

Annual Report on the Great Plains Regional MLS Housing Market

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



2023

2023 Annual Report on the Great Plains Regional MLS Housing Market

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2023 was a challenging year for the U.S. housing

market: mortgage rates hit a 2-decade high, housing inventory remained at historic lows, and sales prices continued to climb nationwide, putting homeownership out of reach for many consumers. Housing affordability remained a top concern for homebuyers, and for good reason: mortgage payments are up significantly from 2022, with a number of homeowners now spending more than 30% of their income on their monthly payment. As a result, sales of previously owned homes remained sluggish throughout the year, while the shortage of existing-home inventory helped sales of new residential homes steadily increase from last year.

Higher mortgage rates aren't just affecting buyers. Many current homeowners purchased or refinanced their homes in 2020 or 2021, when mortgage rates were several percentage points lower than today's rates. And while those pandemic-era mortgages have been a blessing for many homeowners, they've also kept others from moving. Rather than give up their current mortgage rate for a higher rate and a more expensive monthly payment, some would-be sellers have chosen to put their moving plans on hold, further limiting the number of homes for sale and driving up home prices in the process.

Sales: Pending sales decreased 9.3 percent, finishing 2023 at 17,085. Closed sales were down 14.4 percent to end the year at 16,983.

Listings: Comparing 2023 to the prior year, the number of homes available for sale was up by 15.6 percent. There were 2,768 active listings at the end of 2023. New listings decreased by 2.4 percent to finish the year at 24,837.

Prices: Home prices were up compared to last year. The overall median closed price increased 6.5 percent to \$293,000 for the year. Single Family home prices were up 7.2 percent compared to last year, and Townhouse-Condo home prices were up 0.7 percent.

Sales by Price Range: The number of homes sold in the \$130,000 to \$185,999 price range fell 25.9 percent to 1,810 homes. Homes sold in the \$289,000 or More price range were down 5.3 percent to 8,714 homes.

List Price Received: Sellers received, on average, 99.9 percent of their list price at sale, which was down 1.4 percent from the prior year.

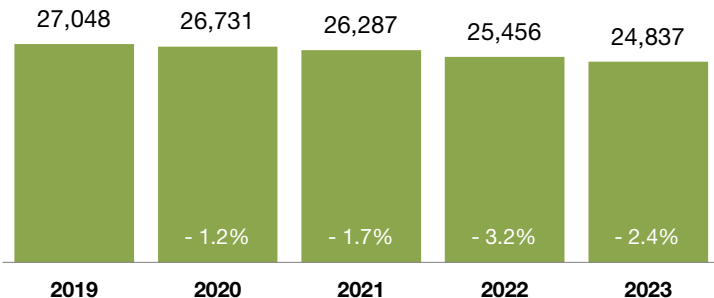
With inflation showing signs of improvement, the Federal Reserve recently announced they are likely done raising interest rates for the time being and plan to make at least three cuts to their benchmark rate in 2024. Mortgage rates have been dropping in recent months, which should help bring buyers and sellers back to the market and could lead to an uptick in both home sales and housing supply. Affordability will still prove challenging for many homebuyers, however, and economists predict U.S. home sales will remain down compared to 2019 - 2022. As for home prices, opinions are mixed, with some analysts expecting prices will hold steady or continue rising in areas, while others foresee a modest price drop in some markets.

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Quick Facts

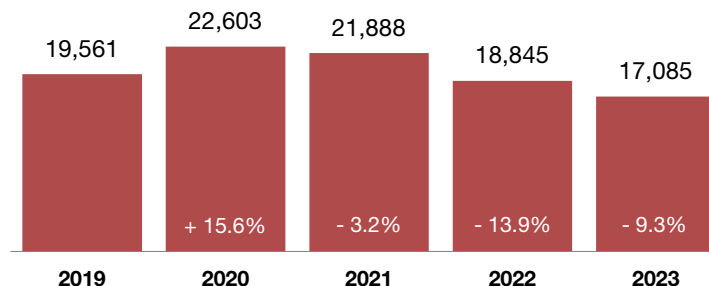
New Listings



Top 10: Change in New Listings from 2022

68358	+ 185.7%
Knox County	+ 150.0%
68456	+ 122.2%
68057	+ 100.0%
51546	+ 100.0%
Adams County	+ 100.0%
Monona County, IA	+ 100.0%
68366	+ 90.0%
51575	+ 66.7%
68002	+ 63.6%

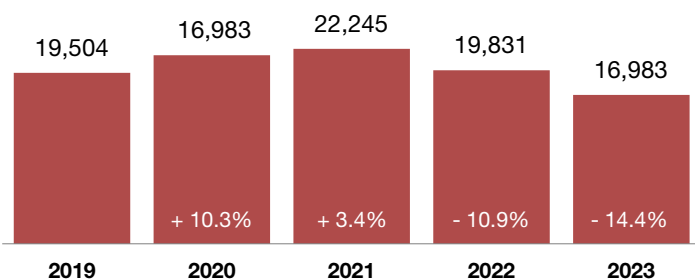
Pending Sales



Top 10: Change in Pending Sales from 2022

Dixon County	+ 300.0%
68358	+ 200.0%
Montgomery County, IA	+ 150.0%
Knox County	+ 150.0%
51546	+ 100.0%
68339	+ 87.5%
Adams County	+ 85.7%
68041	+ 71.4%
68142	+ 67.8%
68073	+ 66.7%

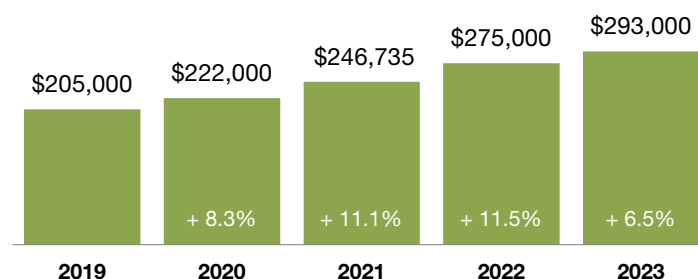
Closed Sales



Top 10: Change in Closed Sales from 2022

Dixon County	+ 300.0%
Montgomery County, IA	+ 150.0%
68358	+ 116.7%
Wayne County	+ 100.0%
Knox County	+ 100.0%
Adams County	+ 85.7%
68057	+ 80.0%
Merrick County	+ 75.0%
68339	+ 75.0%
68331	+ 71.4%

Median Closed Price

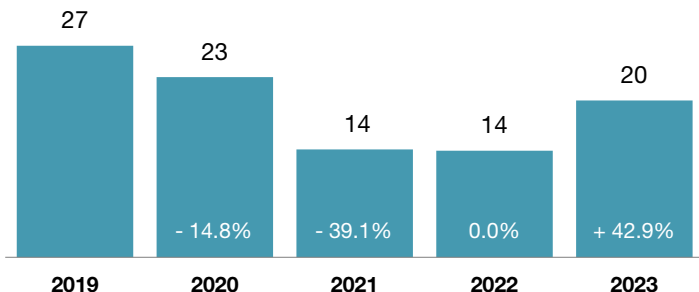


Top 10: Change in Median Closed Price from 2022

68791	+ 287.1%
Shelby County, IA	+ 258.2%
51575	+ 159.4%
68727	+ 135.0%
51546	+ 105.0%
51510	+ 78.6%
68532	+ 72.2%
68739	+ 69.8%
68366	+ 66.6%
68073	+ 66.4%

