

Annual Report on the Great Plains Regional MLS Housing Market

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



2024

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The 2024 housing market started on a positive note: inventory was on the rise, mortgage rates had fallen from a 23-year high of 7.79% in October 2023 to the mid 6% range, and homebuyers had returned to the market, with U.S. existing-home sales posting back-to-back monthly increases for the first time in more than two years in January and February. But rates soon began to climb, topping 7% in April, and buyers pulled back, causing sales to slump during the traditionally busy spring buying season.

Summer arrived, and with it came a surge of new listings, pushing inventory to its highest level since 2020, according to the National Association of REALTORS®. Although buyers had more options to choose from in their home search, the additional supply did little to temper home prices, which continued to hit record highs nationwide, and sales remained slow. Eventually, mortgage rates began to ease, falling to a yearly low of 6.08% in September, and with inflation moving toward its 2% target, the Federal Reserve initiated a series of interest rate cuts, dropping the benchmark rate one full percentage point. Buyers took advantage of lower borrowing costs and a greater supply of homes on the market, leading sales of existing homes to surge in October and November, marking the first time since May that home sales exceeded four million units.

Sales: Pending sales increased 1.6 percent, finishing 2024 at 17,405. Closed sales were up 1.0 percent to end the year at 17,306.

Listings: Comparing 2024 to the prior year, the number of homes available for sale was up by 12.9 percent. There were 3,054 active listings at the end of 2024. New listings rose by 8.8 percent to finish the year at 27,124.

Prices: Home prices were up compared to last year. The overall median closed price increased 2.7 percent to \$303,000 for the year. Single Family home prices were up 3.4 percent compared to last year, and Condo/Villa home prices were up 1.4 percent.

Sales by Price Range: The number of homes sold in the \$129,999 or Less price range fell 15.9 percent to 962 homes. Homes sold in the \$289,000 or More price range were up 8.0 percent to 9,518 homes.

List Price Received: Sellers received, on average, 99.1 percent of their list price at sale, which fell 0.8 percent compared to the prior year.

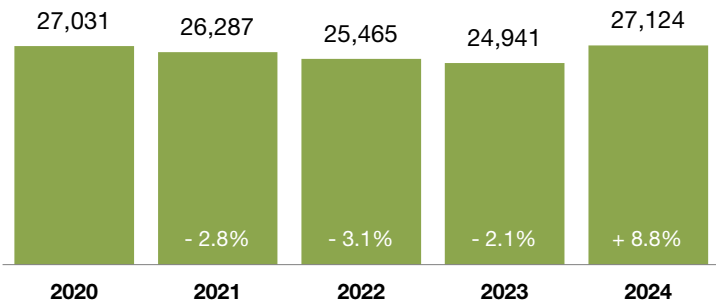
Economists are projecting a more active housing market in 2025. Existing-home sales are predicted to increase, as are home prices, albeit at a moderate pace. Mortgage rates will vary throughout the year but will likely stay within the 6% - 7% range. Buyers and sellers remain sensitive to fluctuations in mortgage rates, and the trajectory of rates will have a major impact on market activity. Inventory of new and existing homes will continue to improve in the new year, building on the supply gains made in 2024, with increases in both single-family and multifamily construction expected, according to the National Association of Home Builders.

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Quick Facts

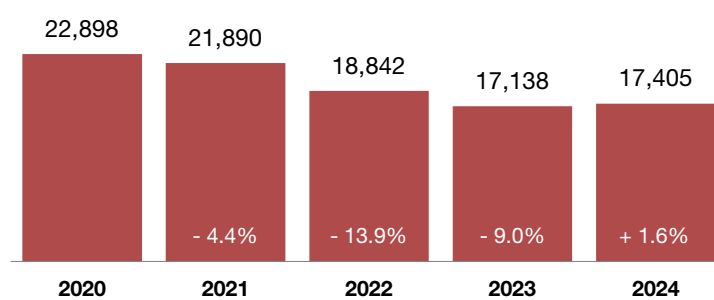
New Listings



Top 10: Change in New Listings from 2023

Lincoln County	+ 600.0%
51525	+ 500.0%
68532	+ 480.0%
68033	+ 300.0%
Wayne County	+ 200.0%
68791	+ 200.0%
51575	+ 180.0%
68050	+ 150.0%
68029	+ 142.9%
Fillmore County	+ 120.7%

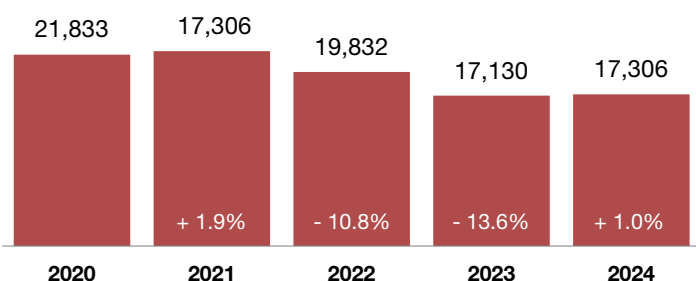
Pending Sales



Top 10: Change in Pending Sales from 2023

68532	+ 1,100.0%
51575	+ 700.0%
51525	+ 300.0%
68349	+ 166.7%
Fillmore County	+ 142.1%
68029	+ 125.0%
68050	+ 100.0%
Wayne County	+ 100.0%
68791	+ 100.0%
Shelby County, IA	+ 100.0%

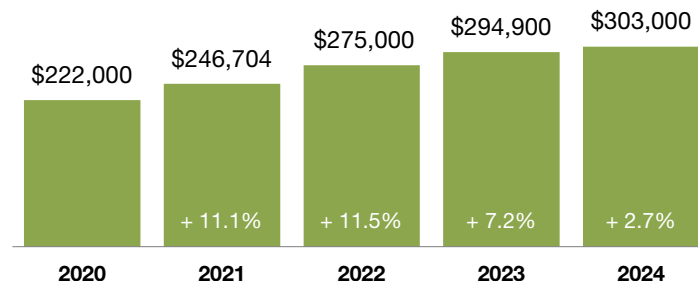
Closed Sales



Top 10: Change in Closed Sales from 2023

51575	+ 600.0%
68532	+ 450.0%
51525	+ 300.0%
68349	+ 116.7%
68409	+ 114.3%
Fillmore County	+ 100.0%
Shelby County, IA	+ 100.0%
68633	+ 83.3%
68029	+ 80.0%
68404	+ 80.0%

Median Closed Price

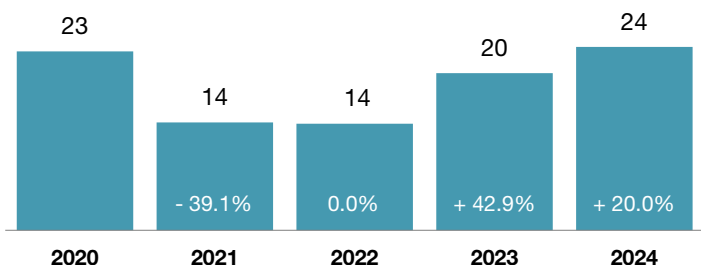


Top 10: Change in Median Closed Price from 2023

68033	+ 451.1%
Cass County, IA	+ 306.6%
68050	+ 225.4%
Lincoln County	+ 199.0%
Wayne County	+ 185.7%
Merrick County	+ 162.0%
51525	+ 139.4%
68045	+ 104.3%
68002	+ 86.0%
68402	+ 81.5%

Quick Facts

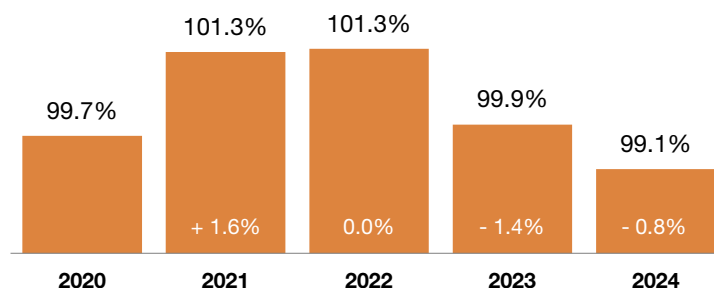
Days on Market Until Sale



Top 10: Change in Days on Market Until Sale from 2023

68716	+ 700.0%
51525	+ 450.0%
51575	+ 400.0%
68404	+ 375.0%
68301	+ 343.8%
68366	+ 314.3%
Colfax County	+ 309.1%
51557	+ 285.7%
68633	+ 257.1%
51551	+ 253.3%

