0%	86	9	1.4	31	95.9%
Butler County	22	+ 10.0%	34	4	2.0	24	97.3%
Cass County, NE	389	- 10.4%	502	40	1.3	15	100.2%
Cedar County	24	- 4.0%	28	3	1.3	16	96.6%
Clay County	28	- 17.6%	27	3	1.0	29	100.2%
Colfax County	7	- 12.5%	9	0	0.0	7	98.0%
Cuming County	50	- 7.4%	51	8	2.0	29	96.1%
Dixon County	1	0.0%	4	1	1.0	2	100.0%
Dodge County	469	+ 2.6%	580	69	1.9	24	99.3%
Douglas County	8,631	- 16.5%	10,812	785	1.1	11	102.0%
Fillmore County	38	- 7.3%	45	1	0.3	19	97.7%
Gage County	283	- 0.7%	357	39	1.7	21	98.1%
Hall County	13	+ 30.0%	15	2	1.3	11	101.4%
Hamilton County	17	- 15.0%	23	2	1.3	18	97.8%
Holt County	0	--	1	0	0.0	0	0.0%
Howard County	1	0.0%	4	3	3.0	46	90.9%
Jefferson County	71	+ 2.9%	84	12	1.9	43	95.3%
Johnson County	38	+ 58.3%	42	5	1.5	23	96.0%
Knox County	2	--	2	0	0.0	19	95.2%
Lancaster County	4,696	- 7.2%	6,195	563	1.5	15	101.3%
Lincoln County	0	--	1	1	--	0	0.0%
Madison County	2	- 66.7%	4	1	1.0	76	92.0%
Merrick County	4	0.0%	7	2	2.0	11	94.2%
Nance County	0	--	0	0	0.0	0	0.0%
Nemaha County	75	+ 27.1%	102	7	1.1	24	93.9%
Nuckolls County	29	+ 3.6%	35	6	2.1	45	95.1%
Otoe County	134	+ 20.7%	168	17	1.6	18	97.4%
Pierce County	0	--	0	0	0.0	0	0.0%
Platte County	14	+ 7.7%	30	2	0.9	28	101.4%
Polk County	29	- 17.1%	31	5	1.9	36	100.2%
Richardson County	8	+ 166.7%	12	2	1.1	23	92.8%
Saline County	119	+ 7.2%	141	13	1.4	23	99.5%
Sarpy County	3,228	- 11.6%	4,251	564	2.2	14	102.3%
Saunders County	227	- 5.4%	336	41	2.2	16	98.8%
Seward County	183	+ 28.0%	234	21	1.4	15	99.7%
Thayer County	10	- 28.6%	21	4	2.4	37	94.5%
Thurston County	9	+ 125.0%	8	1	0.7	65	92.1%
Washington County	266	+ 0.4%	362	36	1.6	13	100.6%
Wayne County	1	--	1	0	0.0	205	97.8%
York County	162	- 22.9%	177	20	1.6	38	96.0%
Cass County, IA	0	--	2	2	--	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	49	- 7.5%	67	9	2.3	25	98.1%
Mills County, IA	34	+ 54.5%	56	11	3.7	18	99.2%

Area Overviews

	Total Closed Sales	Change from 2021	New Listings	Homes for Sale	Months Supply of Inventory	Days on Market Until Sale	Pct. of List Price Received
Monona County, IA	0	--	--	--	0.0	0	0.0%
Montgomery County, IA	2	- 33.3%	5	1	1.0	44	87.9%
Page County, IA	2	+ 100.0%	1	1	--	31	98.2%
Pottawattamie County, IA	222	- 17.8%	294	21	1.1	9	101.2%
Shelby County, IA	7	+ 133.3%	8	--	0.0	42	95.4%
Woodbury County, IA	0	--	--	--	0.0	0	0.0%
51501	71	- 26.0%	99	10	1.6	7	101.3%
51503	98	- 13.3%	129	6	0.7	10	101.4%
51510	22	+ 15.8%	27	2	0.9	12	100.2%
51525	2	- 71.4%	3	--	0.0	3	101.3%
51526	9	+ 80.0%	13	1	0.4	4	103.5%
51534	12	- 14.3%	25	5	3.3	8	100.8%
51546	5	- 50.0%	8	2	1.6	6	93.3%
51551	11	+ 450.0%	17	5	4.0	13	101.7%
51555	39	+ 39.3%	47	5	1.6	26	98.2%