Quick Facts

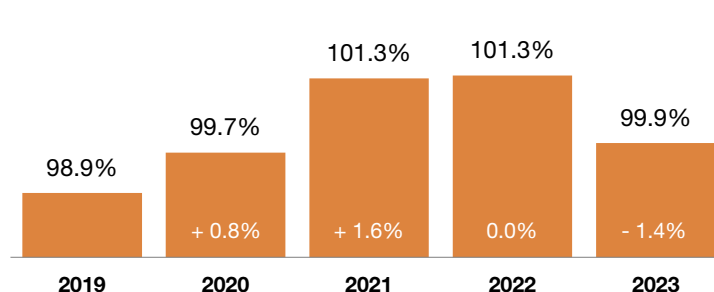
Days on Market Until Sale



Top 10: Change in Days on Market Until Sale from 2022

Dixon County	+ 1,950.0%
68532	+ 1,150.0%
51575	+ 500.0%
51546	+ 466.7%
68034	+ 350.0%
Merrick County	+ 336.4%
51526	+ 300.0%
68317	+ 287.5%
Page County, IA	+ 267.7%
Hall County	+ 254.5%

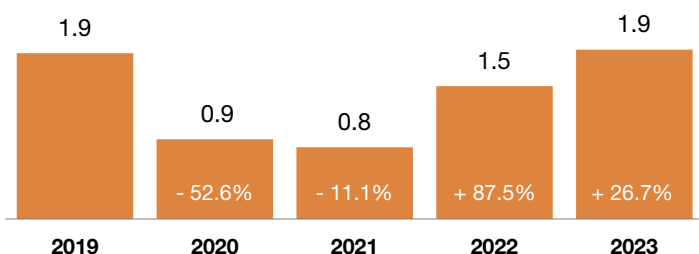
Percent of List Price Received



Top 10: Change in Percent of List Price Received from 2022

Montgomery County, IA	+ 8.3%
Knox County	+ 6.1%
68038	+ 5.7%
68465	+ 5.3%
68057	+ 4.9%
68029	+ 4.5%
51546	+ 4.3%
Madison County	+ 4.1%
68061	+ 3.4%
Shelby County, IA	+ 2.9%

Months Supply of Inventory

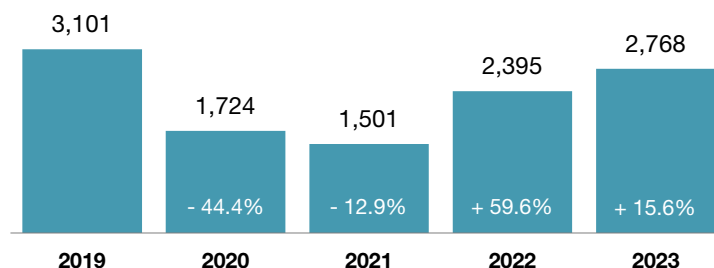


Top 10: Change in Months Supply of Inventory from 2022

68038	+ 585.7%
Fillmore County	+ 566.7%
Shelby County, IA	+ 566.7%
68037	+ 537.5%
Thurston County	+ 533.3%
68651	+ 400.0%
68057	+ 371.4%
68402	+ 333.3%
68164	+ 300.0%
68504	+ 283.3%

Inventory of Homes for Sale

At the end of each year.



Top 10: Change in Inventory of Homes for Sale from 2022

68038	+ 700.0%
68057	+ 600.0%
Thurston County	+ 400.0%
68366	+ 400.0%
68037	+ 333.3%
68301	+ 300.0%
Fillmore County	+ 300.0%
68358	+ 300.0%
Shelby County, IA	+ 300.0%
68739	+ 200.0%

Property Type Review

19

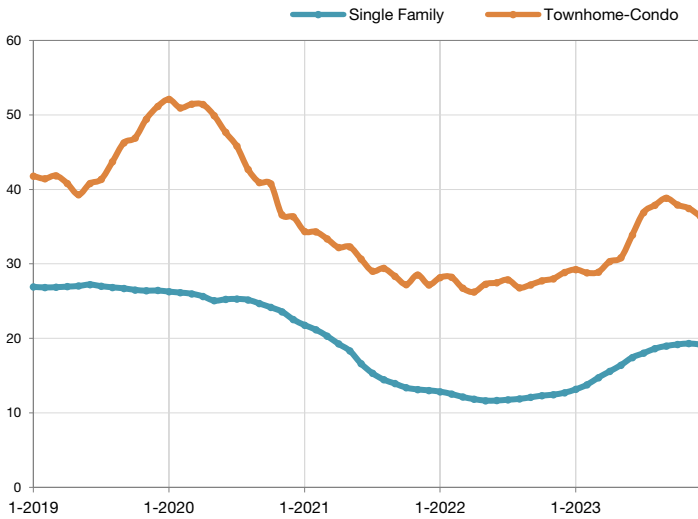
Average Days on Market Single Family

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 2023

68102	91.7%
68508	61.3%
68131	39.6%
Montgomery County, IA	20.0%
68116	11.0%
68130	11.0%
68137	7.6%
68114	7.0%
68022	6.8%
68506	6.2%
68136	6.1%
68154	5.7%
68066	5.5%
Douglas County	5.4%
68135	5.3%
68118	5.1%
68108	5.0%
68144	4.9%
51501	4.5%
68128	4.0%
68046	4.0%
68138	3.8%
68133	3.7%
68142	3.6%
68358	3.6%
68007	3.5%