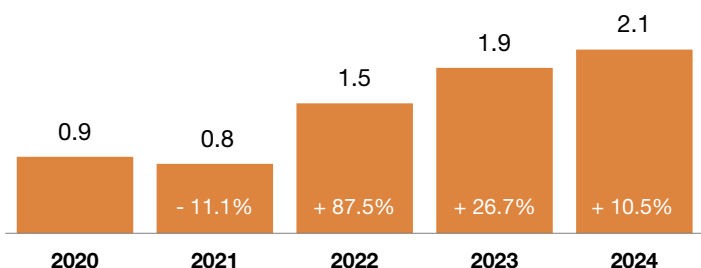
Percent of List Price Received



Top 10: Change in Percent of List Price Received from 2023

68033	+ 38.1%
Lincoln County	+ 28.8%
Cass County, IA	+ 12.0%
68050	+ 11.9%
Montgomery County, IA	+ 10.3%
51525	+ 9.3%
Clay County	+ 7.8%
Wayne County	+ 7.6%
Fremont County, IA	+ 7.5%
Monona County, IA	+ 6.9%

Months Supply of Inventory

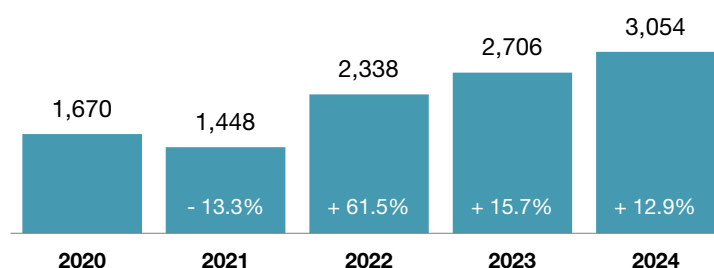


Top 10: Change in Months Supply of Inventory from 2023

68446	+ 650.0%
68514	+ 627.3%
68117	+ 500.0%
Johnson County	+ 283.3%
Clay County	+ 276.9%
68465	+ 257.1%
Fremont County, IA	+ 233.3%
68359	+ 227.3%
Madison County	+ 200.0%
68366	+ 194.1%

Inventory of Homes for Sale

At the end of each year.



Top 10: Change in Inventory of Homes for Sale from 2023

68446	+ 600.0%
68465	+ 500.0%
68514	+ 300.0%
68117	+ 300.0%
68359	+ 300.0%
Johnson County	+ 200.0%
Madison County	+ 200.0%
68405	+ 150.0%
68154	+ 150.0%
68031	+ 150.0%

Property Type Review

23

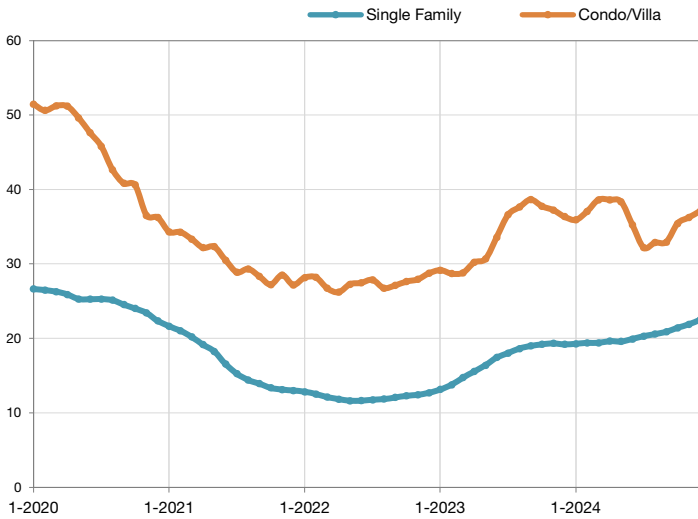
Average Days on Market Single Family

37

Average Days on Market Condo/Villa

Days on Market Until Sale

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



Top Areas: Condo/Villa Market Share in 2024

68102	92.2%
68508	63.7%
68131	46.4%
68727	25.0%
68716	20.0%
Adams County	14.3%
68116	10.9%
51510	10.0%
68154	9.1%
68130	9.1%
68137	8.6%
Cedar County	8.3%
68022	8.1%
68128	7.9%
68118	7.4%
68114	7.1%
68136	6.2%
68108	6.1%
68506	6.0%
Douglas County	5.9%
68144	5.3%
68132	4.7%
68142	4.5%
68135	4.4%
68105	4.4%
68061	4.2%