51557	3	- 57.1%	4	1	0.7	35	110.5%
51575	3	- 62.5%	3	--	0.0	2	101.7%
68002	21	+ 16.7%	22	2	1.0	15	100.7%
68003	75	+ 4.2%	121	21	3.8	18	99.4%
68005	287	- 17.1%	324	12	0.5	7	102.1%
68007	563	- 22.0%	683	84	2.2	18	101.5%
68008	198	+ 2.1%	267	26	1.6	14	100.7%
68015	12	- 29.4%	16	1	0.7	16	96.0%
68017	19	- 24.0%	24	2	1.0	7	100.9%
68022	937	- 8.8%	1,337	223	3.3	19	101.4%
68023	23	- 20.7%	27	3	1.4	6	100.9%
68025	412	0.0%	509	63	1.9	24	99.4%
68028	319	- 7.0%	576	120	4.7	21	101.9%
68029	4	- 55.6%	14	4	2.4	18	99.2%
68031	15	- 16.7%	22	2	1.1	18	100.8%
68033	1	0.0%	--	--	0.0	89	100.0%
68034	7	0.0%	11	--	0.0	2	102.3%
68037	43	0.0%	56	3	0.8	13	100.9%
68038	13	+ 8.3%	13	1	0.7	33	92.3%
68041	7	+ 16.7%	10	1	0.7	18	97.5%
68045	20	+ 42.9%	25	2	0.8	27	97.6%
68046	654	- 12.7%	839	124	2.5	13	102.8%
68048	219	- 9.5%	291	22	1.3	14	99.7%
68050	4	0.0%	5	1	1.0	10	104.7%
68057	10	- 16.7%	12	1	0.7	20	95.9%
68059	49	- 2.0%	65	11	2.7	39	100.9%
68061	28	0.0%	29	3	1.1	37	96.3%
68064	68	+ 1.5%	97	11	1.8	19	100.6%
68065	16	+ 166.7%	28	1	0.6	21	97.0%
68066	49	- 14.0%	71	7	1.6	14	97.4%
68069	50	+ 8.7%	67	6	1.5	14	98.8%



Area Overviews

	Total Closed Sales	Change from 2021	New Listings	Homes for Sale	Months Supply of Inventory	Days on Market Until Sale	Pct. of List Price Received
68073	17	- 41.4%	25	4	2.1	22	101.9%
68102	64	- 29.7%	85	7	1.3	22	98.8%
68104	623	- 10.0%	786	36	0.7	9	102.2%
68105	238	- 32.4%	315	12	0.6	11	101.4%
68106	280	- 14.6%	348	22	0.9	7	103.1%
68107	247	- 10.5%	302	17	0.8	8	101.9%
68108	132	- 28.6%	174	18	1.7	19	100.4%
68110	81	- 6.9%	134	8	1.2	13	100.3%
68111	360	- 20.7%	539	43	1.4	15	99.0%
68112	170	- 3.4%	201	12	0.9	10	101.1%
68114	164	- 20.8%	195	14	1.1	8	103.4%
68116	607	- 13.4%	721	56	1.1	8	102.7%
68117	83	- 33.1%	89	2	0.3	7	101.3%
68118	159	- 10.2%	197	11	0.9	13	101.5%
68122	300	- 15.5%	338	44	2.0	9	102.0%
68123	508	- 14.2%	586	35	0.9	12	102.3%
68124	234	- 10.7%	276	9	0.5	9	101.9%
68127	193	- 19.9%	213	4	0.2	5	103.2%
68128	181	- 20.6%	203	5	0.3	6	103.1%
68130	298	- 22.4%	359	10	0.4	8	101.9%
68131	177	- 10.2%	226	12	0.8	15	100.3%
68132	224	- 6.3%	295	9	0.5	10	101.2%
68133	252	- 6.3%	289	35	1.8	20	101.1%
68134	331	- 20.4%	388	9	0.3	7	103.8%
68135	502	- 20.2%	570	23	0.6	6	102.8%
68136	512	- 9.4%	844	189	4.9	11	101.9%
68137	318	- 17.4%	399	14	0.5	5	103.1%
68138	205	- 12.4%	236	8	0.5	12	104.5%
68142	103	- 20.2%	167	27	2.9	10	101.3%
68144	322	- 19.7%	411	17	0.6	6	103.0%
68147	154	- 21.8%	186	15	1.2	10	102.0%
68152	104	- 2.8%	119	8	0.9	11	101.8%
68154	259	- 24.3%	295	11	0.5	9	101.5%
68157	114	+ 16.3%	118	11	1.2	32	101.1%
68164	420	- 18.3%	459	4	0.1	6	103.4%
68301	15	+ 150.0%	22	2	1.1	14	99.7%