+ 7.2%

One-Year Change in Price Single Family

+ 0.7%

One-Year Change in Price Townhome-Condo

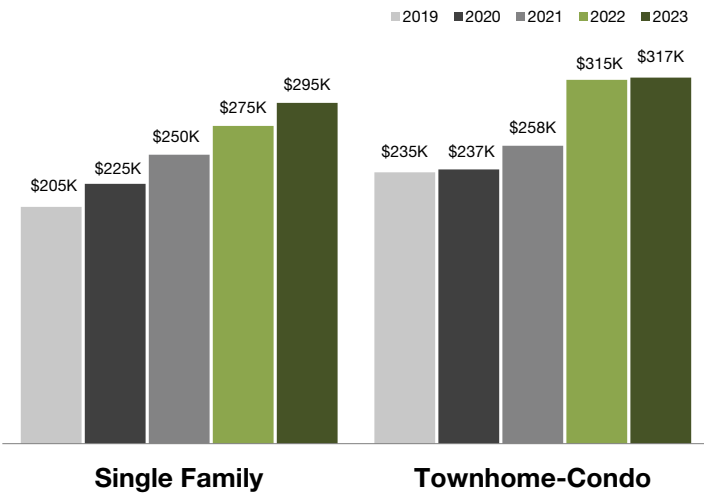
100.0%

Pct. of List Price Received Single Family

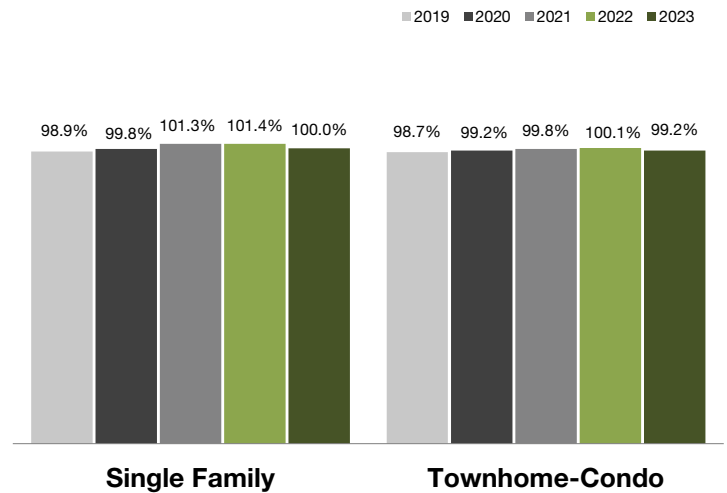
99.2%

Pct. of List Price Received Townhome-Condo

Median Sales Price



Percent of List Price Received



Price Range Review

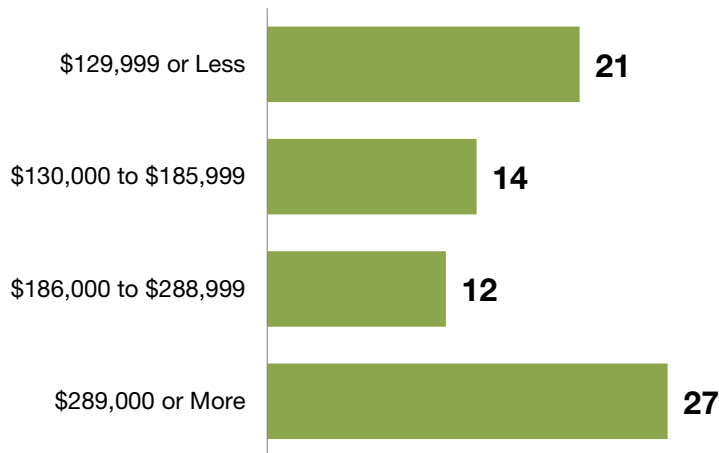
\$186,000 to \$288,999

Price Range with Shortest Average Days on Market Until Sale

\$289,000 or More

Price Range with Longest Average Days on Market Until Sale

Days on Market Until Sale by Price Range



3.8%

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

- 2.8%

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

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



\$289,000 or More

Price Range with the Most Closed Sales

- 5.3%

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

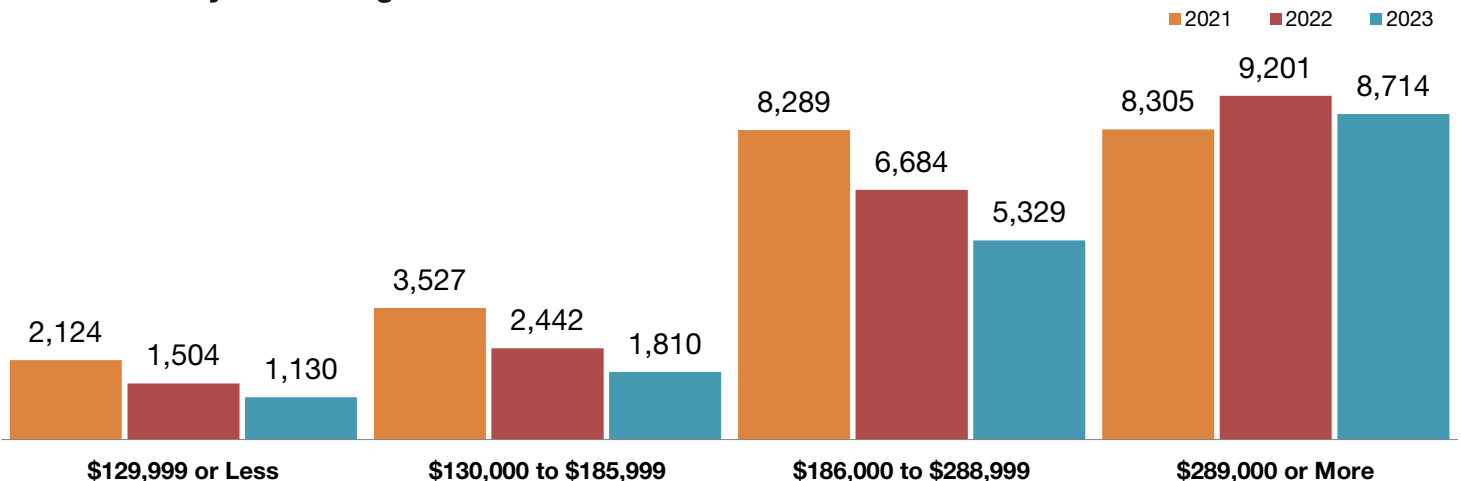
\$129,999 or Less

Price Range with the Fewest Closed Sales

- 25.9%

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

Closed Sales by Price Range



Bedroom Count Review

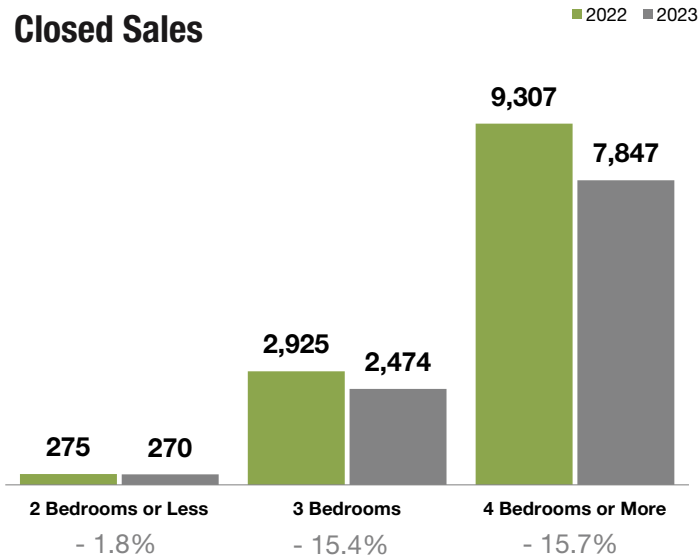
- 1.8%

Reduction in Closed Sales
2 Bedrooms or Less

- 15.7%

Reduction in Closed Sales
4 Bedrooms or More

Closed Sales



Top Areas: 4 Bedrooms or More Market Share in 2023

Holt County	100.0%
Nance County	100.0%
Pierce County	100.0%
51575	100.0%
68033	100.0%
68122	75.7%
51526	75.0%
68134	70.0%
68138	70.0%
68137	69.6%
68142	68.1%
68164	67.3%
Madison County	66.7%
Page County, IA	66.7%
68651	66.7%
68147	66.1%
Cedar County	64.3%
68522	61.9%
68127	61.6%
68128	61.6%
68463	61.5%
68144	61.5%
68157	61.1%
68649	60.9%
68005	60.2%
Butler County	60.0%

99.9%

Percent of List Price Received
in 2023 for
All Properties

96.8%

Percent of List Price Received
in 2023 for
2 Bedrooms or Less

99.6%

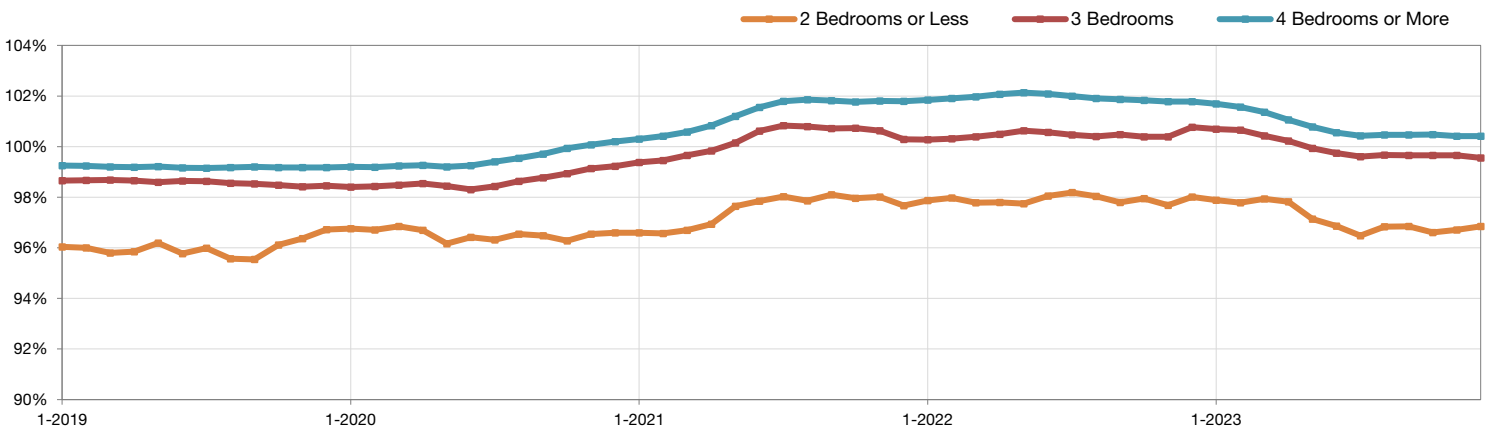
Percent of List Price Received
in 2023 for
3 Bedrooms

100.4%

Percent of List Price Received
in 2023 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