+ 3.4%

One-Year Change in Price Single Family

+ 1.4%

One-Year Change in Price Condo/Villa

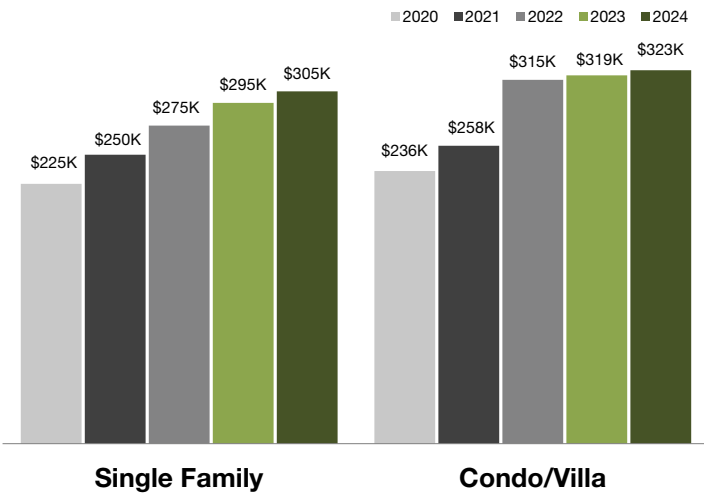
99.1%

Pct. of List Price Received Single Family

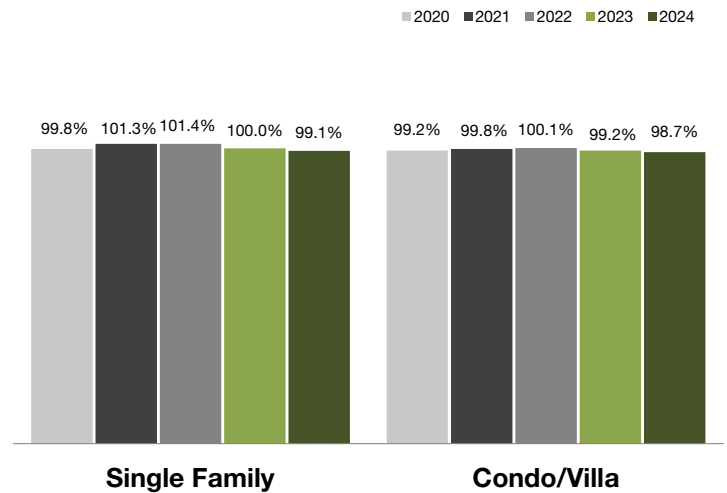
98.7%

Pct. of List Price Received Condo/Villa

Median Sales Price



Percent of List Price Received



Price Range Review

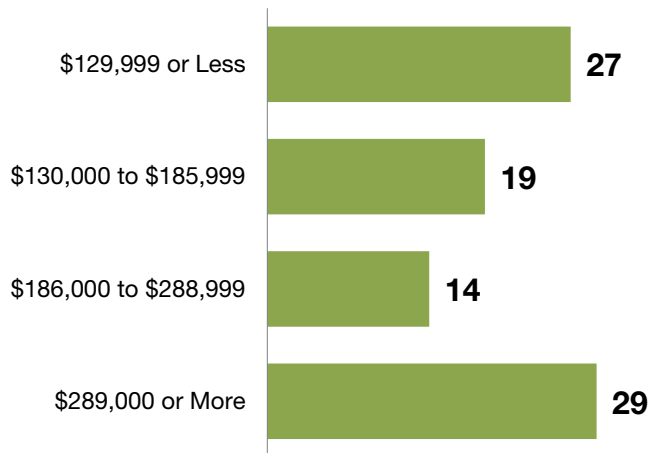
\$186,000 to \$288,999

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



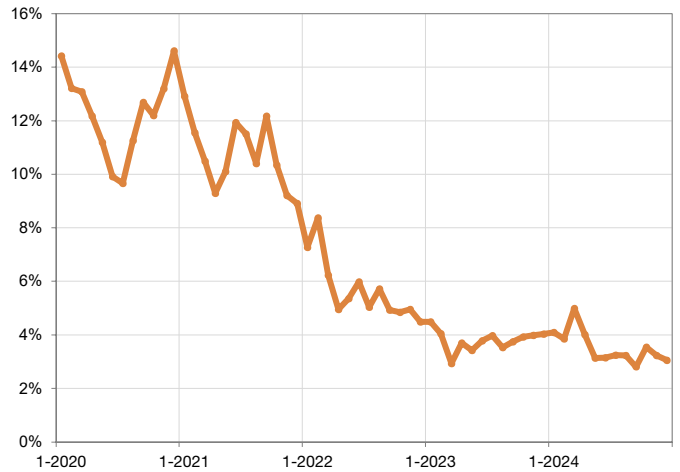
3.0%

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

- 14.7%

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

+ 8.0%

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

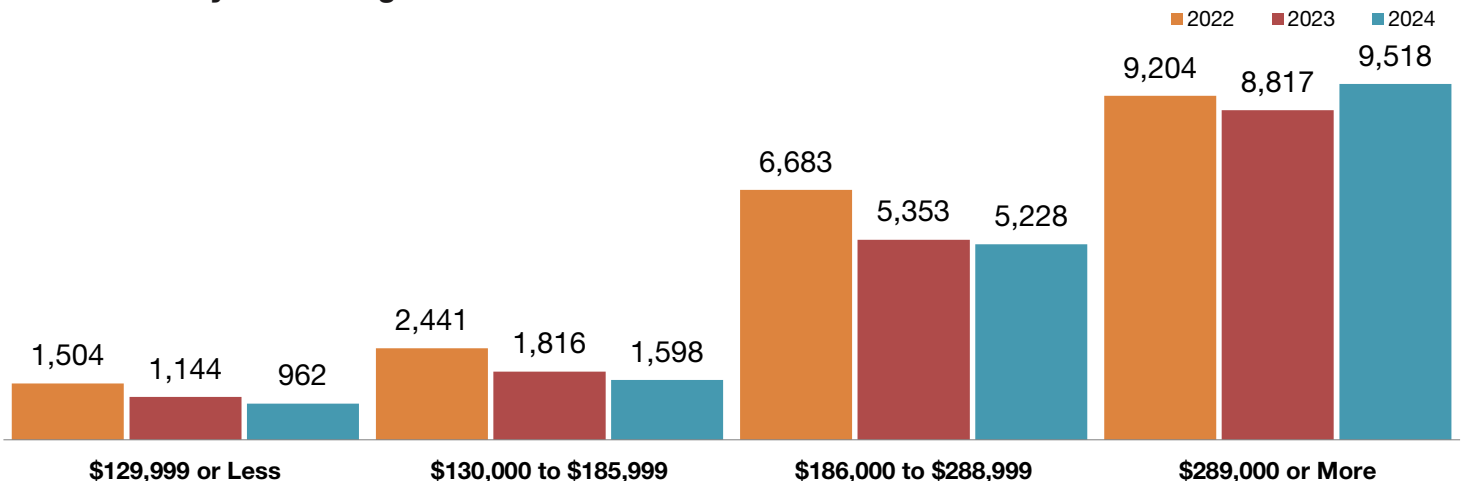
\$129,999 or Less

Price Range with the Fewest Closed Sales

- 15.9%

Price Range with Weakest One-Year Change in Sales: \$129,999 or Less

Closed Sales by Price Range



Bedroom Count Review

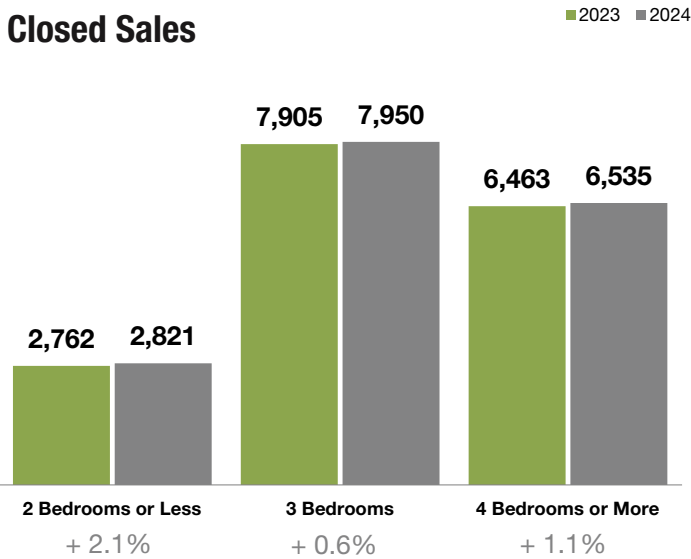
+ 2.1%

Growth in Closed Sales
2 Bedrooms or Less

+ 1.1%

Growth in Closed Sales
4 Bedrooms or More

Closed Sales



Top Areas: 4 Bedrooms or More Market Share in 2024

Hall County	100.0%
Knox County	100.0%
51557	100.0%
68520	72.6%
68022	71.8%
68430	68.6%
68028	67.3%
Madison County	66.7%
51551	66.7%
68418	66.7%
68526	66.7%
68372	65.9%
68064	64.0%
68463	63.6%
68527	62.9%
68069	62.5%
68523	61.5%
68118	61.5%
68046	61.2%
68358	61.1%
68514	60.0%
68130	59.9%
51546	58.3%
68003	58.2%
Platte County	56.5%
68404	55.6%

99.1%

Percent of List Price Received
in 2024 for
All Properties

98.3%

Percent of List Price Received
in 2024 for
2 Bedrooms or Less

99.3%

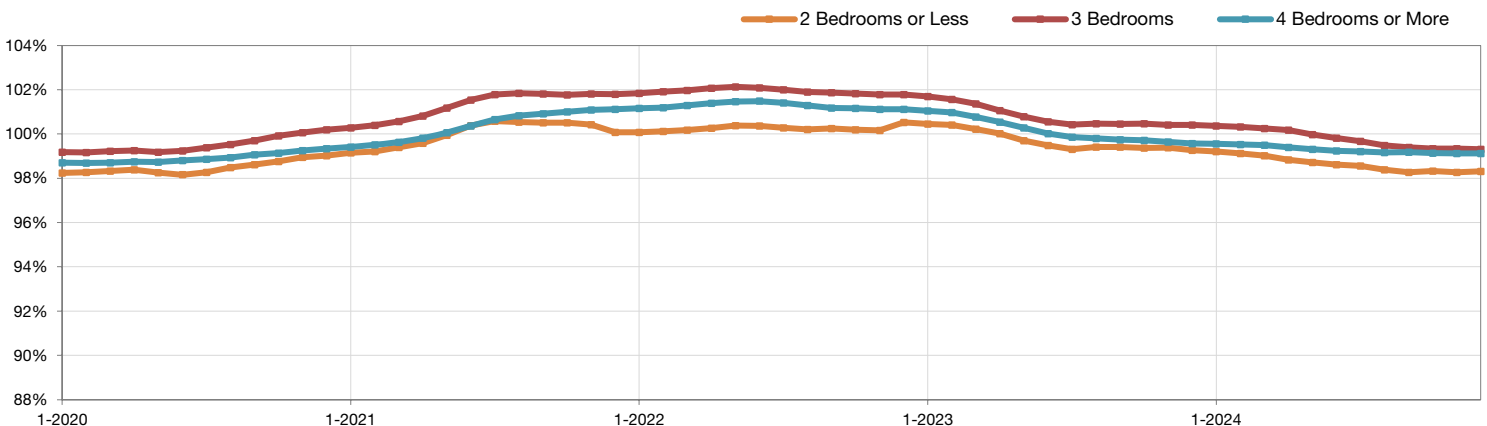
Percent of List Price Received
in 2024 for
3 Bedrooms

