

**2010 Summary: Midlands MLS
REALTORS® Association of Lincoln**

LINCOLN, NEBRASKA MARKET AREA

OVERALL MARKET ACTIVITY

- At the end of December 2010, there were 1,574 single-family residential homes on the market; less than 1 percent below the number on the market one year ago.
- There were **6,826** new listings processed through the MLS system during 2010; less than 1 percent below the number processed one year ago (includes re-listed properties).
- There were a total of 3,467 single-family homes sold through the MLS system during 2010; 14 percent lower than the total number sold in 2009 (4,041); and 25 percent lower than the total number of record sales in 2004 (4,632).
- The overall median price of single-family home sold through the MLS system during 2010 was **\$130,000.**; 1 percent higher than 2009 (\$129,900); and 4 percent below the record high in 2005 and 2006 (\$135,000).

EXISTING HOME SALES

- There were **3,067** existing single-family homes sold through the MLS in 2010; down 14 percent from 2009; and down 15 percent from the record high in 2005 (3,599).
- The median sale price of an existing single-family home sold through the MLS remained at \$125,000 in 2008, 2009 and 2010; 1.6 percent below the record-high in 2007 (\$127,000).

NEW HOME SALES

- There were 400 new single-family homes sold through the MLS in 2010; down by 62 homes from 2008 (462) which was the lowest-level in more than ten years.
- The number of new single-family homes sold through the MLS in 2010 (400) was **36.2 percent lower** than the number sold in 2007 (627), and was **63.3 percent lower** than the record number sold in 2003 (1090).
- The median sale price of a new single-family home sold through the MLS in 2010 was **\$184,768**; 2.6 percent higher than 2009 (\$179,975); and 5.2 percent below the record-high in 2006 (\$195,000).

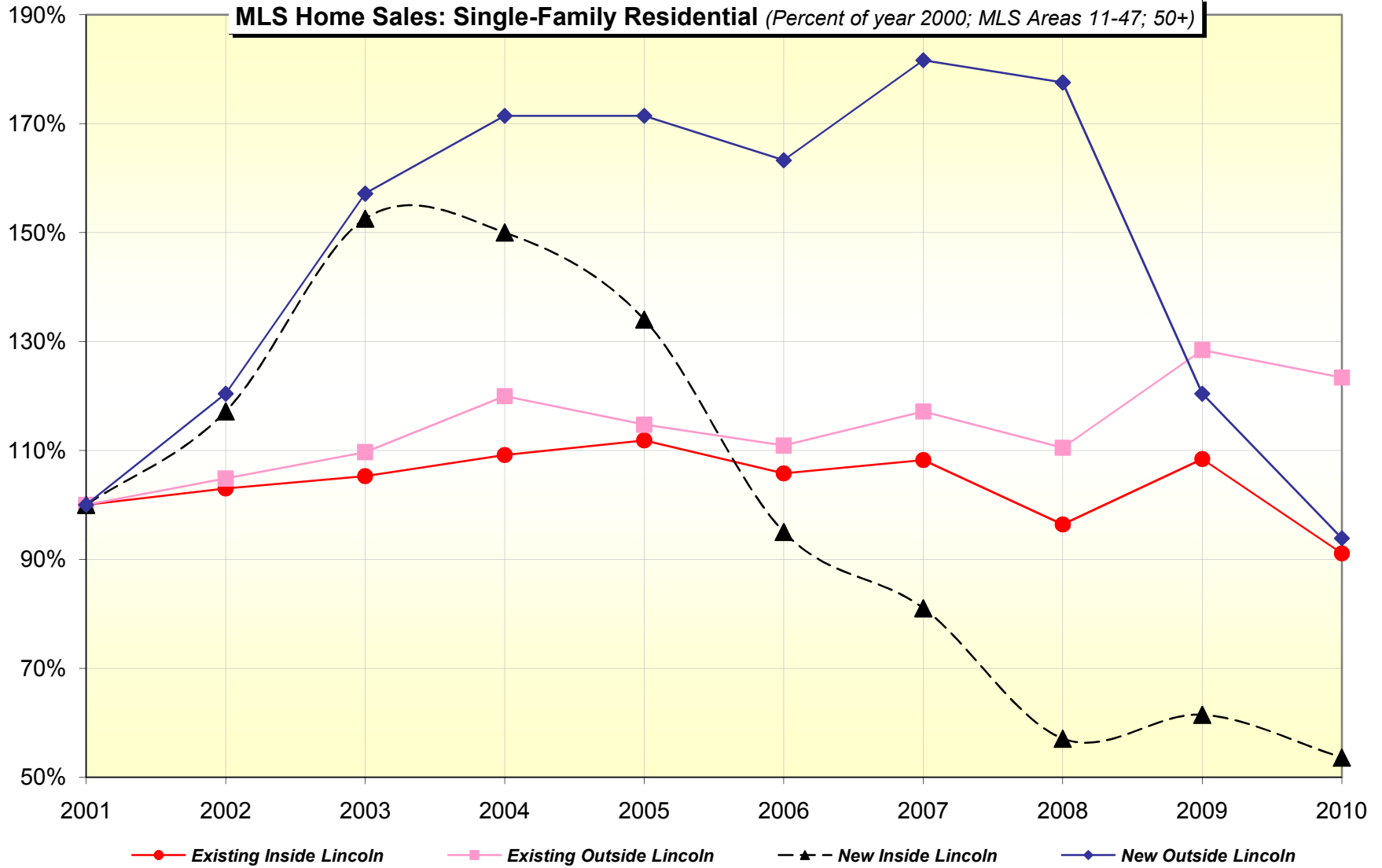
**2010 Report: Midlands MLS
REALTORS® Association of Lincoln**