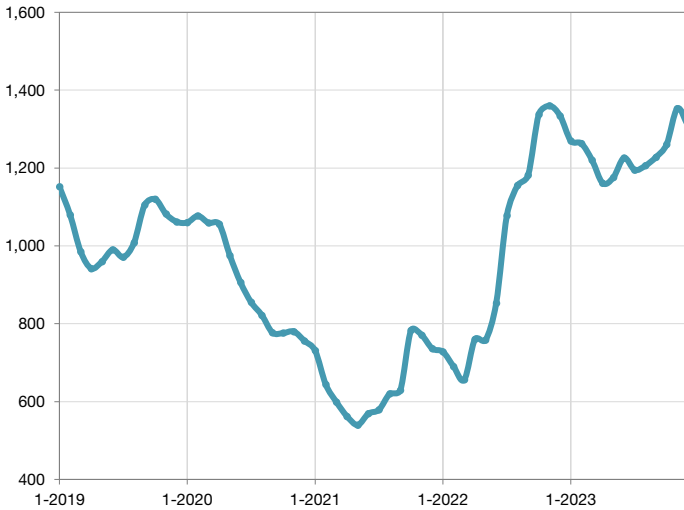
Nov '22

Peak of
New Construction Inventory

5,805

New Construction Inventory at
Peak

New Construction Homes for Sale



Top Areas: New Construction Market Share in 2023

#VALUE!	Percentage
68523	69.5%
68523	59.5%
68523	57.5%
68527	53.6%
68520	52.0%
68142	50.0%
68022	48.8%
Monona County, IA	46.2%
68430	45.0%
Adams County	41.4%
68028	37.0%
68046	36.9%
68157	34.5%
68136	33.7%
68462	31.7%
68007	28.6%
68372	28.1%
68514	27.3%
68526	26.8%
68017	26.1%
Sarpy County	25.0%
68122	25.0%
68059	24.1%
68508	24.0%
68528	20.5%
68133	20.0%

6.6

Year-End Months Supply
New Construction

1.2

Year-End Months Supply
Previously Owned

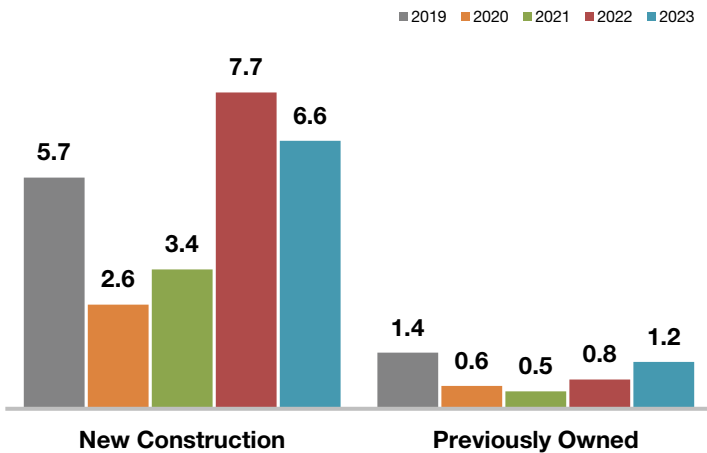
100.8%

Pct. of List Price Received
New Construction

99.8%

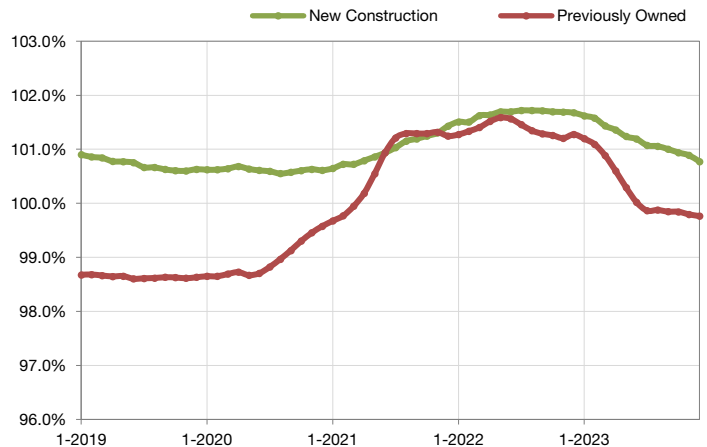
Pct. of List Price Received
Previously Owned

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 2022	New Listings	Homes for Sale	Months Supply of Inventory	Days on Market Until Sale	Pct. of List Price Received
Adams County	13	+ 85.7%	16	1	0.6	30	98.9%
Burt County	54	- 25.0%	87	19	4.0	31	97.8%
Butler County	15	- 31.8%	27	5	3.2	41	96.5%
Cass County, NE	319	- 18.2%	482	59	2.2	20	98.7%
Cedar County	14	- 41.7%	16	5	2.5	39	95.7%
Clay County	28	- 3.4%	30	5	1.3	36	92.8%
Colfax County	8	+ 14.3%	14	2	1.6	11	95.3%
Cuming County	48	- 4.0%	63	10	2.4	37	94.7%
Dixon County	4	+ 300.0%	4	0	0.0	41	100.2%
Dodge County	423	- 10.4%	621	111	3.1	28	98.3%
Douglas County	7,350	- 15.3%	10,484	955	1.5	17	100.5%
Fillmore County	21	- 48.8%	26	4	2.0	27	97.1%
Gage County	238	- 16.2%	338	46	2.3	21	98.0%
Hall County	14	+ 7.7%	17	3	2.1	39	100.1%
Hamilton County	17	0.0%	21	0	0.0	29	96.4%
Holt County	1	--	0	0	0.0	188	87.7%
Howard County	0	--	2	1	--	0	0.0%
Jefferson County	60	- 16.7%	100	17	3.2	35	93.8%
Johnson County	36	- 5.3%	40	2	0.6	18	94.5%
Knox County	4	+ 100.0%	5	0	0.0	50	101.0%
Lancaster County	3,955	- 16.1%	6,214	638	1.9	19	99.9%
Lincoln County	2	--	1	0	0.0	172	78.2%
Madison County	3	+ 50.0%	6	1	1.0	72	95.8%
Merrick County	7	+ 75.0%	9	2	1.7	48	95.9%
Nance County	1	--	1	0	0.0	35	97.8%
Nemaha County	84	+ 12.0%	93	8	1.2	27	92.8%
Nuckolls County	29	0.0%	29	4	1.4	46	94.7%
Otoe County	121	- 10.4%	151	15	1.5	19	96.3%
Pierce County	1	--	1	0	0.0	5	100.0%
Platte County	17	+ 30.8%	39	9	5.3	28	100.0%
Polk County	29	0.0%	42	6	2.5	33	95.9%
Richardson County	10	+ 25.0%	17	4	2.8	45	90.9%
Saline County	95	- 20.2%	124	12	1.4	24	100.4%
Sarpy County	2,833	- 12.9%	4,068	622	2.6	26	100.6%
Saunders County	229	+ 0.9%	357	49	2.6	20	97.0%
Seward County	131	- 28.4%	189	15	1.3	22	99.3%
Thayer County	15	+ 50.0%	13	2	1.1	38	93.1%
Thurston County	9	0.0%	13	5	3.8	43	93.1%
Washington County	223	- 16.2%	366	53	2.9	22	98.9%
Wayne County	2	+ 100.0%	1	0	0.0	18	92.9%
York County	136	- 16.6%	167	22	2.0	33	95.9%
Cass County, IA	2	--	2	0	0.0	102	84.7%
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	58	+ 18.4%	82	12	2.4	27	96.0%
Mills County, IA	32	- 8.6%	62	7	2.3	28	97.7%