99.1%

Percent of List Price Received
in 2024 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

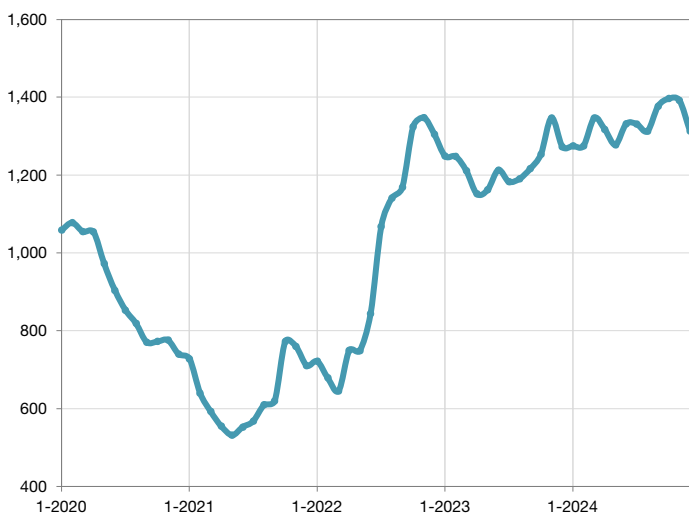
Oct '24

1397

Peak of New Construction Inventory

New Construction Inventory at Peak

New Construction Homes for Sale



Top Areas: New Construction Market Share in 2024

68527	61.4%
68514	60.0%
68523	59.6%
68520	59.4%
68142	51.0%
68430	48.6%
68022	48.5%
68136	46.7%
68028	45.8%
68157	41.1%
68007	39.7%
68046	38.3%
68372	32.9%
68133	28.8%
Sarpy County	28.7%
68366	28.6%
68462	28.2%
68526	27.4%
68064	22.7%
68003	22.4%
68059	20.9%
68521	17.1%
Hall County	16.7%
68116	15.9%
68516	15.4%
Butler County	14.3%

6.4

1.4

Year-End Months Supply New Construction

Year-End Months Supply Previously Owned

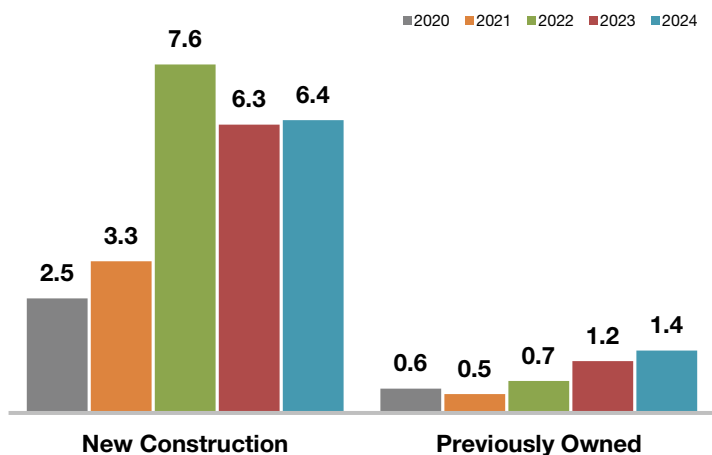
100.5%

98.9%

Pct. of List Price Received New Construction

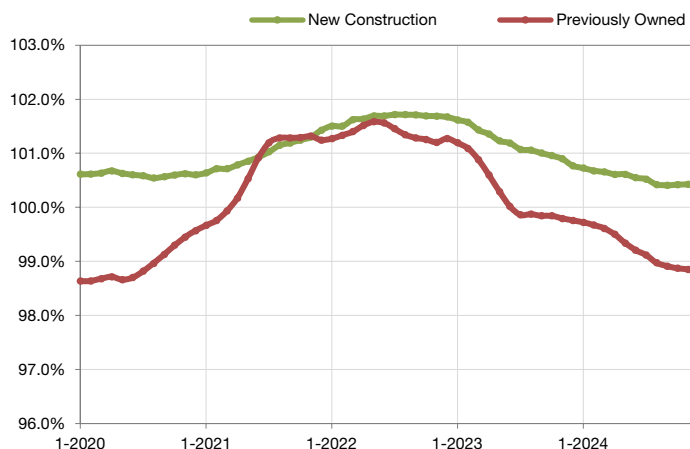
Pct. of List Price Received Previously Owned

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 2023	New Listings	Homes for Sale	Months Supply of Inventory	Days on Market Until Sale	Pct. of List Price Received
Adams County	7	- 46.2%	12	2	1.8	55	97.3%
Burt County	54	- 3.6%	96	24	5.2	60	93.8%
Butler County	28	+ 75.0%	39	8	3.4	37	94.5%
Cass County, NE	394	+ 23.5%	633	64	1.9	19	96.9%
Cedar County	12	- 14.3%	12	3	1.8	42	92.3%
Clay County	26	- 7.1%	40	11	4.9	43	100.0%
Colfax County	8	0.0%	13	3	2.3	45	100.0%
Cuming County	37	- 22.9%	51	6	2.1	57	96.5%
Dixon County	1	- 75.0%	4	0	0.0	34	94.3%
Dodge County	423	- 1.6%	604	94	2.7	36	97.7%
Douglas County	7,260	- 2.1%	11,215	1,096	1.8	20	99.5%
Fillmore County	44	+ 100.0%	64	13	3.1	40	94.0%
Gage County	242	+ 1.3%	350	54	2.7	34	97.5%
Hall County	6	- 57.1%	14	3	3.0	59	97.0%
Hamilton County	17	0.0%	21	4	2.1	26	96.7%
Holt County	0	--	0	0	0.0	0	0.0%
Howard County	0	--	4	2	--	0	0.0%
Jefferson County	69	+ 15.0%	114	25	4.2	46	96.3%
Johnson County	25	- 30.6%	40	6	2.3	31	96.5%
Knox County	2	- 50.0%	4	2	2.0	42	93.6%
Lancaster County	4,125	+ 3.8%	6,775	679	2.0	20	99.1%
Lincoln County	3	+ 50.0%	7	3	3.0	21	100.7%
Madison County	3	0.0%	11	3	3.0	35	93.4%
Merrick County	6	- 25.0%	8	0	0.0	36	87.5%
Nance County	1	0.0%	1	0	0.0	34	96.3%
Nemaha County	49	- 41.7%	74	6	1.4	24	94.9%
Nuckolls County	25	- 13.8%	31	5	1.9	35	92.3%
Otoe County	131	+ 8.3%	213	30	2.7	29	96.4%
Pierce County	0	--	0	0	0.0	0	0.0%
Platte County	23	+ 35.3%	23	0	0.0	41	97.3%
Polk County	23	- 20.7%	31	1	0.4	36	94.6%
Richardson County	14	+ 40.0%	19	5	3.1	34	90.5%
Saline County	101	+ 6.3%	153	24	2.9	26	97.4%
Sarpy County	3,081	+ 7.2%	4,764	682	2.6	32	99.9%
Saunders County	238	+ 3.9%	385	44	2.2	22	97.8%
Seward County	144	+ 9.9%	218	20	1.7	28	98.4%
Thayer County	11	- 26.7%	20	4	2.2	57	94.7%
Thurston County	4	- 55.6%	9	2	2.0	32	96.3%
Washington County	214	- 4.5%	355	46	2.5	24	97.7%
Wayne County	2	0.0%	3	0	0.0	6	100.0%
York County	126	- 8.0%	165	16	1.5	43	96.5%
Cass County, IA	1	- 50.0%	4	1	1.0	24	94.9%
Crawford County, IA	0	--	0	0	0.0	0	0.0%
Fremont County, IA	2	- 80.0%	8	2	2.0	41	99.9%
Harrison County, IA	44	- 26.7%	80	9	2.5	28	95.3%
Mills County, IA	24	- 31.4%	42	5	2.2	33	98.1%