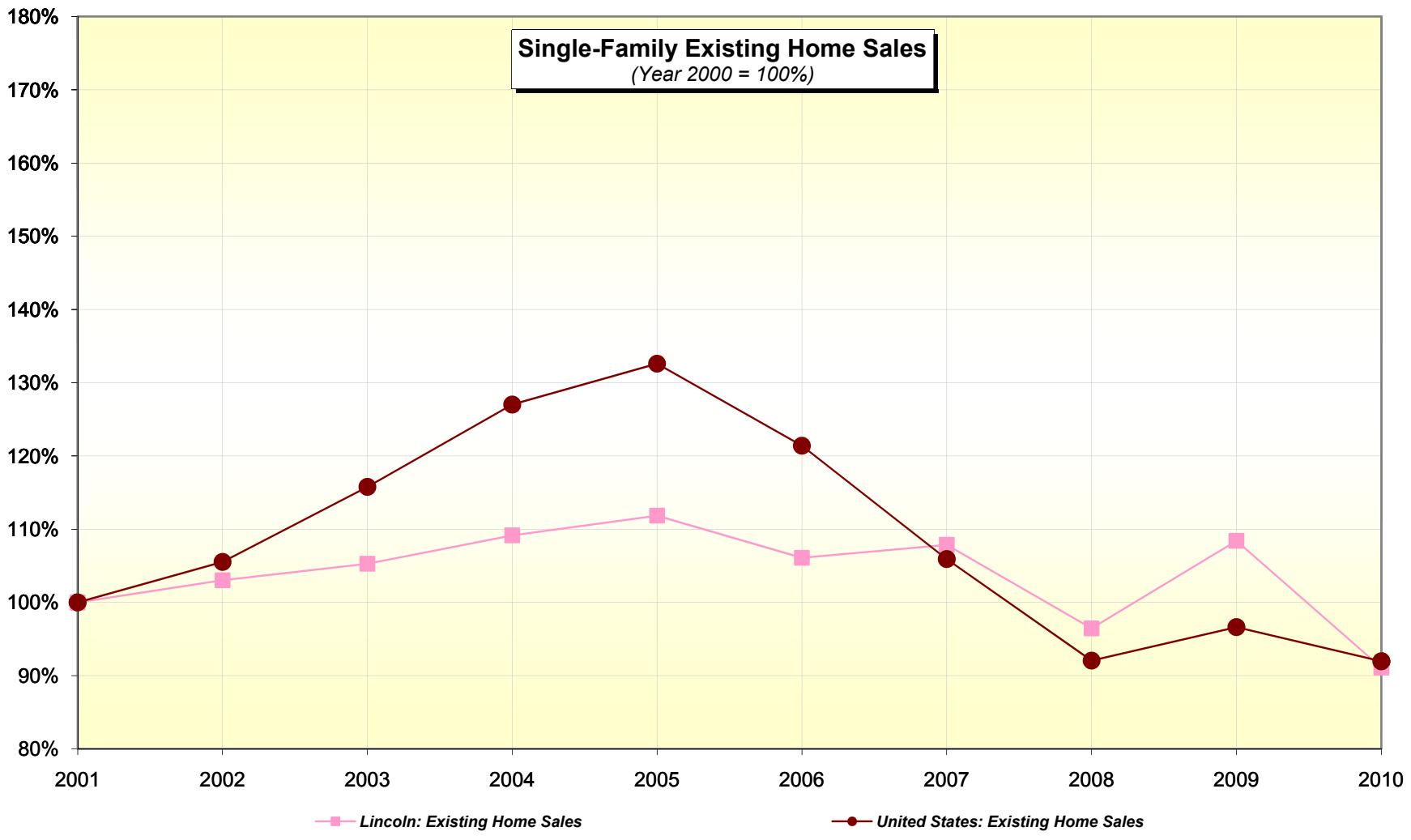
LINCOLN, NEBRASKA MARKET AREA							
	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>
Single-Family Residential Listings on Market (12/31)	1,535	1,784	2,052	2,083	2,050	1,672	1,574
Single-family residential listings processed	6,782	7,240	7,681	7,886	7,732	6,895	6,826
NEW HOMES							
New home sales closed	1,080	974	711	627	466	467	400
Median sale price of new homes closed	\$170,970	\$179,950	\$195,000	\$190,839	\$191,543	\$179,975	\$184,768
EXISTING HOMES							
Existing home sales closed	3,552	3,599	3,416	3,513	3,160	3,574	3,067
Median sale price of existing homes closed	\$120,000	\$124,900	\$125,500	\$127,000	\$125,000	\$125,000	\$125,000
Total single-family residential sales closed	4,632	4,573	4,127	4,140	3,626	4,041	3,467
Median sale price of single-family residential sales	\$131,250	\$135,000	\$135,000	\$134,900	\$133,000	\$129,900	\$130,000