Area Overviews

	Total Closed Sales	Change from 2022	New Listings	Homes for Sale	Months Supply of Inventory	Days on Market Until Sale	Pct. of List Price Received
Monona County, IA	2	--	2	--	0.0	51	93.3%
Montgomery County, IA	5	+ 150.0%	6	--	0.0	21	95.2%
Page County, IA	3	+ 50.0%	3	--	0.0	114	97.8%
Pottawattamie County, IA	232	- 1.3%	324	23	1.2	12	100.3%
Shelby County, IA	3	- 57.1%	6	4	4.0	35	98.2%
Woodbury County, IA	0	--	--	--	0.0	0	0.0%
51501	87	+ 20.8%	118	10	1.3	8	101.1%
51503	109	+ 0.9%	156	7	0.8	12	100.2%
51510	13	- 43.5%	17	--	0.0	17	99.8%
51525	1	- 50.0%	1	--	0.0	2	97.1%
51526	8	- 11.1%	7	--	0.0	16	101.2%
51534	15	+ 15.4%	33	5	2.6	31	99.9%
51546	7	+ 40.0%	16	2	1.4	34	97.3%
51551	7	- 36.4%	12	1	0.8	34	97.6%
51555	44	+ 12.8%	53	8	2.0	28	95.2%
51557	3	0.0%	4	--	0.0	7	100.5%
51575	1	- 66.7%	5	4	4.0	12	98.0%
68002	23	+ 9.5%	36	3	1.5	23	95.0%
68003	64	- 14.7%	136	24	4.5	25	96.8%
68005	246	- 14.9%	337	18	0.8	8	101.3%
68007	416	- 27.1%	684	118	3.7	32	100.9%
68008	157	- 20.7%	257	38	2.9	25	99.3%
68015	10	- 16.7%	11	1	0.8	20	95.0%
68017	10	- 47.4%	21	5	2.9	12	101.5%
68022	850	- 9.8%	1,575	249	3.4	38	99.9%
68023	16	- 30.4%	34	2	1.1	16	99.6%
68025	368	- 11.1%	559	102	3.3	29	98.3%
68028	369	+ 14.2%	570	88	2.8	36	99.7%
68029	5	+ 25.0%	7	4	4.0	14	103.7%
68031	18	+ 20.0%	21	2	1.0	11	94.6%
68033	1	0.0%	1	--	0.0	21	72.0%
68034	11	+ 57.1%	17	3	1.6	9	98.1%
68037	25	- 41.9%	51	13	5.1	27	99.9%
68038	10	- 23.1%	21	8	4.8	39	97.6%
68041	11	+ 57.1%	15	1	0.7	11	98.5%
68045	11	- 45.0%	16	3	1.7	24	95.2%
68046	584	- 11.8%	823	122	2.6	33	100.7%
68048	188	- 14.5%	273	29	1.9	19	99.1%
68050	3	- 25.0%	2	--	0.0	21	89.4%
68057	18	+ 80.0%	26	7	3.3	22	100.6%
68059	42	- 16.0%	51	6	1.7	66	99.3%
68061	28	0.0%	38	5	1.8	27	99.6%
68064	74	+ 5.7%	123	11	1.9	18	99.6%
68065	12	- 25.0%	10	--	0.0	23	97.7%
68066	65	+ 32.7%	88	13	2.5	15	97.3%
68069	41	- 19.6%	50	3	0.8	12	98.1%



Area Overviews

	Total Closed Sales	Change from 2022	New Listings	Homes for Sale	Months Supply of Inventory	Days on Market Until Sale	Pct. of List Price Received
68073	23	+ 35.3%	33	1	0.4	22	99.4%
68102	59	- 7.8%	96	7	1.4	23	97.4%
68104	522	- 16.7%	692	48	1.1	11	101.3%
68105	190	- 20.2%	245	15	1.0	11	100.8%
68106	240	- 14.3%	329	28	1.4	9	101.1%
68107	177	- 28.3%	210	16	1.1	11	100.2%
68108	140	+ 6.1%	234	19	1.6	11	99.6%
68110	74	- 10.8%	125	12	1.9	18	97.7%
68111	363	+ 0.8%	579	69	2.2	22	98.1%
68112	156	- 8.2%	213	16	1.2	13	100.3%
68114	157	- 5.4%	228	16	1.1	12	100.8%
68116	507	- 16.9%	681	53	1.2	18	100.4%
68117	83	- 1.2%	106	1	0.1	5	103.4%
68118	117	- 26.9%	150	12	1.2	16	99.8%
68122	230	- 23.3%	283	41	2.1	24	100.8%
68123	389	- 23.6%	493	27	0.8	20	100.6%
68124	172	- 26.8%	223	11	0.8	12	101.2%
68127	172	- 10.9%	206	8	0.6	7	101.5%
68128	151	- 17.0%	190	6	0.5	9	101.3%
68130	217	- 27.2%	332	13	0.7	10	99.8%
68131	133	- 24.9%	221	20	1.8	15	98.9%
68132	151	- 32.9%	189	15	1.3	14	100.2%
68133	212	- 16.9%	301	38	2.1	35	100.1%
68134	297	- 10.5%	367	20	0.8	7	102.0%
68135	393	- 21.9%	552	43	1.3	12	101.0%
68136	472	- 8.3%	784	249	6.3	30	100.6%
68137	289	- 9.7%	346	23	1.0	8	101.7%
68138	180	- 13.0%	211	11	0.7	9	101.7%
68142	166	+ 58.1%	260	31	1.9	30	100.1%
68144	301	- 6.8%	353	9	0.4	8	101.3%
68147	115	- 25.3%	158	22	2.3	9	101.0%
68152	83	- 20.2%	113	7	1.0	18	99.1%
68154	243	- 6.2%	317	14	0.7	11	100.7%
68157	90	- 21.1%	164	30	3.6	31	100.5%
68164	321	- 24.1%	385	12	0.4	8	100.8%
68301	12	- 20.0%	24	4	2.2	16	100.3%
68310	182	- 20.5%	245	34	2.2	21	97.6%
68317	23	- 25.8%	39	11	6.0	31	100.1%
68331	12	+ 71.4%	20	2	1.2	22	98.9%
68333	55	- 1.8%	74	8	1.7	21	99.8%
68339	14	+ 75.0%	19	3	1.4	22	98.5%
68347	33	- 13.2%	50	2	0.6	31	97.6%
68349	6	- 62.5%	14	2	2.0	20	96.5%
68358	26	+ 116.7%	40	4	1.6	16	99.6%
68359	15	- 6.3%	23	3	1.6	31	102.0%



Area Overviews

	Total Closed Sales	Change from 2022	New Listings	Homes for Sale	Months Supply of Inventory	Days on Market Until Sale	Pct. of List Price Received
68366	11	+ 22.2%	19	5	1.7	7	99.8%
68372	86	- 18.9%	170	19	2.6	46	99.9%
68402	7	- 30.0%	9	3	2.6	9	95.9%
68404	4	- 33.3%	12	--	0.0	9	100.4%
68405	23	- 34.3%	35	3	1.3	15	101.0%
68409	7	- 22.2%	13	4	3.1	14	97.3%
68410	59	- 3.3%	73	10	2.1	18	96.5%
68418	11	+ 10.0%	14	--	0.0	6	98.8%
68428	14	- 22.2%	24	1	0.6	26	97.0%
68430	35	- 27.1%	57	10	3.8	86	98.9%
68434	71	- 34.9%	99	8	1.2	22	98.4%
68446	26	- 18.8%	30	1	0.4	24	97.6%
68456	9	- 10.0%	20	1	0.9	39	95.5%
68462	54	- 35.7%	91	11	2.5	17	98.8%
68463	13	- 27.8%	17	2	0.9	18	99.1%
68465	12	- 45.5%	15	1	0.7	31	105.7%
68502	329	- 4.1%	512	49	1.8	12	99.6%
68503	144	- 2.0%	214	24	2.1	12	99.1%
68504	110	- 36.0%	179	22	2.3	9	100.2%
68505	211	- 17.6%	319	33	1.8	8	100.7%
68506	380	- 6.2%	572	37	1.1	10	100.4%
68507	216	- 25.0%	307	29	1.6	17	100.3%
68508	78	- 31.0%	141	19	3.0	55	98.3%
68510	259	- 12.5%	422	30	1.4	10	100.7%
68512	132	- 15.9%	206	11	1.0	14	99.4%
68514	13	- 7.1%	20	2	1.1	24	103.1%
68516	657	- 21.6%	1,041	99	1.8	21	99.9%
68520	68	- 1.4%	191	37	6.3	23	99.6%
68521	369	- 22.3%	567	63	2.0	16	100.2%
68522	168	- 13.0%	202	9	0.7	16	100.2%
68523	87	- 15.5%	108	13	2.2	23	100.6%
68524	56	- 13.8%	79	4	0.8	10	99.8%
68526	164	+ 6.5%	274	30	2.3	25	100.1%
68527	67	- 34.3%	158	33	6.2	48	98.9%
68528	134	- 12.4%	148	10	1.0	37	100.2%
68532	2	0.0%	5	2	2.0	25	100.4%
68633	6	- 60.0%	12	2	1.3	14	96.5%
68649	23	+ 9.5%	26	1	0.4	31	96.4%
68651	6	- 45.5%	10	3	2.5	26	94.8%
68666	18	+ 12.5%	21	2	1.1	40	97.5%
68716	10	+ 11.1%	12	2	1.4	15	98.6%
68727	5	- 44.4%	3	--	0.0	7	98.6%
68739	6	- 40.0%	9	3	2.0	61	95.8%
68788	32	+ 10.3%	44	7	2.2	46	93.2%
68791	3	- 57.1%	2	--	0.0	54	94.1%