68310	228	0.0%	274	22	1.2	22	97.5%
68317	31	+ 14.8%	48	6	2.0	8	100.1%
68331	7	+ 16.7%	14	5	3.8	11	99.5%
68333	56	- 1.8%	75	6	1.3	22	100.1%
68339	8	- 50.0%	15	4	3.0	24	104.7%
68347	37	- 33.9%	45	4	1.1	28	100.7%
68349	16	+ 128.6%	15	1	0.6	9	102.6%
68358	12	- 33.3%	14	1	0.7	7	100.4%
68359	16	- 20.0%	17	1	0.6	13	100.0%

Area Overviews

	Total Closed Sales	Change from 2021	New Listings	Homes for Sale	Months Supply of Inventory	Days on Market Until Sale	Pct. of List Price Received
68366	9	- 10.0%	10	1	0.8	4	99.8%
68372	106	+ 12.8%	143	34	4.4	25	101.1%
68402	10	- 16.7%	15	1	0.6	17	100.2%
68404	6	- 14.3%	7	--	0.0	11	101.2%
68405	35	+ 25.0%	40	2	0.7	10	98.3%
68409	9	- 30.8%	15	1	0.7	5	100.0%
68410	61	+ 29.8%	75	9	1.9	26	96.5%
68418	10	- 9.1%	12	1	0.8	11	99.1%
68428	18	+ 5.9%	21	1	0.4	8	102.3%
68430	48	+ 26.3%	67	19	5.9	37	100.2%
68434	109	+ 34.6%	149	14	1.6	16	100.7%
68446	31	+ 6.9%	36	4	1.3	14	97.8%
68456	10	0.0%	9	2	1.4	27	97.2%
68462	84	- 7.7%	80	7	1.3	13	101.0%
68463	18	0.0%	22	2	1.0	23	98.8%
68465	22	+ 29.4%	23	3	1.4	27	100.4%
68502	341	- 11.2%	445	26	0.9	9	100.7%
68503	147	- 20.1%	214	14	1.1	13	101.3%
68504	171	- 11.9%	212	8	0.6	13	100.9%
68505	255	- 0.4%	301	11	0.5	6	101.7%
68506	404	- 17.7%	500	19	0.6	10	101.8%
68507	287	- 7.1%	330	21	1.0	17	101.5%
68508	109	+ 62.7%	134	29	3.9	71	97.9%
68510	294	- 15.3%	397	20	0.8	8	102.5%
68512	156	- 18.3%	210	13	1.0	11	100.7%
68514	14	- 6.7%	25	5	2.5	32	104.1%
68516	834	- 6.3%	1,142	102	1.5	13	101.5%
68520	69	+ 21.1%	132	36	7.0	33	100.3%
68521	475	- 8.5%	594	32	0.9	11	101.5%
68522	193	+ 2.7%	228	18	1.2	7	101.7%
68523	103	+ 37.3%	122	19	2.5	16	101.0%
68524	65	- 27.0%	75	5	1.0	6	102.4%
68526	153	- 16.8%	258	42	3.6	24	100.7%
68527	102	+ 3.0%	174	37	5.3	31	100.5%
68528	153	0.0%	221	28	2.3	16	101.2%
68532	2	- 60.0%	3	--	0.0	2	108.2%
68633	14	+ 7.7%	19	1	0.6	22	98.5%
68649	21	+ 162.5%	27	2	1.0	30	99.9%
68651	11	+ 10.0%	8	1	0.5	34	102.2%
68666	16	+ 23.1%	19	2	1.3	42	98.9%
68716	9	- 25.0%	10	1	0.8	12	100.2%
68727	9	+ 125.0%	11	1	0.7	9	98.3%
68739	10	- 37.5%	11	1	0.7	26	94.4%
68788	29	- 21.6%	30	6	2.3	26	93.2%
68791	7	+ 40.0%	7	--	0.0	36	99.9%

Area Historical Median Prices

	2018	2019	2020	2021	2022	Change From 2021	Change From 2018
Adams County	\$100,500	\$196,000	\$223,414	\$142,500	\$329,000	+ 130.9%	+ 227.4%
Burt County	\$81,000	\$94,500	\$117,000	\$125,000	\$142,500	+ 14.0%	+ 75.9%
Butler County	\$63,500	\$157,500	\$145,000	\$156,250	\$147,500	- 5.6%	+ 132.3%
Cass County, NE	\$198,000	\$192,000	\$235,000	\$240,000	\$240,000	0.0%	+ 21.2%
Cedar County	\$87,000	\$90,000	\$83,000	\$140,000	\$118,000	- 15.7%	+ 35.6%