Midlands MLS
Year End Closed Sales
Single-Family Residential

YEAR	EXISTING HOMES			NEW HOMES		
	AREA 11-47	AREA 50+	ALL AREAS	AREA 11-47	AREA 50+	ALL AREAS
2010	2468	612	3080	356	46	402
2009	2937	637	3574	408	59	467
2008	2612	548	3160	379	87	466
2007	2932	581	3513	538	89	627
2006	2866	550	3416	631	80	711
2005	3030	569	3599	890	84	974
2004	2957	595	3552	996	84	1080
2003	2852	544	3396	1013	77	1090

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



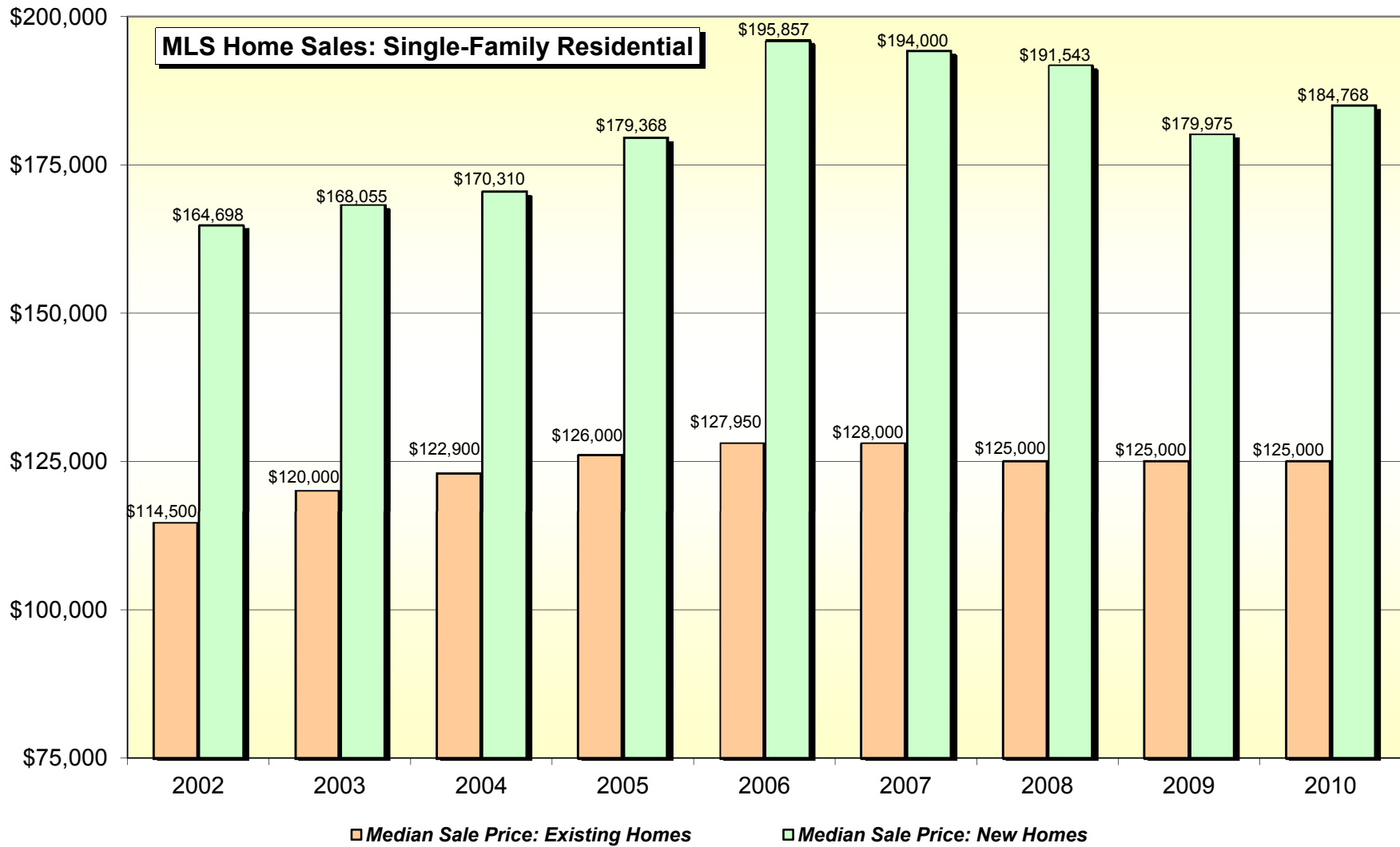


Lincoln, Nebraska: Residential Sales

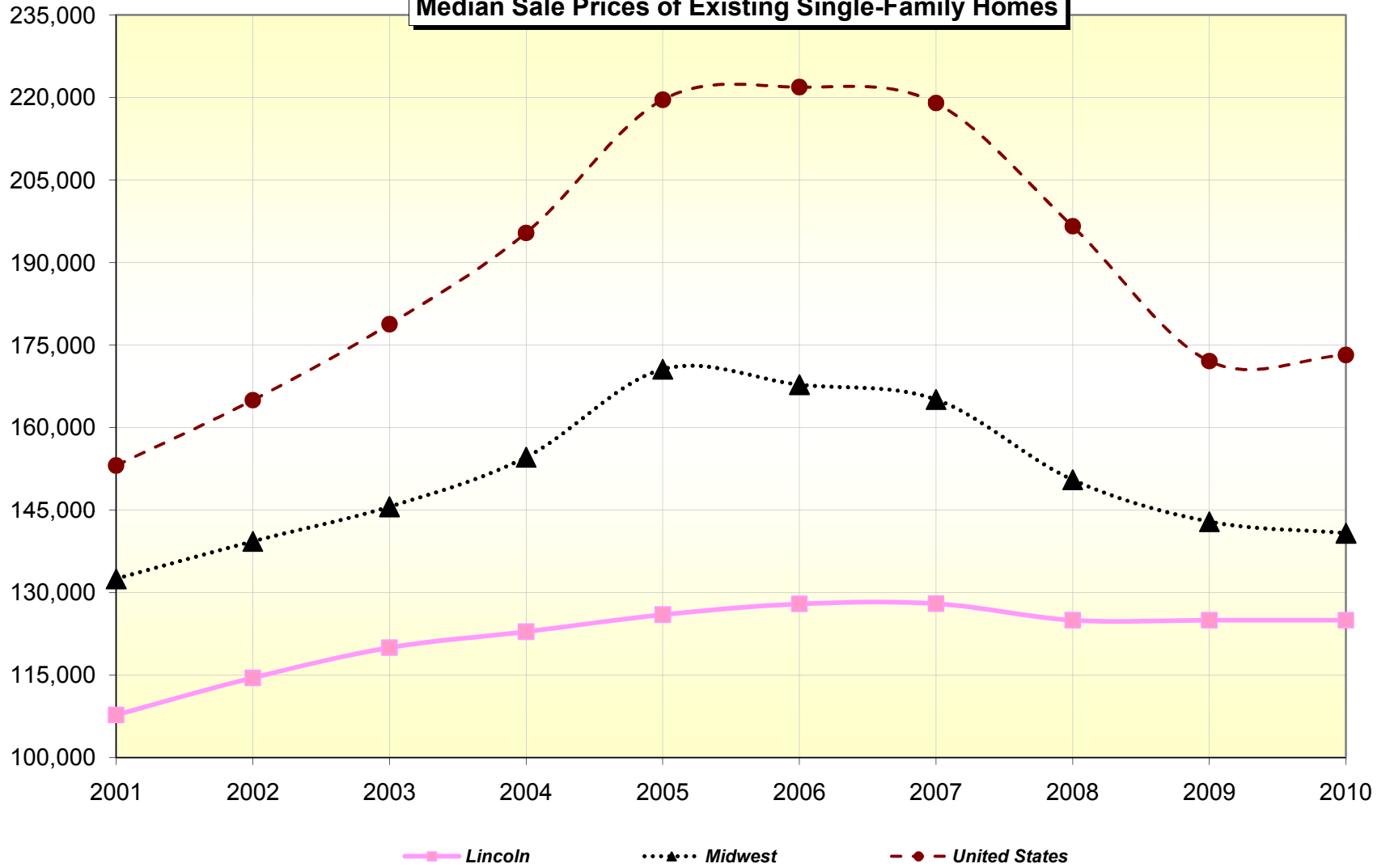
(Midlands MLS / REALTORS® Association of Lincoln)

YEAR	Median Sale Price: Existing Homes	Median Sale Price: New Homes
2001	\$107,750	\$158,375
2002	\$114,500	\$164,698
2003	\$120,000	\$168,055
2004	\$122,900	\$170,310
2005	\$126,000	\$179,368
2006	\$127,950	\$195,857
2007	\$128,000	\$194,000
2008	\$125,000	\$191,543
2009	\$125,000	\$179,975
2010	\$125,000	\$184,768