Area Historical Median Prices

	2019	2020	2021	2022	2023	Change From 2022	Change From 2019
Adams County	\$196,000	\$223,414	\$142,500	\$329,000	\$239,000	- 27.4%	+ 21.9%
Burt County	\$95,000	\$117,250	\$125,000	\$142,500	\$154,000	+ 8.1%	+ 62.1%
Butler County	\$157,500	\$145,000	\$156,250	\$147,500	\$195,000	+ 32.2%	+ 23.8%
Cass County, NE	\$194,750	\$235,000	\$240,000	\$240,100	\$299,900	+ 24.9%	+ 54.0%
Cedar County	\$90,000	\$83,000	\$140,000	\$118,000	\$179,500	+ 52.1%	+ 99.4%
Clay County	\$112,000	\$103,500	\$146,000	\$142,000	\$146,000	+ 2.8%	+ 30.4%
Colfax County	\$123,500	\$123,500	\$154,000	\$170,000	\$134,000	- 21.2%	+ 8.5%
Cuming County	\$122,000	\$125,500	\$141,500	\$162,500	\$206,500	+ 27.1%	+ 69.3%
Dixon County	\$0	\$0	\$32,000	\$150,000	\$194,000	+ 29.3%	--
Dodge County	\$155,000	\$162,000	\$194,500	\$202,500	\$235,000	+ 16.0%	+ 51.6%
Douglas County	\$204,000	\$220,000	\$245,000	\$278,000	\$291,000	+ 4.7%	+ 42.6%
Fillmore County	\$100,000	\$97,000	\$109,000	\$119,000	\$130,000	+ 9.2%	+ 30.0%
Gage County	\$117,500	\$140,500	\$144,000	\$156,750	\$169,000	+ 7.8%	+ 43.8%
Hall County	\$125,000	\$172,500	\$330,500	\$285,000	\$290,000	+ 1.8%	+ 132.0%
Hamilton County	\$325,000	\$259,500	\$271,000	\$275,000	\$350,000	+ 27.3%	+ 7.7%
Holt County	\$106,000	\$0	\$0	\$0	\$57,000	--	- 46.2%
Howard County	\$0	\$0	\$389,900	\$400,000	\$0	- 100.0%	--
Jefferson County	\$57,750	\$75,000	\$100,000	\$120,000	\$134,700	+ 12.3%	+ 133.2%
Johnson County	\$144,750	\$107,500	\$121,750	\$149,500	\$167,000	+ 11.7%	+ 15.4%
Knox County	\$230,000	\$659,000	\$0	\$205,750	\$275,000	+ 33.7%	+ 19.6%
Lancaster County	\$203,000	\$222,649	\$250,000	\$280,000	\$294,700	+ 5.3%	+ 45.2%
Lincoln County	\$0	\$0	\$150,000	\$0	\$73,000	--	--
Madison County	\$115,000	\$127,000	\$201,750	\$521,750	\$185,000	- 64.5%	+ 60.9%
Merrick County	\$142,000	\$205,000	\$236,500	\$468,000	\$195,000	- 58.3%	+ 37.3%
Nance County	\$0	\$255,000	\$135,000	\$0	\$175,000	--	--
Nemaha County	\$95,000	\$96,500	\$132,000	\$149,500	\$129,500	- 13.4%	+ 36.3%
Nuckolls County	\$53,500	\$63,500	\$96,000	\$95,000	\$85,000	- 10.5%	+ 58.9%
Otoe County	\$192,000	\$160,500	\$180,000	\$195,000	\$204,000	+ 4.6%	+ 6.3%
Pierce County	\$152,250	\$355,000	\$0	\$0	\$250,000	--	+ 64.2%
Platte County	\$227,000	\$219,500	\$286,500	\$245,000	\$265,000	+ 8.2%	+ 16.7%
Polk County	\$89,000	\$112,000	\$119,000	\$144,000	\$165,000	+ 14.6%	+ 85.4%
Richardson County	\$66,750	\$45,000	\$72,500	\$80,000	\$82,500	+ 3.1%	+ 23.6%
Saline County	\$135,000	\$144,000	\$180,000	\$162,000	\$210,000	+ 29.6%	+ 55.6%
Sarpy County	\$240,000	\$268,000	\$291,983	\$340,000	\$355,000	+ 4.4%	+ 47.9%
Saunders County	\$210,000	\$228,500	\$228,000	\$265,000	\$275,000	+ 3.8%	+ 31.0%
Seward County	\$178,000	\$210,000	\$190,000	\$217,000	\$255,000	+ 17.5%	+ 43.3%
Thayer County	\$80,500	\$62,000	\$68,500	\$162,000	\$118,750	- 26.7%	+ 47.5%
Thurston County	\$77,312	\$61,550	\$113,750	\$164,900	\$210,000	+ 27.3%	+ 171.6%
Washington County	\$220,000	\$230,000	\$264,500	\$295,500	\$325,000	+ 10.0%	+ 47.7%
Wayne County	\$163,000	\$0	\$0	\$175,000	\$87,500	- 50.0%	- 46.3%
York County	\$140,000	\$132,500	\$156,000	\$168,000	\$189,450	+ 12.8%	+ 35.3%
Cass County, IA	\$89,000	\$136,000	\$0	\$0	\$45,500	--	- 48.9%
Crawford County, IA	\$0	\$280,000	\$0	\$0	\$0	--	--
Fremont County, IA	\$0	\$0	\$0	\$0	\$0	--	--
Harrison County, IA	\$169,000	\$180,000	\$187,000	\$165,000	\$195,000	+ 18.2%	+ 15.4%
Mills County, IA	\$152,000	\$176,450	\$282,500	\$280,000	\$295,000	+ 5.4%	+ 94.1%