Clay County	\$114,750	\$112,000	\$103,500	\$146,000	\$128,500	- 12.0%	+ 12.0%
Colfax County	\$74,500	\$123,500	\$123,500	\$154,000	\$170,000	+ 10.4%	+ 128.2%
Cuming County	\$120,600	\$122,000	\$125,500	\$141,500	\$162,500	+ 14.8%	+ 34.7%
Dixon County	\$0	\$0	\$0	\$32,000	\$150,000	+ 368.8%	--
Dodge County	\$150,000	\$155,000	\$162,000	\$194,500	\$203,000	+ 4.4%	+ 35.3%
Douglas County	\$189,000	\$204,000	\$220,000	\$245,000	\$278,000	+ 13.5%	+ 47.1%
Fillmore County	\$107,000	\$100,000	\$97,000	\$109,000	\$118,500	+ 8.7%	+ 10.7%
Gage County	\$115,950	\$114,250	\$141,000	\$144,000	\$157,500	+ 9.4%	+ 35.8%
Hall County	\$97,963	\$125,000	\$172,500	\$330,500	\$285,000	- 13.8%	+ 190.9%
Hamilton County	\$0	\$325,000	\$259,500	\$271,000	\$275,000	+ 1.5%	--
Holt County	\$36,750	\$106,000	\$0	\$0	\$0	--	- 100.0%
Howard County	\$28,000	\$0	\$0	\$389,900	\$400,000	+ 2.6%	+ 1,328.6%
Jefferson County	\$77,000	\$60,000	\$75,000	\$100,000	\$120,000	+ 20.0%	+ 55.8%
Johnson County	\$69,000	\$144,750	\$107,500	\$121,750	\$149,500	+ 22.8%	+ 116.7%
Knox County	\$140,000	\$230,000	\$659,000	\$0	\$205,750	--	+ 47.0%
Lancaster County	\$196,000	\$203,000	\$222,900	\$250,000	\$280,000	+ 12.0%	+ 42.9%
Lincoln County	\$185,100	\$0	\$0	\$150,000	\$0	- 100.0%	- 100.0%
Madison County	\$209,500	\$115,000	\$127,000	\$201,750	\$521,750	+ 158.6%	+ 149.0%
Merrick County	\$272,000	\$142,000	\$205,000	\$236,500	\$468,000	+ 97.9%	+ 72.1%
Nance County	\$0	\$0	\$255,000	\$135,000	\$0	- 100.0%	--
Nemaha County	\$69,000	\$95,000	\$96,500	\$132,000	\$149,500	+ 13.3%	+ 116.7%
Nuckolls County	\$0	\$53,500	\$64,000	\$96,000	\$95,000	- 1.0%	--
Otoe County	\$168,500	\$192,000	\$156,000	\$180,000	\$197,250	+ 9.6%	+ 17.1%
Pierce County	\$225,000	\$152,250	\$355,000	\$0	\$0	--	- 100.0%
Platte County	\$205,000	\$237,500	\$224,000	\$286,500	\$260,000	- 9.2%	+ 26.8%
Polk County	\$96,900	\$89,000	\$112,000	\$119,000	\$144,000	+ 21.0%	+ 48.6%
Richardson County	\$31,500	\$66,750	\$45,000	\$72,500	\$80,000	+ 10.3%	+ 154.0%
Saline County	\$115,000	\$135,000	\$143,500	\$180,000	\$162,000	- 10.0%	+ 40.9%
Sarpy County	\$230,000	\$240,000	\$267,000	\$291,779	\$340,000	+ 16.5%	+ 47.8%
Saunders County	\$175,000	\$209,500	\$229,500	\$228,000	\$265,000	+ 16.2%	+ 51.4%
Seward County	\$170,000	\$173,750	\$210,000	\$190,000	\$217,000	+ 14.2%	+ 27.6%
Thayer County	\$0	\$80,500	\$62,000	\$68,500	\$162,000	+ 136.5%	--
Thurston County	\$82,250	\$77,312	\$61,550	\$113,750	\$164,900	+ 45.0%	+ 100.5%
Washington County	\$215,000	\$220,000	\$230,000	\$264,500	\$296,000	+ 11.9%	+ 37.7%
Wayne County	\$108,000	\$163,000	\$0	\$0	\$175,000	--	+ 62.0%