Area Overviews

	Total Closed Sales	Change from 2023	New Listings	Homes for Sale	Months Supply of Inventory	Days on Market Until Sale	Pct. of List Price Received
Monona County, IA	3	+ 50.0%	4	--	0.0	4	99.7%
Montgomery County, IA	1	- 80.0%	4	1	1.0	2	105.0%
Page County, IA	0	--	5	--	0.0	0	0.0%
Pottawattamie County, IA	214	- 9.3%	316	33	1.9	17	99.6%
Shelby County, IA	6	+ 100.0%	6	--	0.0	53	96.4%
Woodbury County, IA	0	--	--	--	0.0	0	0.0%
51501	76	- 14.6%	112	6	0.9	13	99.3%
51503	94	- 14.5%	134	9	1.2	18	100.4%
51510	10	- 23.1%	15	2	1.3	13	99.7%
51525	4	+ 300.0%	6	1	1.0	11	106.1%
51526	2	- 75.0%	8	5	5.0	36	95.5%
51534	14	- 12.5%	27	3	1.9	29	99.1%
51546	12	+ 50.0%	16	3	2.1	27	98.2%
51551	3	- 62.5%	6	2	2.0	106	95.8%
51555	27	- 40.0%	41	3	1.2	31	94.1%
51557	1	- 66.7%	4	1	1.0	27	102.9%
51575	7	+ 600.0%	14	6	4.5	60	97.6%
68002	15	- 34.8%	31	3	1.6	18	99.1%
68003	67	+ 4.7%	141	20	3.2	26	98.6%
68005	270	+ 8.0%	377	31	1.4	12	100.3%
68007	421	+ 0.7%	848	165	4.4	39	100.1%
68008	156	- 1.3%	252	32	2.4	26	97.9%
68015	8	- 20.0%	14	2	1.3	25	97.7%
68017	15	+ 50.0%	21	4	1.8	36	99.6%
68022	884	+ 2.4%	1,571	239	3.3	39	99.5%
68023	12	- 25.0%	29	2	0.8	14	98.1%
68025	369	- 1.3%	530	80	2.6	37	97.7%
68028	343	- 7.5%	656	125	4.5	39	100.0%
68029	9	+ 80.0%	17	4	3.1	19	95.7%
68031	24	+ 33.3%	29	5	2.3	24	98.7%
68033	1	0.0%	4	1	1.0	2	99.4%
68034	8	- 27.3%	6	--	0.0	15	99.0%
68037	38	+ 52.0%	60	8	2.6	17	99.1%
68038	17	+ 54.5%	28	8	4.7	91	95.6%
68041	7	- 36.4%	10	1	0.6	30	97.3%
68045	12	0.0%	16	3	2.0	34	91.6%
68046	645	+ 7.5%	1,044	157	2.7	32	99.9%
68048	228	+ 21.3%	369	35	1.8	21	95.6%
68050	1	- 66.7%	5	--	0.0	2	100.0%
68057	18	0.0%	33	7	3.5	30	96.2%
68059	43	+ 2.4%	56	4	1.1	40	97.7%
68061	24	- 14.3%	42	10	5.2	45	93.2%
68064	75	0.0%	110	8	1.2	35	97.2%
68065	10	- 16.7%	18	3	1.8	15	100.2%
68066	76	+ 16.9%	110	10	1.5	22	97.0%
68069	32	- 22.0%	60	4	1.2	23	97.9%



Area Overviews

	Total Closed Sales	Change from 2023	New Listings	Homes for Sale	Months Supply of Inventory	Days on Market Until Sale	Pct. of List Price Received
68073	28	+ 21.7%	34	2	0.8	14	99.0%
68102	51	- 13.6%	71	4	0.9	32	97.1%
68104	493	- 5.9%	732	58	1.4	14	99.7%
68105	227	+ 16.4%	359	27	1.4	11	99.4%
68106	248	+ 2.1%	393	29	1.4	12	100.1%
68107	158	- 10.7%	255	26	1.9	13	99.6%
68108	115	- 17.9%	197	20	2.1	12	98.4%
68110	70	- 5.4%	123	11	1.9	26	98.5%
68111	328	- 10.4%	508	52	1.9	22	97.4%
68112	134	- 14.1%	181	16	1.5	16	99.5%
68114	169	+ 6.3%	245	24	1.7	20	98.9%
68116	523	+ 1.4%	727	68	1.5	19	99.7%
68117	73	- 13.1%	103	4	0.6	9	100.7%
68118	122	+ 4.3%	158	14	1.4	21	99.4%
68122	208	- 11.1%	292	15	0.9	25	99.8%
68123	407	+ 3.8%	612	50	1.4	16	100.1%
68124	162	- 6.4%	238	18	1.3	12	99.3%
68127	172	- 0.6%	244	18	1.3	11	100.4%
68128	178	+ 17.9%	230	14	1.0	9	100.1%
68130	232	+ 5.9%	356	22	1.1	13	99.5%
68131	125	- 7.4%	208	20	1.9	18	98.8%
68132	169	+ 11.2%	282	20	1.3	18	98.0%
68133	198	- 7.5%	254	22	1.4	47	99.7%
68134	253	- 14.8%	356	33	1.5	13	99.8%
68135	405	+ 2.8%	642	48	1.4	15	99.5%
68136	584	+ 22.2%	978	234	4.9	57	99.7%
68137	327	+ 12.8%	404	12	0.4	11	100.4%
68138	159	- 11.7%	229	15	1.1	11	100.9%
68142	200	+ 14.3%	278	44	2.7	34	99.5%
68144	282	- 6.3%	387	17	0.7	11	100.4%
68147	126	+ 8.6%	170	14	1.3	12	99.3%
68152	69	- 16.9%	100	10	1.8	17	97.7%
68154	253	+ 4.1%	394	30	1.4	13	99.3%
68157	107	+ 10.3%	138	19	2.2	35	99.8%
68164	291	- 9.6%	414	23	0.9	10	99.7%
68301	13	+ 8.3%	17	5	2.7	71	95.3%
68310	184	+ 0.5%	267	38	2.4	31	97.5%
68317	18	- 21.7%	29	5	3.0	18	99.2%
68331	8	- 33.3%	6	--	0.0	39	100.9%
68333	51	- 7.3%	77	12	2.9	30	96.7%
68339	12	- 14.3%	18	4	2.9	30	97.3%
68347	30	- 9.1%	52	5	1.8	12	99.4%
68349	13	+ 116.7%	17	--	0.0	10	97.8%
68358	18	- 30.8%	30	3	1.6	25	97.7%
68359	23	+ 53.3%	37	8	3.6	26	97.2%