Area Historical Median Prices

	2019	2020	2021	2022	2023	Change From 2022	Change From 2019
Monona County, IA	\$0	\$335,000	\$120,000	\$0	\$230,000	--	--
Montgomery County, IA	\$43,001	\$51,000	\$145,000	\$148,375	\$128,000	- 13.7%	+ 197.7%
Page County, IA	\$34,125	\$92,000	\$57,000	\$267,450	\$178,000	- 33.4%	+ 421.6%
Pottawattamie County, IA	\$161,000	\$163,250	\$176,000	\$195,750	\$217,000	+ 10.9%	+ 34.8%
Shelby County, IA	\$41,250	\$158,000	\$77,300	\$136,500	\$489,000	+ 258.2%	+ 1,085.5%
Woodbury County, IA	\$87,500	\$0	\$0	\$0	\$0	--	- 100.0%
51501	\$127,711	\$127,750	\$145,000	\$155,000	\$170,000	+ 9.7%	+ 33.1%
51503	\$210,000	\$206,000	\$227,000	\$250,500	\$257,500	+ 2.8%	+ 22.6%
51510	\$131,200	\$140,000	\$185,000	\$210,000	\$375,000	+ 78.6%	+ 185.8%
51525	\$118,000	\$180,000	\$322,000	\$257,500	\$82,500	- 68.0%	- 30.1%
51526	\$287,000	\$347,450	\$320,000	\$351,000	\$315,750	- 10.0%	+ 10.0%
51534	\$147,000	\$172,500	\$344,000	\$425,000	\$375,000	- 11.8%	+ 155.1%
51546	\$205,750	\$183,500	\$196,250	\$219,000	\$449,000	+ 105.0%	+ 118.2%
51551	\$152,000	\$172,000	\$287,500	\$234,900	\$368,000	+ 56.7%	+ 142.1%
51555	\$153,500	\$167,000	\$189,500	\$165,000	\$174,000	+ 5.5%	+ 13.4%
51557	\$279,000	\$218,500	\$220,000	\$363,000	\$470,000	+ 29.5%	+ 68.5%
51575	\$251,500	\$262,500	\$265,450	\$187,000	\$485,000	+ 159.4%	+ 92.8%
68002	\$165,750	\$215,000	\$322,876	\$220,000	\$258,000	+ 17.3%	+ 55.7%
68003	\$281,000	\$326,350	\$335,550	\$408,235	\$386,148	- 5.4%	+ 37.4%
68005	\$163,000	\$177,750	\$200,000	\$219,000	\$236,000	+ 7.8%	+ 44.8%
68007	\$289,508	\$302,700	\$325,819	\$386,207	\$423,585	+ 9.7%	+ 46.3%
68008	\$212,500	\$228,750	\$246,250	\$285,000	\$325,000	+ 14.0%	+ 52.9%
68015	\$152,000	\$92,250	\$169,500	\$157,450	\$230,000	+ 46.1%	+ 51.3%
68017	\$159,000	\$200,000	\$195,000	\$281,500	\$373,800	+ 32.8%	+ 135.1%
68022	\$390,000	\$393,000	\$445,050	\$479,500	\$508,500	+ 6.0%	+ 30.4%
68023	\$310,000	\$327,500	\$350,000	\$405,000	\$540,000	+ 33.3%	+ 74.2%
68025	\$165,000	\$176,450	\$199,900	\$215,000	\$248,000	+ 15.3%	+ 50.3%
68028	\$294,307	\$325,000	\$380,000	\$440,000	\$426,500	- 3.1%	+ 44.9%
68029	\$160,000	\$110,000	\$162,000	\$330,000	\$185,000	- 43.9%	+ 15.6%
68031	\$114,000	\$125,000	\$204,250	\$215,000	\$215,000	0.0%	+ 88.6%
68033	\$164,500	\$100,000	\$1,450,000	\$154,900	\$90,000	- 41.9%	- 45.3%
68034	\$178,000	\$250,000	\$211,000	\$310,000	\$350,000	+ 12.9%	+ 96.6%
68037	\$224,400	\$323,678	\$300,000	\$311,000	\$400,000	+ 28.6%	+ 78.3%
68038	\$106,000	\$74,250	\$109,500	\$113,000	\$138,450	+ 22.5%	+ 30.6%
68041	\$176,000	\$207,500	\$190,000	\$245,000	\$264,000	+ 7.8%	+ 50.0%
68045	\$122,500	\$122,000	\$141,500	\$139,950	\$81,000	- 42.1%	- 33.9%
68046	\$304,351	\$314,250	\$346,655	\$400,000	\$419,138	+ 4.8%	+ 37.7%
68048	\$180,000	\$225,000	\$230,000	\$240,750	\$289,500	+ 20.2%	+ 60.8%
68050	\$135,750	\$142,000	\$135,500	\$257,500	\$63,000	- 75.5%	- 53.6%
68057	\$98,750	\$112,000	\$135,000	\$169,800	\$166,500	- 1.9%	+ 68.6%
68059	\$277,000	\$347,475	\$356,690	\$380,990	\$365,890	- 4.0%	+ 32.1%
68061	\$87,500	\$121,250	\$122,500	\$157,500	\$190,000	+ 20.6%	+ 117.1%
68064	\$361,000	\$311,334	\$270,000	\$607,000	\$419,994	- 30.8%	+ 16.3%
68065	\$256,500	\$268,000	\$295,000	\$235,000	\$187,500	- 20.2%	- 26.9%
68066	\$160,900	\$176,000	\$193,000	\$217,500	\$230,000	+ 5.7%	+ 42.9%
68069	\$407,000	\$305,000	\$360,000	\$335,000	\$422,500	+ 26.1%	+ 3.8%



Area Historical Median Prices

	2019	2020	2021	2022	2023	Change From 2022	Change From 2019
68073	\$287,000	\$279,900	\$305,000	\$225,000	\$374,350	+ 66.4%	+ 30.4%
68102	\$245,000	\$300,000	\$262,000	\$315,000	\$315,000	0.0%	+ 28.6%
68104	\$133,500	\$145,000	\$165,000	\$182,000	\$186,000	+ 2.2%	+ 39.3%
68105	\$150,500	\$170,000	\$185,000	\$211,500	\$218,250	+ 3.2%	+ 45.0%
68106	\$168,000	\$189,900	\$210,000	\$230,000	\$252,500	+ 9.8%	+ 50.3%
68107	\$115,000	\$130,000	\$148,450	\$165,000	\$181,000	+ 9.7%	+ 57.4%
68108	\$109,950	\$132,000	\$155,000	\$161,575	\$180,000	+ 11.4%	+ 63.7%
68110	\$75,000	\$91,000	\$100,000	\$125,000	\$153,250	+ 22.6%	+ 104.3%
68111	\$62,000	\$75,000	\$90,000	\$118,000	\$135,000	+ 14.4%	+ 117.7%
68112	\$120,000	\$135,600	\$155,500	\$170,000	\$175,000	+ 2.9%	+ 45.8%
68114	\$191,500	\$205,901	\$220,000	\$246,632	\$300,000	+ 21.6%	+ 56.7%
68116	\$252,097	\$256,750	\$310,000	\$337,250	\$362,500	+ 7.5%	+ 43.8%
68117	\$135,900	\$141,700	\$170,950	\$180,000	\$213,450	+ 18.6%	+ 57.1%
68118	\$290,000	\$313,500	\$325,000	\$365,000	\$395,000	+ 8.2%	+ 36.2%
68122	\$186,000	\$200,000	\$228,000	\$265,000	\$278,415	+ 5.1%	+ 49.7%
68123	\$218,750	\$242,500	\$263,787	\$291,000	\$320,000	+ 10.0%	+ 46.3%
68124	\$227,500	\$275,000	\$275,000	\$325,000	\$328,250	+ 1.0%	+ 44.3%
68127	\$189,000	\$194,700	\$227,000	\$250,000	\$270,000	+ 8.0%	+ 42.9%
68128	\$210,000	\$244,900	\$230,000	\$250,300	\$276,000	+ 10.3%	+ 31.4%
68130	\$312,975	\$345,000	\$378,750	\$391,500	\$430,000	+ 9.8%	+ 37.4%
68131	\$154,000	\$166,125	\$195,000	\$230,000	\$215,000	- 6.5%	+ 39.6%
68132	\$247,175	\$250,000	\$295,000	\$314,000	\$298,000	- 5.1%	+ 20.6%
68133	\$277,000	\$315,000	\$345,500	\$390,000	\$380,000	- 2.6%	+ 37.2%
68134	\$170,000	\$180,000	\$207,300	\$236,000	\$250,000	+ 5.9%	+ 47.1%
68135	\$257,000	\$270,000	\$305,000	\$340,000	\$355,000	+ 4.4%	+ 38.1%
68136	\$279,000	\$302,767	\$336,826	\$390,000	\$395,000	+ 1.3%	+ 41.6%
68137	\$185,000	\$200,000	\$234,000	\$256,000	\$275,000	+ 7.4%	+ 48.6%
68138	\$183,000	\$200,000	\$226,875	\$253,000	\$275,000	+ 8.7%	+ 50.3%
68142	\$250,000	\$260,000	\$290,000	\$300,000	\$314,721	+ 4.9%	+ 25.9%
68144	\$205,000	\$220,000	\$252,000	\$276,200	\$288,000	+ 4.3%	+ 40.5%
68147	\$155,000	\$171,750	\$200,000	\$227,500	\$228,750	+ 0.5%	+ 47.6%
68152	\$200,200	\$235,000	\$280,000	\$317,500	\$330,000	+ 3.9%	+ 64.8%
68154	\$237,500	\$250,000	\$285,000	\$320,000	\$340,000	+ 6.3%	+ 43.2%
68157	\$187,500	\$199,000	\$238,563	\$282,500	\$312,500	+ 10.6%	+ 66.7%
68164	\$190,000	\$201,000	\$230,000	\$260,500	\$275,000	+ 5.6%	+ 44.7%
68301	\$215,500	\$209,500	\$211,500	\$310,000	\$276,500	- 10.8%	+ 28.3%
68310	\$108,000	\$139,750	\$139,000	\$154,000	\$163,200	+ 6.0%	+ 51.1%
68317	\$215,000	\$232,500	\$270,000	\$301,000	\$375,000	+ 24.6%	+ 74.4%
68331	\$231,080	\$198,000	\$305,750	\$260,000	\$274,789	+ 5.7%	+ 18.9%
68333	\$160,500	\$174,250	\$224,500	\$214,250	\$255,000	+ 19.0%	+ 58.9%
68339	\$368,813	\$418,000	\$510,552	\$662,750	\$649,500	- 2.0%	+ 76.1%
68347	\$198,000	\$213,950	\$281,950	\$291,000	\$355,000	+ 22.0%	+ 79.3%
68349	\$180,297	\$195,000	\$286,000	\$200,000	\$185,500	- 7.3%	+ 2.9%
68358	\$291,500	\$305,000	\$370,000	\$381,450	\$342,500	- 10.2%	+ 17.5%
68359	\$124,800	\$129,000	\$155,500	\$160,000	\$230,000	+ 43.8%	+ 84.3%