York County	\$125,000	\$140,000	\$132,500	\$156,000	\$169,000	+ 8.3%	+ 35.2%
Cass County, IA	\$36,650	\$89,000	\$136,000	\$0	\$0	--	- 100.0%
Crawford County, IA	\$57,500	\$0	\$280,000	\$0	\$0	--	- 100.0%
Fremont County, IA	\$0	\$0	\$0	\$0	\$0	--	--
Harrison County, IA	\$132,500	\$163,000	\$180,000	\$187,000	\$165,000	- 11.8%	+ 24.5%
Mills County, IA	\$182,450	\$147,000	\$176,450	\$282,500	\$278,500	- 1.4%	+ 52.6%

Area Historical Median Prices

	2018	2019	2020	2021	2022	Change From 2021	Change From 2018
Monona County, IA	\$25,950	\$0	\$335,000	\$120,000	\$0	- 100.0%	- 100.0%
Montgomery County, IA	\$47,900	\$43,001	\$51,000	\$145,000	\$148,375	+ 2.3%	+ 209.8%
Page County, IA	\$60,450	\$34,125	\$92,000	\$57,000	\$267,450	+ 369.2%	+ 342.4%
Pottawattamie County, IA	\$154,000	\$162,500	\$160,000	\$176,000	\$190,755	+ 8.4%	+ 23.9%
Shelby County, IA	\$383,500	\$41,250	\$158,000	\$77,300	\$136,500	+ 76.6%	- 64.4%
Woodbury County, IA	\$280,000	\$87,500	\$0	\$0	\$0	--	- 100.0%
51501	\$123,000	\$127,856	\$128,000	\$145,000	\$155,000	+ 6.9%	+ 26.0%
51503	\$197,475	\$210,000	\$202,900	\$227,000	\$260,000	+ 14.5%	+ 31.7%
51510	\$143,900	\$131,200	\$140,000	\$185,000	\$196,500	+ 6.2%	+ 36.6%
51525	\$102,000	\$118,000	\$180,000	\$322,000	\$257,500	- 20.0%	+ 152.5%
51526	\$266,650	\$287,000	\$319,900	\$320,000	\$351,000	+ 9.7%	+ 31.6%
51534	\$276,000	\$147,000	\$172,500	\$344,000	\$406,250	+ 18.1%	+ 47.2%
51546	\$155,000	\$205,750	\$183,500	\$196,250	\$219,000	+ 11.6%	+ 41.3%
51551	\$133,500	\$152,000	\$172,000	\$287,500	\$234,900	- 18.3%	+ 76.0%
51555	\$123,000	\$153,500	\$169,000	\$189,500	\$165,000	- 12.9%	+ 34.1%
51557	\$107,750	\$279,000	\$218,500	\$220,000	\$363,000	+ 65.0%	+ 236.9%
51575	\$138,500	\$251,500	\$262,500	\$265,450	\$187,000	- 29.6%	+ 35.0%
68002	\$184,000	\$159,000	\$215,000	\$322,876	\$220,000	- 31.9%	+ 19.6%
68003	\$230,050	\$281,000	\$330,000	\$335,550	\$408,235	+ 21.7%	+ 77.5%
68005	\$148,000	\$163,000	\$177,750	\$200,000	\$219,000	+ 9.5%	+ 48.0%
68007	\$269,900	\$289,508	\$300,000	\$325,819	\$385,000	+ 18.2%	+ 42.6%
68008	\$183,250	\$212,500	\$228,750	\$246,250	\$285,000	+ 15.7%	+ 55.5%
68015	\$69,500	\$152,000	\$91,000	\$169,500	\$157,450	- 7.1%	+ 126.5%
68017	\$165,000	\$159,000	\$200,000	\$195,000	\$281,500	+ 44.4%	+ 70.6%
68022	\$386,000	\$390,000	\$396,593	\$445,100	\$480,000	+ 7.8%	+ 24.4%
68023	\$259,500	\$310,000	\$327,500	\$350,000	\$405,000	+ 15.7%	+ 56.1%
68025	\$159,500	\$165,000	\$177,000	\$199,900	\$216,000	+ 8.1%	+ 35.4%
68028	\$293,100	\$294,307	\$325,000	\$380,000	\$440,000	+ 15.8%	+ 50.1%
68029	\$150,100	\$160,000	\$110,000	\$162,000	\$330,000	+ 103.7%	+ 119.9%