Area Overviews

	Total Closed Sales	Change from 2023	New Listings	Homes for Sale	Months Supply of Inventory	Days on Market Until Sale	Pct. of List Price Received
68366	14	+ 27.3%	30	9	5.0	29	97.8%
68372	85	- 1.2%	173	17	2.3	45	99.2%
68402	10	+ 42.9%	15	--	0.0	12	99.1%
68404	9	+ 80.0%	14	2	1.4	38	96.2%
68405	25	+ 8.7%	47	5	2.1	27	99.0%
68409	15	+ 114.3%	17	1	0.6	27	96.1%
68410	70	+ 18.6%	110	16	2.5	35	95.9%
68418	12	+ 9.1%	30	2	1.0	9	94.8%
68428	9	- 35.7%	18	1	0.8	18	100.7%
68430	35	0.0%	87	14	4.7	72	98.9%
68434	91	+ 28.2%	125	10	1.4	27	97.9%
68446	29	+ 11.5%	35	7	3.0	20	97.3%
68456	7	- 22.2%	11	--	0.0	26	97.5%
68462	71	+ 31.5%	125	11	1.9	28	99.1%
68463	11	- 15.4%	20	1	0.6	15	96.2%
68465	18	+ 50.0%	26	6	2.5	21	99.8%
68502	321	- 2.1%	494	35	1.3	17	98.8%
68503	126	- 13.7%	188	19	1.8	18	98.6%
68504	143	+ 30.0%	215	17	1.4	17	98.7%
68505	243	+ 15.2%	323	21	1.1	15	99.4%
68506	403	+ 5.5%	646	55	1.6	17	99.0%
68507	229	+ 6.0%	335	22	1.1	20	99.0%
68508	91	+ 16.7%	160	16	2.2	32	95.8%
68510	279	+ 6.5%	443	34	1.4	13	99.4%
68512	144	+ 9.1%	253	24	2.1	14	99.2%
68514	10	- 23.1%	19	8	8.0	28	99.6%
68516	668	+ 1.2%	1,112	111	2.0	20	99.6%
68520	106	+ 55.9%	197	22	2.7	45	99.1%
68521	421	+ 13.8%	685	65	1.9	16	99.2%
68522	161	- 4.7%	248	19	1.4	12	99.1%
68523	52	- 40.2%	103	22	4.6	34	100.3%
68524	73	+ 28.1%	92	2	0.3	14	99.9%
68526	135	- 18.7%	276	48	4.2	28	98.2%
68527	70	+ 2.9%	194	55	8.5	43	99.6%
68528	117	- 12.7%	181	17	1.7	12	99.3%
68532	11	+ 450.0%	29	1	0.6	19	99.2%
68633	11	+ 83.3%	16	5	3.3	50	95.0%
68649	12	- 50.0%	16	--	0.0	29	97.7%
68651	10	+ 66.7%	12	--	0.0	31	91.9%
68666	8	- 55.6%	9	1	0.5	43	96.9%
68716	5	- 50.0%	5	1	0.8	120	97.3%
68727	4	- 20.0%	4	--	0.0	18	97.3%
68739	5	- 16.7%	4	1	0.8	36	91.4%
68788	25	- 21.9%	38	3	1.5	51	97.0%
68791	4	+ 33.3%	6	2	2.0	19	96.5%

Area Historical Median Prices

	2020	2021	2022	2023	2024	Change From 2023	Change From 2020
Adams County	\$223,414	\$142,500	\$329,000	\$239,000	\$218,400	- 8.6%	- 2.2%
Burt County	\$117,500	\$125,000	\$142,500	\$150,000	\$178,000	+ 18.7%	+ 51.5%
Butler County	\$127,000	\$156,250	\$147,500	\$176,500	\$220,000	+ 24.6%	+ 73.2%
Cass County, NE	\$234,950	\$240,000	\$240,100	\$299,900	\$263,500	- 12.1%	+ 12.2%
Cedar County	\$83,000	\$140,000	\$118,000	\$179,500	\$115,500	- 35.7%	+ 39.2%
Clay County	\$103,500	\$146,000	\$142,000	\$146,000	\$168,500	+ 15.4%	+ 62.8%
Colfax County	\$123,500	\$154,000	\$170,000	\$134,000	\$125,000	- 6.7%	+ 1.2%
Cuming County	\$125,500	\$141,500	\$162,500	\$206,500	\$235,000	+ 13.8%	+ 87.3%
Dixon County	\$0	\$32,000	\$150,000	\$194,000	\$165,000	- 14.9%	--
Dodge County	\$162,000	\$194,500	\$202,500	\$235,000	\$230,000	- 2.1%	+ 42.0%
Douglas County	\$220,000	\$245,000	\$278,250	\$292,000	\$305,000	+ 4.5%	+ 38.6%
Fillmore County	\$97,000	\$109,000	\$119,000	\$129,500	\$147,875	+ 14.2%	+ 52.4%
Gage County	\$140,000	\$144,000	\$156,750	\$168,000	\$199,000	+ 18.5%	+ 42.1%
Hall County	\$172,500	\$330,500	\$285,000	\$290,000	\$381,500	+ 31.6%	+ 121.2%
Hamilton County	\$250,750	\$271,000	\$275,000	\$350,000	\$222,000	- 36.6%	- 11.5%
Holt County	\$0	\$0	\$0	\$57,000	\$0	- 100.0%	--
Howard County	\$0	\$389,900	\$400,000	\$0	\$0	--	--
Jefferson County	\$75,000	\$100,000	\$120,000	\$134,700	\$146,000	+ 8.4%	+ 94.7%
Johnson County	\$111,250	\$121,750	\$149,500	\$167,000	\$160,000	- 4.2%	+ 43.8%
Knox County	\$659,000	\$0	\$205,750	\$275,000	\$180,000	- 34.5%	- 72.7%
Lancaster County	\$222,000	\$250,000	\$280,000	\$294,700	\$300,000	+ 1.8%	+ 35.1%
Lincoln County	\$0	\$150,000	\$0	\$73,000	\$218,250	+ 199.0%	--
Madison County	\$127,000	\$201,750	\$521,750	\$185,000	\$200,000	+ 8.1%	+ 57.5%
Merrick County	\$205,000	\$236,500	\$468,000	\$177,500	\$465,000	+ 162.0%	+ 126.8%
Nance County	\$255,000	\$135,000	\$0	\$175,000	\$105,000	- 40.0%	- 58.8%
Nemaha County	\$96,500	\$132,000	\$149,500	\$129,500	\$139,000	+ 7.3%	+ 44.0%
Nuckolls County	\$63,500	\$96,000	\$95,000	\$85,000	\$72,000	- 15.3%	+ 13.4%
Otoe County	\$162,000	\$180,000	\$195,000	\$204,000	\$225,000	+ 10.3%	+ 38.9%
Pierce County	\$355,000	\$0	\$0	\$250,000	\$0	- 100.0%	- 100.0%
Platte County	\$219,500	\$286,500	\$260,000	\$265,000	\$285,000	+ 7.5%	+ 29.8%
Polk County	\$112,000	\$119,000	\$144,000	\$165,000	\$160,000	- 3.0%	+ 42.9%
Richardson County	\$45,000	\$72,500	\$80,000	\$82,500	\$98,750	+ 19.7%	+ 119.4%
Saline County	\$145,000	\$180,000	\$162,000	\$210,000	\$212,000	+ 1.0%	+ 46.2%
Sarpy County	\$267,825	\$291,983	\$340,000	\$355,000	\$366,266	+ 3.2%	+ 36.8%
Saunders County	\$227,000	\$225,438	\$265,000	\$275,000	\$300,000	+ 9.1%	+ 32.2%
Seward County	\$212,500	\$190,000	\$217,000	\$255,000	\$267,500	+ 4.9%	+ 25.9%
Thayer County	\$62,000	\$68,500	\$162,000	\$118,750	\$100,000	- 15.8%	+ 61.3%
Thurston County	\$61,550	\$113,750	\$164,900	\$210,000	\$178,000	- 15.2%	+ 189.2%
Washington County	\$227,500	\$264,500	\$295,500	\$320,000	\$300,000	- 6.3%	+ 31.9%
Wayne County	\$0	\$0	\$175,000	\$87,500	\$250,000	+ 185.7%	--
York County	\$139,750	\$156,000	\$168,000	\$189,900	\$204,500	+ 7.7%	+ 46.3%
Cass County, IA	\$136,000	\$0	\$0	\$45,500	\$185,000	+ 306.6%	+ 36.0%
Crawford County, IA	\$280,000	\$0	\$0	\$0	\$0	--	- 100.0%
Fremont County, IA	\$106,770	\$141,000	\$110,000	\$230,000	\$269,000	+ 17.0%	+ 151.9%
Harrison County, IA	\$180,000	\$187,000	\$165,000	\$200,000	\$192,500	- 3.8%	+ 6.9%
Mills County, IA	\$176,450	\$282,500	\$280,000	\$300,000	\$272,500	- 9.2%	+ 54.4%