Area Historical Median Prices

	2019	2020	2021	2022	2023	Change From 2022	Change From 2019
68366	\$180,000	\$265,000	\$180,125	\$180,000	\$299,900	+ 66.6%	+ 66.6%
68372	\$276,219	\$290,000	\$320,150	\$367,444	\$395,000	+ 7.5%	+ 43.0%
68402	\$299,900	\$217,500	\$340,000	\$412,500	\$230,000	- 44.2%	- 23.3%
68404	\$400,000	\$335,000	\$380,000	\$393,750	\$403,101	+ 2.4%	+ 0.8%
68405	\$156,250	\$172,000	\$190,000	\$211,000	\$240,000	+ 13.7%	+ 53.6%
68409	\$202,500	\$280,750	\$240,000	\$365,000	\$275,000	- 24.7%	+ 35.8%
68410	\$145,000	\$135,000	\$168,000	\$185,000	\$194,500	+ 5.1%	+ 34.1%
68418	\$224,900	\$178,667	\$284,900	\$276,450	\$280,500	+ 1.5%	+ 24.7%
68428	\$362,000	\$420,000	\$560,000	\$473,500	\$581,500	+ 22.8%	+ 60.6%
68430	\$450,000	\$444,081	\$419,551	\$461,658	\$486,553	+ 5.4%	+ 8.1%
68434	\$210,000	\$230,000	\$210,000	\$240,000	\$264,000	+ 10.0%	+ 25.7%
68446	\$190,000	\$164,000	\$182,500	\$195,000	\$209,500	+ 7.4%	+ 10.3%
68456	\$149,000	\$150,000	\$125,500	\$196,500	\$217,000	+ 10.4%	+ 45.6%
68462	\$246,950	\$255,000	\$325,000	\$340,975	\$341,500	+ 0.2%	+ 38.3%
68463	\$240,000	\$140,000	\$147,500	\$186,000	\$197,600	+ 6.2%	- 17.7%
68465	\$135,000	\$129,250	\$168,100	\$160,000	\$205,000	+ 28.1%	+ 51.9%
68502	\$159,000	\$175,000	\$198,000	\$218,500	\$229,900	+ 5.2%	+ 44.6%
68503	\$124,250	\$123,000	\$160,000	\$174,500	\$180,000	+ 3.2%	+ 44.9%
68504	\$145,000	\$156,000	\$175,000	\$190,000	\$212,250	+ 11.7%	+ 46.4%
68505	\$170,000	\$186,950	\$220,000	\$230,000	\$259,000	+ 12.6%	+ 52.4%
68506	\$180,000	\$193,500	\$225,000	\$260,000	\$263,000	+ 1.2%	+ 46.1%
68507	\$175,700	\$190,500	\$208,356	\$250,500	\$250,000	- 0.2%	+ 42.3%
68508	\$170,000	\$120,000	\$175,000	\$317,795	\$264,000	- 16.9%	+ 55.3%
68510	\$167,000	\$184,000	\$205,000	\$230,000	\$259,000	+ 12.6%	+ 55.1%
68512	\$245,000	\$241,000	\$280,000	\$291,001	\$332,950	+ 14.4%	+ 35.9%
68514	\$285,200	\$300,000	\$340,000	\$419,627	\$527,500	+ 25.7%	+ 85.0%
68516	\$280,556	\$305,000	\$325,000	\$359,950	\$375,000	+ 4.2%	+ 33.7%
68520	\$368,250	\$394,900	\$549,900	\$550,200	\$591,700	+ 7.5%	+ 60.7%
68521	\$203,880	\$213,500	\$246,000	\$260,000	\$275,000	+ 5.8%	+ 34.9%
68522	\$188,200	\$203,450	\$233,225	\$260,000	\$270,000	+ 3.8%	+ 43.5%
68523	\$329,268	\$343,550	\$367,600	\$393,800	\$430,701	+ 9.4%	+ 30.8%
68524	\$154,950	\$195,000	\$206,280	\$217,500	\$238,000	+ 9.4%	+ 53.6%
68526	\$334,900	\$292,000	\$406,000	\$432,630	\$400,000	- 7.5%	+ 19.4%
68527	\$370,933	\$387,251	\$427,251	\$488,933	\$504,000	+ 3.1%	+ 35.9%
68528	\$206,500	\$230,000	\$252,500	\$285,000	\$284,500	- 0.2%	+ 37.8%
68532	\$480,000	\$474,500	\$459,445	\$389,000	\$669,826	+ 72.2%	+ 39.5%
68633	\$75,000	\$74,750	\$135,000	\$125,000	\$115,000	- 8.0%	+ 53.3%
68649	\$161,125	\$142,500	\$308,750	\$195,000	\$182,500	- 6.4%	+ 13.3%
68651	\$80,000	\$87,750	\$108,500	\$149,000	\$141,000	- 5.4%	+ 76.3%
68666	\$99,500	\$109,250	\$130,000	\$136,500	\$176,500	+ 29.3%	+ 77.4%
68716	\$116,000	\$113,500	\$142,500	\$145,000	\$144,000	- 0.7%	+ 24.1%
68727	\$74,450	\$76,000	\$53,500	\$117,000	\$275,000	+ 135.0%	+ 269.4%
68739	\$87,000	\$100,950	\$152,500	\$100,950	\$171,450	+ 69.8%	+ 97.1%
68788	\$145,250	\$143,687	\$152,500	\$170,000	\$222,500	+ 30.9%	+ 53.2%
68791	\$65,750	\$110,000	\$84,000	\$155,000	\$600,000	+ 287.1%	+ 812.5%