68031	\$97,500	\$114,000	\$125,000	\$204,250	\$215,000	+ 5.3%	+ 120.5%
68033	\$105,000	\$164,500	\$225,000	\$1,450,000	\$154,900	- 89.3%	+ 47.5%
68034	\$173,000	\$178,000	\$250,000	\$211,000	\$310,000	+ 46.9%	+ 79.2%
68037	\$239,500	\$224,400	\$323,678	\$300,000	\$311,000	+ 3.7%	+ 29.9%
68038	\$82,000	\$106,000	\$74,250	\$109,500	\$113,000	+ 3.2%	+ 37.8%
68041	\$174,000	\$176,000	\$207,500	\$190,000	\$245,000	+ 28.9%	+ 40.8%
68045	\$74,000	\$122,500	\$122,000	\$141,500	\$139,950	- 1.1%	+ 89.1%
68046	\$296,000	\$304,351	\$313,423	\$346,500	\$400,000	+ 15.4%	+ 35.1%
68048	\$201,400	\$180,000	\$226,000	\$230,000	\$240,000	+ 4.3%	+ 19.2%
68050	\$69,000	\$135,750	\$142,000	\$135,500	\$257,500	+ 90.0%	+ 273.2%
68057	\$126,000	\$98,750	\$112,000	\$135,000	\$169,800	+ 25.8%	+ 34.8%
68059	\$276,500	\$277,000	\$337,500	\$356,690	\$379,990	+ 6.5%	+ 37.4%
68061	\$87,750	\$87,500	\$117,500	\$122,500	\$157,500	+ 28.6%	+ 79.5%
68064	\$295,000	\$361,000	\$311,334	\$270,000	\$551,993	+ 104.4%	+ 87.1%
68065	\$195,000	\$256,500	\$268,000	\$295,000	\$235,000	- 20.3%	+ 20.5%
68066	\$162,000	\$160,900	\$176,000	\$193,000	\$217,500	+ 12.7%	+ 34.3%
68069	\$330,000	\$407,000	\$297,888	\$360,000	\$335,143	- 6.9%	+ 1.6%

Area Historical Median Prices

	2018	2019	2020	2021	2022	Change From 2021	Change From 2018
68073	\$249,500	\$287,000	\$268,450	\$305,000	\$225,000	- 26.2%	- 9.8%
68102	\$264,500	\$245,000	\$300,000	\$262,000	\$315,000	+ 20.2%	+ 19.1%
68104	\$125,000	\$133,500	\$145,000	\$165,000	\$182,000	+ 10.3%	+ 45.6%
68105	\$145,500	\$150,500	\$170,000	\$185,000	\$211,500	+ 14.3%	+ 45.4%
68106	\$160,250	\$168,000	\$189,900	\$210,000	\$230,000	+ 9.5%	+ 43.5%
68107	\$110,000	\$115,000	\$130,000	\$148,450	\$165,000	+ 11.1%	+ 50.0%
68108	\$120,000	\$109,950	\$131,500	\$155,000	\$161,575	+ 4.2%	+ 34.6%
68110	\$51,250	\$75,000	\$91,000	\$100,000	\$129,000	+ 29.0%	+ 151.7%
68111	\$51,615	\$62,000	\$75,000	\$90,000	\$118,000	+ 31.1%	+ 128.6%
68112	\$110,000	\$120,000	\$135,000	\$155,500	\$170,000	+ 9.3%	+ 54.5%
68114	\$170,000	\$191,500	\$206,000	\$220,000	\$248,632	+ 13.0%	+ 46.3%
68116	\$241,500	\$252,193	\$256,750	\$310,000	\$336,500	+ 8.5%	+ 39.3%
68117	\$128,750	\$135,900	\$145,000	\$170,950	\$180,000	+ 5.3%	+ 39.8%
68118	\$282,000	\$290,000	\$313,000	\$325,000	\$365,000	+ 12.3%	+ 29.4%
68122	\$175,120	\$186,000	\$199,565	\$228,000	\$265,000	+ 16.2%	+ 51.3%
68123	\$211,000	\$219,000	\$242,000	\$263,787	\$290,500	+ 10.1%	+ 37.7%
68124	\$221,000	\$227,500	\$275,000	\$275,000	\$323,750	+ 17.7%	+ 46.5%
68127	\$170,000	\$189,000	\$194,700	\$227,000	\$250,000	+ 10.1%	+ 47.1%