MLS Home Sales: Single-Family Residential



Median Sale Prices of Existing Single-Family Homes



Midlands MLS - New and Existing Single-Family Home Sales 2010

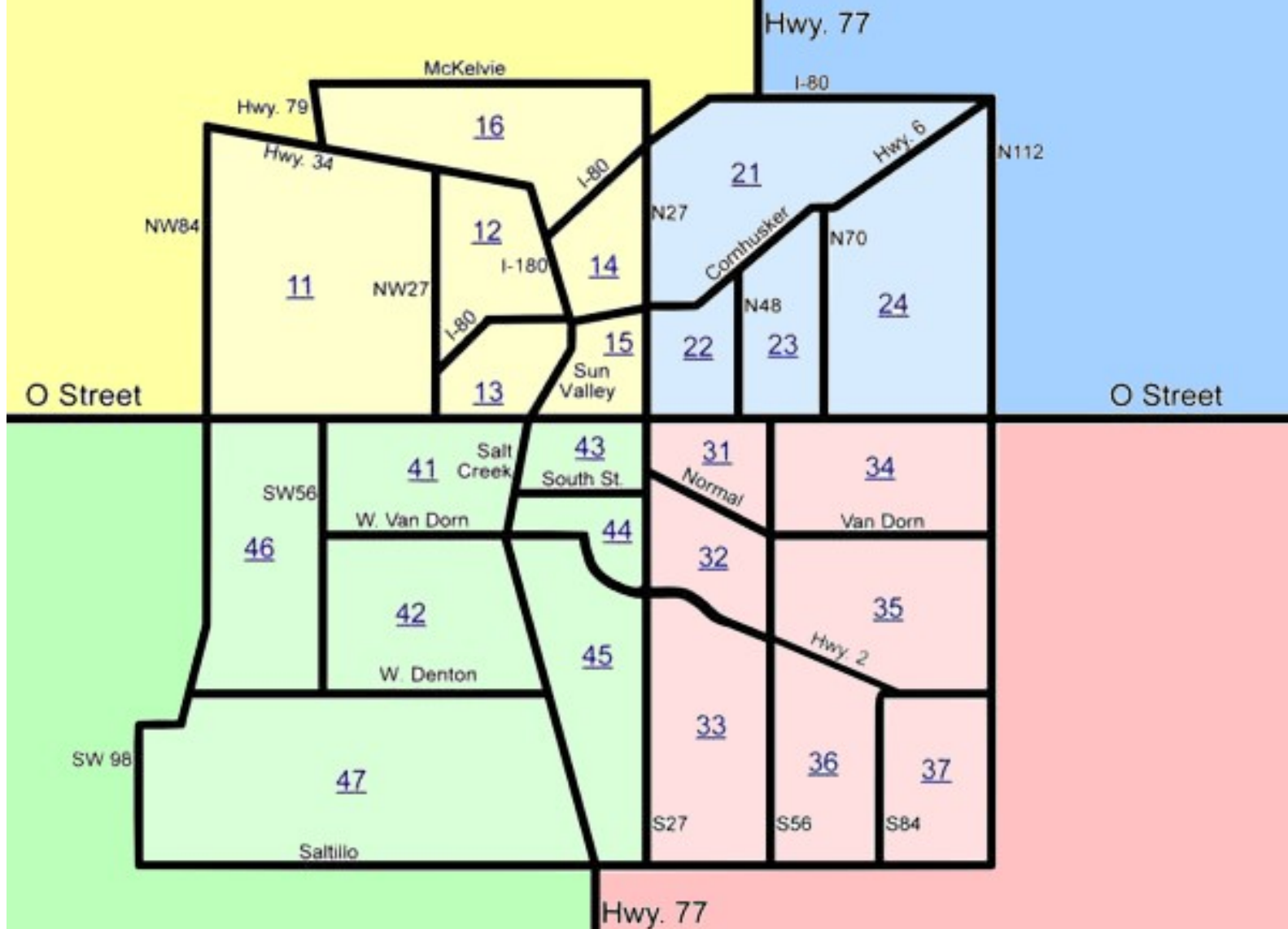
Area	Number Sold	Days On Market	Low	Median	High
11 NW Lincoln	102	55	\$17,500	\$121,050	\$552,000
12 NW Lincoln	106	48	\$54,000	\$128,650	\$229,000
13 NW Lincoln	39	83	\$66,100	\$114,500	\$525,000
14 NW Lincoln	185	65	\$27,500	\$128,000	\$249,950
15 NW Lincoln	59	59	\$14,500	\$67,000	\$284,000
16 NW Lincoln	47	87	\$106,500	\$180,000	\$330,000
50 NW Lancaster	11	86	\$162,000	\$237,800	\$380,790
51 Malcolm, NE	6	71	\$21,150	\$105,750	\$330,000
52 Raymond, NE	9	74	\$75,000	\$285,000	\$430,000
53 Davey, NE	1	58	\$175,000	\$175,000	\$175,000
150 NW out of Lancaster	196	89	\$6,000	\$101,000	\$385,000
21 NE Lincoln	20	36	\$55,000	\$154,100	\$233,000
22 NE Lincoln	111	61	\$15,000	\$70,000	\$185,000
23 NE Lincoln	204	63	\$15,000	\$97,000	\$209,000
24 NE Lincoln	209	52	\$35,122	\$145,000	\$429,500
60 NE Lancaster	8	53	\$101,011	\$225,000	\$322,000
61 Waverly, NE	48	70	\$71,000	\$149,450	\$312,000
160 NE out of Lancaster	97	85	\$8,000	\$110,500	\$685,000
31 SE Lincoln	186	60	\$20,000	\$105,125	\$390,000
32 SE Lincoln	178	68	\$35,000	\$125,000	\$535,000