Area Historical Median Prices

	2020	2021	2022	2023	2024	Change From 2023	Change From 2020
Monona County, IA	\$335,000	\$120,000	\$0	\$230,000	\$242,000	+ 5.2%	- 27.8%
Montgomery County, IA	\$51,000	\$145,000	\$148,375	\$128,000	\$168,000	+ 31.3%	+ 229.4%
Page County, IA	\$92,000	\$57,000	\$267,450	\$178,000	\$0	- 100.0%	- 100.0%
Pottawattamie County, IA	\$163,250	\$176,000	\$195,750	\$216,000	\$235,750	+ 9.1%	+ 44.4%
Shelby County, IA	\$158,000	\$77,300	\$136,500	\$489,000	\$306,250	- 37.4%	+ 93.8%
Woodbury County, IA	\$0	\$0	\$0	\$0	\$0	--	--
51501	\$127,750	\$145,000	\$155,000	\$170,000	\$195,000	+ 14.7%	+ 52.6%
51503	\$206,000	\$227,000	\$250,500	\$253,750	\$285,000	+ 12.3%	+ 38.3%
51510	\$140,000	\$185,000	\$210,000	\$375,000	\$216,250	- 42.3%	+ 54.5%
51525	\$180,000	\$322,000	\$257,500	\$82,500	\$197,500	+ 139.4%	+ 9.7%
51526	\$347,450	\$320,000	\$351,000	\$315,750	\$312,500	- 1.0%	- 10.1%
51534	\$172,500	\$344,000	\$425,000	\$376,750	\$312,500	- 17.1%	+ 81.2%
51546	\$183,500	\$196,250	\$219,000	\$494,500	\$355,250	- 28.2%	+ 93.6%
51551	\$172,000	\$287,500	\$234,900	\$334,000	\$587,000	+ 75.7%	+ 241.3%
51555	\$167,000	\$189,500	\$165,000	\$178,000	\$185,000	+ 3.9%	+ 10.8%
51557	\$218,500	\$220,000	\$363,000	\$470,000	\$360,000	- 23.4%	+ 64.8%
51575	\$262,500	\$265,450	\$187,000	\$485,000	\$395,000	- 18.6%	+ 50.5%
68002	\$215,000	\$322,876	\$220,000	\$258,000	\$480,000	+ 86.0%	+ 123.3%
68003	\$325,000	\$332,475	\$408,235	\$386,148	\$468,250	+ 21.3%	+ 44.1%
68005	\$177,500	\$200,000	\$219,000	\$235,000	\$240,000	+ 2.1%	+ 35.2%
68007	\$302,900	\$325,819	\$386,207	\$422,085	\$411,363	- 2.5%	+ 35.8%
68008	\$226,250	\$246,250	\$285,000	\$325,000	\$290,000	- 10.8%	+ 28.2%
68015	\$92,250	\$169,500	\$157,450	\$230,000	\$286,500	+ 24.6%	+ 210.6%
68017	\$200,000	\$195,000	\$281,500	\$373,800	\$255,000	- 31.8%	+ 27.5%
68022	\$392,500	\$445,050	\$479,500	\$505,000	\$515,000	+ 2.0%	+ 31.2%
68023	\$327,500	\$350,000	\$405,000	\$540,000	\$630,000	+ 16.7%	+ 92.4%
68025	\$175,900	\$199,900	\$215,000	\$249,000	\$245,000	- 1.6%	+ 39.3%
68028	\$324,750	\$380,000	\$440,000	\$426,500	\$420,900	- 1.3%	+ 29.6%
68029	\$110,000	\$162,000	\$330,000	\$185,000	\$295,000	+ 59.5%	+ 168.2%
68031	\$125,000	\$204,250	\$215,000	\$215,000	\$203,000	- 5.6%	+ 62.4%
68033	\$116,000	\$1,450,000	\$154,900	\$90,000	\$496,000	+ 451.1%	+ 327.6%
68034	\$250,000	\$211,000	\$310,000	\$350,000	\$220,750	- 36.9%	- 11.7%
68037	\$323,678	\$300,000	\$311,000	\$400,000	\$340,000	- 15.0%	+ 5.0%
68038	\$74,250	\$109,500	\$113,000	\$137,000	\$220,000	+ 60.6%	+ 196.3%
68041	\$201,000	\$190,000	\$245,000	\$264,000	\$187,500	- 29.0%	- 6.7%
68045	\$122,000	\$141,500	\$139,950	\$80,500	\$164,500	+ 104.3%	+ 34.8%
68046	\$314,250	\$346,655	\$400,000	\$421,995	\$411,367	- 2.5%	+ 30.9%
68048	\$226,000	\$230,000	\$240,750	\$289,500	\$236,000	- 18.5%	+ 4.4%
68050	\$142,000	\$135,500	\$257,500	\$63,000	\$205,000	+ 225.4%	+ 44.4%
68057	\$112,000	\$135,000	\$169,800	\$166,500	\$162,000	- 2.7%	+ 44.6%
68059	\$337,500	\$356,690	\$380,990	\$365,890	\$499,000	+ 36.4%	+ 47.9%
68061	\$121,250	\$122,500	\$157,500	\$190,000	\$187,500	- 1.3%	+ 54.6%
68064	\$311,334	\$270,000	\$607,000	\$422,497	\$740,000	+ 75.1%	+ 137.7%
68065	\$221,000	\$295,000	\$235,000	\$187,500	\$172,500	- 8.0%	- 21.9%
68066	\$177,000	\$193,000	\$217,500	\$230,000	\$250,000	+ 8.7%	+ 41.2%
68069	\$305,000	\$360,000	\$335,000	\$422,500	\$537,000	+ 27.1%	+ 76.1%



Area Historical Median Prices

	2020	2021	2022	2023	2024	Change From 2023	Change From 2020
68073	\$279,900	\$305,000	\$225,000	\$374,350	\$337,500	- 9.8%	+ 20.6%
68102	\$300,000	\$262,000	\$315,000	\$315,000	\$345,000	+ 9.5%	+ 15.0%
68104	\$145,000	\$165,000	\$182,000	\$185,500	\$200,000	+ 7.8%	+ 37.9%
68105	\$170,000	\$185,000	\$211,500	\$218,500	\$248,000	+ 13.5%	+ 45.9%
68106	\$189,975	\$210,000	\$230,000	\$252,500	\$258,975	+ 2.6%	+ 36.3%
68107	\$130,000	\$148,450	\$165,000	\$181,000	\$190,500	+ 5.2%	+ 46.5%
68108	\$132,000	\$155,000	\$163,000	\$180,000	\$210,000	+ 16.7%	+ 59.1%
68110	\$92,000	\$100,000	\$125,000	\$153,250	\$149,950	- 2.2%	+ 63.0%
68111	\$75,000	\$90,000	\$118,000	\$135,500	\$143,250	+ 5.7%	+ 91.0%
68112	\$136,250	\$155,500	\$170,000	\$175,000	\$185,000	+ 5.7%	+ 35.8%
68114	\$205,801	\$220,000	\$246,632	\$300,000	\$290,000	- 3.3%	+ 40.9%
68116	\$256,297	\$310,000	\$337,250	\$363,081	\$357,000	- 1.7%	+ 39.3%
68117	\$140,522	\$170,950	\$180,000	\$212,000	\$215,000	+ 1.4%	+ 53.0%
68118	\$314,250	\$325,000	\$365,000	\$395,000	\$400,000	+ 1.3%	+ 27.3%
68122	\$200,000	\$228,000	\$265,000	\$280,000	\$283,250	+ 1.2%	+ 41.6%
68123	\$242,009	\$263,787	\$291,000	\$320,000	\$325,000	+ 1.6%	+ 34.3%
68124	\$275,000	\$275,000	\$325,000	\$330,000	\$335,000	+ 1.5%	+ 21.8%
68127	\$194,600	\$227,000	\$250,000	\$270,000	\$283,300	+ 4.9%	+ 45.6%
68128	\$244,900	\$230,000	\$250,300	\$276,000	\$275,000	- 0.4%	+ 12.3%
68130	\$345,000	\$378,750	\$391,500	\$430,000	\$453,500	+ 5.5%	+ 31.4%
68131	\$166,000	\$195,000	\$230,000	\$215,000	\$241,500	+ 12.3%	+ 45.5%
68132	\$250,000	\$295,000	\$314,000	\$299,000	\$350,000	+ 17.1%	+ 40.0%
68133	\$315,000	\$345,500	\$390,000	\$380,290	\$395,000	+ 3.9%	+ 25.4%
68134	\$180,000	\$207,300	\$236,000	\$250,000	\$253,000	+ 1.2%	+ 40.6%
68135	\$272,000	\$305,000	\$340,000	\$355,000	\$375,000	+ 5.6%	+ 37.9%
68136	\$302,027	\$336,826	\$390,000	\$395,000	\$394,995	- 0.0%	+ 30.8%
68137	\$200,000	\$234,000	\$256,000	\$275,000	\$280,500	+ 2.0%	+ 40.3%
68138	\$199,000	\$226,875	\$253,000	\$275,000	\$280,000	+ 1.8%	+ 40.7%
68142	\$257,500	\$290,000	\$300,000	\$319,570	\$335,480	+ 5.0%	+ 30.3%
68144	\$220,000	\$252,000	\$276,200	\$288,000	\$310,000	+ 7.6%	+ 40.9%
68147	\$171,750	\$200,000	\$227,500	\$230,000	\$239,950	+ 4.3%	+ 39.7%
68152	\$235,000	\$280,000	\$317,500	\$330,000	\$370,000	+ 12.1%	+ 57.4%
68154	\$250,000	\$285,000	\$320,000	\$340,000	\$335,000	- 1.5%	+ 34.0%
68157	\$199,500	\$238,563	\$282,500	\$330,000	\$350,000	+ 6.1%	+ 75.4%
68164	\$201,000	\$230,000	\$260,500	\$274,500	\$280,000	+ 2.0%	+ 39.3%
68301	\$209,500	\$211,500	\$310,000	\$276,500	\$421,400	+ 52.4%	+ 101.1%
68310	\$139,500	\$139,000	\$154,000	\$162,900	\$194,250	+ 19.2%	+ 39.2%
68317	\$232,500	\$270,000	\$301,000	\$375,000	\$360,500	- 3.9%	+ 55.1%
68331	\$198,000	\$305,750	\$260,000	\$274,789	\$272,500	- 0.8%	+ 37.6%
68333	\$175,000	\$224,500	\$214,250	\$255,000	\$300,000	+ 17.6%	+ 71.4%
68339	\$429,900	\$510,552	\$662,750	\$649,500	\$450,000	- 30.7%	+ 4.7%
68347	\$208,000	\$281,950	\$291,000	\$355,000	\$265,250	- 25.3%	+ 27.5%
68349	\$192,500	\$286,000	\$200,000	\$185,500	\$90,000	- 51.5%	- 53.2%
68358	\$305,000	\$370,000	\$381,450	\$342,500	\$490,000	+ 43.1%	+ 60.7%
68359	\$129,475	\$155,500	\$160,000	\$230,000	\$186,000	- 19.1%	+ 43.7%