68128	\$175,000	\$210,000	\$244,900	\$230,000	\$250,600	+ 9.0%	+ 43.2%
68130	\$310,000	\$312,975	\$344,750	\$378,750	\$391,500	+ 3.4%	+ 26.3%
68131	\$133,250	\$154,000	\$166,125	\$195,000	\$230,000	+ 17.9%	+ 72.6%
68132	\$202,500	\$247,175	\$250,000	\$295,000	\$314,500	+ 6.6%	+ 55.3%
68133	\$277,000	\$277,000	\$314,250	\$345,500	\$390,000	+ 12.9%	+ 40.8%
68134	\$155,000	\$170,000	\$180,000	\$207,300	\$236,000	+ 13.8%	+ 52.3%
68135	\$245,000	\$257,000	\$270,000	\$305,000	\$340,000	+ 11.5%	+ 38.8%
68136	\$263,000	\$279,000	\$302,027	\$336,826	\$390,000	+ 15.8%	+ 48.3%
68137	\$178,000	\$185,000	\$200,000	\$234,000	\$257,000	+ 9.8%	+ 44.4%
68138	\$170,000	\$183,000	\$200,000	\$226,875	\$253,500	+ 11.7%	+ 49.1%
68142	\$233,134	\$250,000	\$262,500	\$290,000	\$300,000	+ 3.4%	+ 28.7%
68144	\$182,000	\$205,000	\$220,000	\$252,000	\$276,100	+ 9.6%	+ 51.7%
68147	\$145,000	\$155,000	\$171,750	\$200,000	\$227,500	+ 13.8%	+ 56.9%
68152	\$212,000	\$200,200	\$235,000	\$280,000	\$317,500	+ 13.4%	+ 49.8%
68154	\$220,000	\$237,500	\$250,000	\$285,000	\$320,000	+ 12.3%	+ 45.5%
68157	\$175,000	\$187,500	\$200,000	\$238,563	\$282,500	+ 18.4%	+ 61.4%
68164	\$177,000	\$190,000	\$201,000	\$230,000	\$260,750	+ 13.4%	+ 47.3%
68301	\$172,900	\$215,500	\$209,000	\$211,500	\$310,000	+ 46.6%	+ 79.3%
68310	\$96,000	\$108,000	\$140,000	\$139,000	\$154,000	+ 10.8%	+ 60.4%
68317	\$221,000	\$215,000	\$232,500	\$270,000	\$301,000	+ 11.5%	+ 36.2%
68331	\$256,500	\$231,080	\$198,000	\$305,750	\$260,000	- 15.0%	+ 1.4%
68333	\$155,505	\$160,500	\$174,250	\$224,500	\$214,250	- 4.6%	+ 37.8%
68339	\$265,000	\$368,813	\$418,000	\$510,552	\$662,750	+ 29.8%	+ 150.1%
68347	\$209,500	\$198,000	\$213,950	\$281,950	\$290,000	+ 2.9%	+ 38.4%
68349	\$240,000	\$180,297	\$195,000	\$286,000	\$200,000	- 30.1%	- 16.7%
68358	\$315,000	\$291,500	\$305,000	\$370,000	\$381,450	+ 3.1%	+ 21.1%
68359	\$52,000	\$124,800	\$129,000	\$155,500	\$160,000	+ 2.9%	+ 207.7%

Area Historical Median Prices

	2018	2019	2020	2021	2022	Change From 2021	Change From 2018
68366	\$133,490	\$180,000	\$265,000	\$180,125	\$180,000	- 0.1%	+ 34.8%
68372	\$237,500	\$276,219	\$290,000	\$320,150	\$367,444	+ 14.8%	+ 54.7%
68402	\$157,000	\$299,900	\$217,500	\$340,000	\$412,500	+ 21.3%	+ 162.7%
68404	\$339,000	\$400,000	\$335,000	\$380,000	\$393,750	+ 3.6%	+ 16.2%
68405	\$184,000	\$156,250	\$172,000	\$190,000	\$211,000	+ 11.1%	+ 14.7%
68409	\$207,000	\$202,500	\$280,750	\$240,000	\$365,000	+ 52.1%	+ 76.3%
68410	\$166,000	\$145,000	\$135,000	\$168,000	\$185,000	+ 10.1%	+ 11.4%
68418	\$276,500	\$224,900	\$178,667	\$284,900	\$276,450	- 3.0%	- 0.0%