33 SE Lincoln	260	58	\$47,500	\$195,000	\$500,000
34 SE Lincoln	198	57	\$54,900	\$149,450	\$930,000
35 SE Lincoln	293	63	\$28,600	\$193,500	\$629,000
36 SE Lincoln	60	78	\$153,000	\$210,000	\$790,000
37 SE Lincoln	27	71	\$54,500	\$139,900	\$575,000
70 SE Lancaster	23	77	\$42,000	\$204,000	\$590,000
71 Roca, NE	9	94	\$104,000	\$231,000	\$620,000
72 Hickman, NE	27	85	\$19,500	\$139,719	\$322,000
73 Firth, NE	9	94	\$51,700	\$171,000	\$282,000
74 Panama, NE	1	152	\$170,000	\$170,000	\$170,000
75 Bennet, NE	15	69	\$20,000	\$89,000	\$308,000
170 SE out of Lancaster	83	86	\$3,600	\$102,500	\$400,000
41 SW Lincoln	124	44	\$12,490	\$128,000	\$425,000
42 SW Lincoln	6	106	\$135,000	\$183,450	\$412,000
43 SW Lincoln	126	79	\$9,000	\$73,350	\$232,500
44 SW Lincoln	110	70	\$25,000	\$110,000	\$289,925
45 SW Lincoln	159	64	\$45,000	\$160,000	\$1,165,000
46 SW Lincoln	4	90	\$275,000	\$340,500	\$369,000
47 SW Lincoln	11	95	\$173,000	\$326,500	\$487,750
80 SW Lancaster	11	86	\$92,000	\$193,000	\$450,000
81 Denton, NE	6	90	\$35,000	\$248,250	\$315,000
82 Hallam, NE	2	92	\$142,500	\$148,750	\$155,000
83 Sprague, NE	0	0	\$0	\$0	\$0
180 SW out of Lancaster	96	131	\$10,000	\$81,000	\$365,000
All Market Areas	3,482	67	\$3,600	\$130,000	\$1,165,000