Area Historical Median Prices

	2020	2021	2022	2023	2024	Change From 2023	Change From 2020
68366	\$265,000	\$180,125	\$180,000	\$299,900	\$285,000	- 5.0%	+ 7.5%
68372	\$290,000	\$320,150	\$367,444	\$395,000	\$350,000	- 11.4%	+ 20.7%
68402	\$217,500	\$340,000	\$412,500	\$230,000	\$417,450	+ 81.5%	+ 91.9%
68404	\$340,000	\$380,000	\$393,750	\$446,201	\$490,000	+ 9.8%	+ 44.1%
68405	\$175,000	\$190,000	\$211,000	\$240,000	\$256,500	+ 6.9%	+ 46.6%
68409	\$280,750	\$240,000	\$365,000	\$275,000	\$230,000	- 16.4%	- 18.1%
68410	\$135,000	\$168,000	\$185,000	\$194,500	\$201,500	+ 3.6%	+ 49.3%
68418	\$209,334	\$284,900	\$276,450	\$280,500	\$352,450	+ 25.7%	+ 68.4%
68428	\$420,000	\$560,000	\$473,500	\$581,500	\$650,000	+ 11.8%	+ 54.8%
68430	\$444,081	\$419,551	\$461,658	\$486,553	\$549,900	+ 13.0%	+ 23.8%
68434	\$232,000	\$210,000	\$240,000	\$264,000	\$272,000	+ 3.0%	+ 17.2%
68446	\$164,000	\$182,500	\$195,000	\$209,500	\$206,000	- 1.7%	+ 25.6%
68456	\$150,000	\$125,500	\$196,500	\$217,000	\$172,000	- 20.7%	+ 14.7%
68462	\$259,900	\$325,000	\$340,975	\$341,500	\$376,905	+ 10.4%	+ 45.0%
68463	\$142,500	\$147,500	\$186,000	\$197,600	\$355,000	+ 79.7%	+ 149.1%
68465	\$127,500	\$168,100	\$160,000	\$205,000	\$181,500	- 11.5%	+ 42.4%
68502	\$176,000	\$198,000	\$218,500	\$229,700	\$245,000	+ 6.7%	+ 39.2%
68503	\$123,000	\$160,000	\$174,500	\$181,000	\$190,000	+ 5.0%	+ 54.5%
68504	\$156,000	\$175,000	\$190,000	\$212,250	\$220,000	+ 3.7%	+ 41.0%
68505	\$185,750	\$220,000	\$230,000	\$259,000	\$254,500	- 1.7%	+ 37.0%
68506	\$195,000	\$225,000	\$260,000	\$263,000	\$279,900	+ 6.4%	+ 43.5%
68507	\$190,000	\$208,356	\$250,500	\$250,000	\$249,900	- 0.0%	+ 31.5%
68508	\$124,900	\$175,000	\$317,795	\$264,000	\$210,000	- 20.5%	+ 68.1%
68510	\$184,000	\$205,000	\$230,000	\$259,450	\$247,500	- 4.6%	+ 34.5%
68512	\$240,501	\$280,000	\$291,001	\$332,950	\$329,950	- 0.9%	+ 37.2%
68514	\$300,000	\$340,000	\$419,627	\$527,500	\$507,027	- 3.9%	+ 69.0%
68516	\$301,000	\$325,000	\$359,950	\$375,000	\$392,500	+ 4.7%	+ 30.4%
68520	\$392,100	\$549,900	\$550,200	\$591,700	\$598,206	+ 1.1%	+ 52.6%
68521	\$214,750	\$246,000	\$260,000	\$275,000	\$290,000	+ 5.5%	+ 35.0%
68522	\$203,450	\$233,225	\$260,000	\$270,000	\$289,000	+ 7.0%	+ 42.0%
68523	\$344,300	\$367,600	\$393,800	\$430,701	\$437,175	+ 1.5%	+ 27.0%
68524	\$195,000	\$206,280	\$217,500	\$236,000	\$237,000	+ 0.4%	+ 21.5%
68526	\$298,000	\$406,000	\$434,000	\$398,000	\$421,000	+ 5.8%	+ 41.3%
68527	\$389,475	\$427,251	\$488,933	\$503,000	\$491,250	- 2.3%	+ 26.1%
68528	\$230,000	\$252,500	\$285,000	\$284,500	\$290,000	+ 1.9%	+ 26.1%
68532	\$474,500	\$459,445	\$389,000	\$669,826	\$600,000	- 10.4%	+ 26.4%
68633	\$74,750	\$135,000	\$125,000	\$115,000	\$155,000	+ 34.8%	+ 107.4%
68649	\$142,500	\$308,750	\$195,000	\$180,750	\$240,500	+ 33.1%	+ 68.8%
68651	\$87,750	\$108,500	\$149,000	\$141,000	\$189,913	+ 34.7%	+ 116.4%
68666	\$109,250	\$130,000	\$136,500	\$176,500	\$157,000	- 11.0%	+ 43.7%
68716	\$113,500	\$142,500	\$145,000	\$144,000	\$235,000	+ 63.2%	+ 107.0%
68727	\$76,000	\$53,500	\$117,000	\$275,000	\$112,750	- 59.0%	+ 48.4%
68739	\$100,950	\$152,500	\$100,950	\$171,450	\$154,000	- 10.2%	+ 52.6%
68788	\$143,687	\$152,500	\$170,000	\$222,500	\$260,000	+ 16.9%	+ 80.9%
68791	\$110,000	\$84,000	\$155,000	\$600,000	\$180,750	- 69.9%	+ 64.3%