68428	\$299,900	\$362,000	\$420,000	\$560,000	\$473,500	- 15.4%	+ 57.9%
68430	\$405,000	\$450,000	\$449,983	\$419,551	\$461,658	+ 10.0%	+ 14.0%
68434	\$175,000	\$210,000	\$230,000	\$210,000	\$240,000	+ 14.3%	+ 37.1%
68446	\$155,000	\$190,000	\$144,000	\$182,500	\$195,000	+ 6.8%	+ 25.8%
68456	\$111,325	\$149,000	\$150,000	\$125,500	\$196,500	+ 56.6%	+ 76.5%
68462	\$227,156	\$246,900	\$255,000	\$325,000	\$340,975	+ 4.9%	+ 50.1%
68463	\$143,500	\$240,000	\$149,000	\$147,500	\$186,000	+ 26.1%	+ 29.6%
68465	\$114,000	\$135,000	\$129,250	\$168,100	\$160,000	- 4.8%	+ 40.4%
68502	\$148,000	\$159,000	\$175,000	\$198,000	\$218,000	+ 10.1%	+ 47.3%
68503	\$116,000	\$124,250	\$122,500	\$160,000	\$174,500	+ 9.1%	+ 50.4%
68504	\$136,000	\$145,000	\$156,000	\$175,000	\$190,000	+ 8.6%	+ 39.7%
68505	\$167,200	\$170,000	\$186,900	\$220,000	\$230,000	+ 4.5%	+ 37.6%
68506	\$170,000	\$180,000	\$193,000	\$226,000	\$258,000	+ 14.2%	+ 51.8%
68507	\$175,000	\$175,700	\$190,250	\$208,356	\$250,000	+ 20.0%	+ 42.9%
68508	\$165,000	\$170,000	\$120,000	\$175,000	\$312,450	+ 78.5%	+ 89.4%
68510	\$165,000	\$167,000	\$184,500	\$205,000	\$230,000	+ 12.2%	+ 39.4%
68512	\$223,500	\$245,000	\$242,000	\$280,000	\$290,501	+ 3.8%	+ 30.0%
68514	\$258,858	\$285,200	\$300,000	\$340,000	\$419,627	+ 23.4%	+ 62.1%
68516	\$274,999	\$280,278	\$305,000	\$325,000	\$359,975	+ 10.8%	+ 30.9%
68520	\$402,345	\$368,250	\$394,900	\$549,900	\$550,200	+ 0.1%	+ 36.7%
68521	\$195,000	\$203,880	\$213,500	\$246,000	\$260,000	+ 5.7%	+ 33.3%
68522	\$175,500	\$188,200	\$203,500	\$233,225	\$260,000	+ 11.5%	+ 48.1%
68523	\$405,000	\$329,268	\$343,550	\$367,600	\$393,800	+ 7.1%	- 2.8%
68524	\$158,000	\$154,950	\$195,000	\$206,280	\$217,500	+ 5.4%	+ 37.7%
68526	\$312,700	\$334,900	\$294,500	\$406,000	\$431,260	+ 6.2%	+ 37.9%
68527	\$337,250	\$370,933	\$387,251	\$427,251	\$488,933	+ 14.4%	+ 45.0%
68528	\$199,900	\$206,500	\$230,000	\$252,500	\$285,000	+ 12.9%	+ 42.6%
68532	\$442,500	\$480,000	\$474,500	\$459,445	\$389,000	- 15.3%	- 12.1%
68633	\$82,000	\$75,000	\$74,750	\$135,000	\$125,000	- 7.4%	+ 52.4%
68649	\$141,250	\$161,125	\$142,500	\$308,750	\$195,000	- 36.8%	+ 38.1%
68651	\$56,250	\$80,000	\$87,750	\$108,500	\$149,000	+ 37.3%	+ 164.9%
68666	\$107,450	\$99,500	\$109,250	\$130,000	\$136,500	+ 5.0%	+ 27.0%
68716	\$87,450	\$116,000	\$149,000	\$142,500	\$145,000	+ 1.8%	+ 65.8%
68727	\$55,000	\$74,450	\$76,000	\$53,500	\$117,000	+ 118.7%	+ 112.7%
68739	\$93,500	\$87,000	\$100,950	\$152,500	\$100,950	- 33.8%	+ 8.0%
68788	\$118,750	\$145,250	\$132,373	\$152,500	\$170,000	+ 11.5%	+ 43.2%
68791	\$144,450	\$65,750	\$110,000	\$84,000	\$155,000	+ 84.5%	+ 7.3%