Lincoln, Nebraska

Midlands MLS - Area Map

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

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

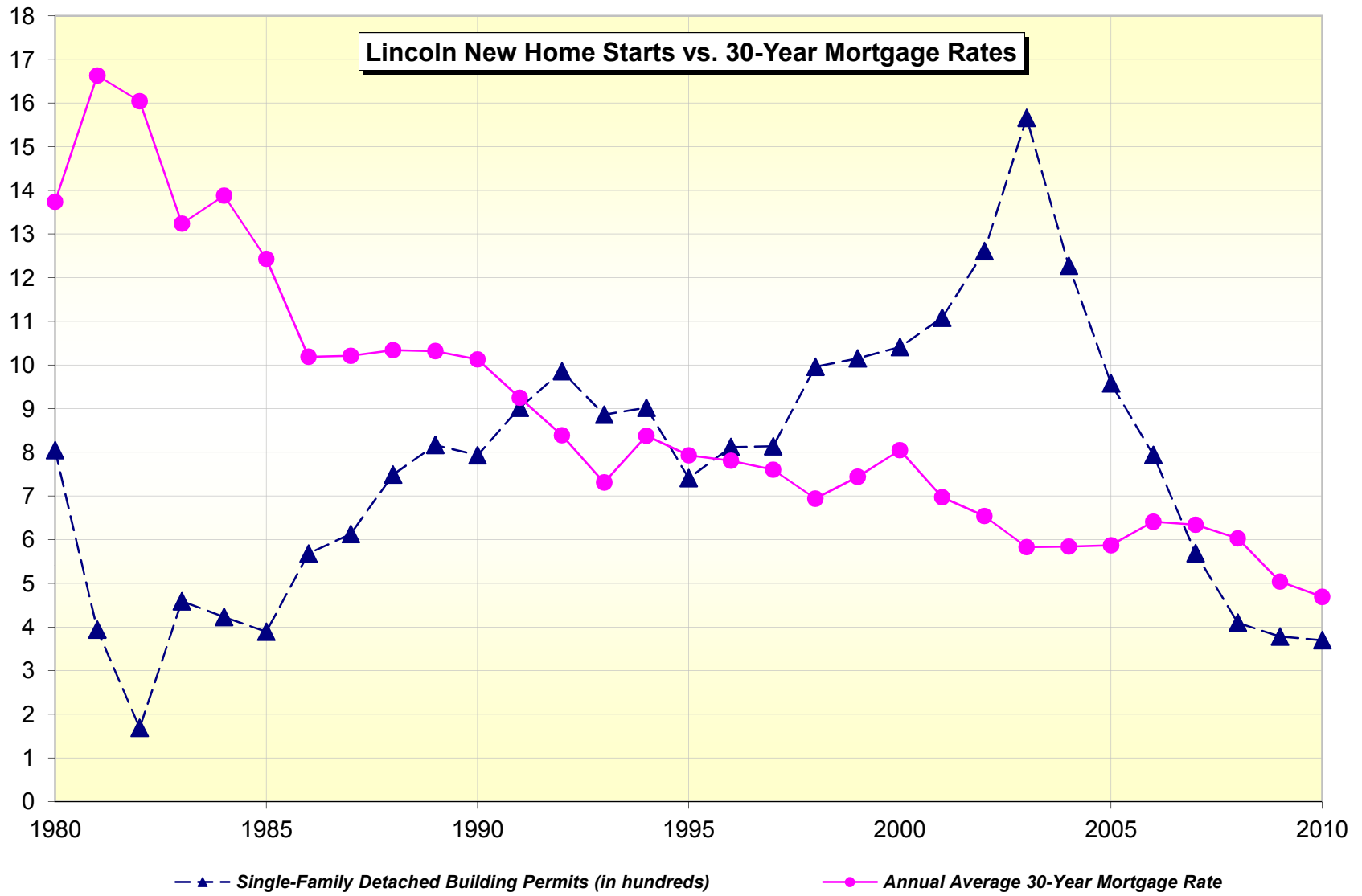


80 - Rural Lancaster County
81 - Denton
82 - Hallam
83 - Sprague
 180 - Outside of Lancaster Co.

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

Lincoln New Home Starts vs. 30-Year Mortgage Rates

YEAR	Single-Family Detached Building Permits	Annual Average 30-Year Mortgage Rate
1975	1125	9.05
1976	1500	8.87
1977	1491	8.85
1978	1402	9.64
1979	947	11.20
1980	805	13.74
1981	394	16.63
1982	169	16.04
1983	459	13.24
1984	423	13.88
1985	389	12.43
1986	568	10.19
1987	613	10.21
1988	749	10.34
1989	817	10.32
1990	793	10.13
1991	902	9.25
1992	986	8.39
1993	886	7.31
1994	902	8.38
1995	741	7.93
1996	812	7.81
1997	814	7.60
1998	996	6.94
1999	1015	7.44
2000	1041	8.05
2001	1108	6.97
2002	1261	6.54
2003	1566	5.83
2004	1227	5.84
2005	958	5.87
2006	794	6.41
2007	569	6.34
2008	410	6.03
2009	378	5.04
2010	370	4.69



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

