

2012 Summary: Midlands MLS

REALTORS® Association of Lincoln

LINCOLN, NEBRASKA MARKET AREA

OVERALL MARKET ACTIVITY

- At the end of December 2012, there were **1,334** single-family residential homes on the market; 10.2 percent below the number on the market one year ago.
- There were **6,735** new listings processed through the MLS system during 2012; 6.1 percent higher than the number processed one year ago (includes re-listed properties).
- There were a total of **4,164** single-family homes sold through the MLS system during 2012; 18.7 percent higher than the total number sold in 2011 (3,507); and 10.1 percent lower than the total number of record sales in 2004 (4,632).
- The overall median price of a single-family home sold through the MLS system during 2012 was **\$137,800**; 6.0 percent higher than 2011 and 2010 (\$130,000); and a new record high by 2.1 percent since 2005 and 2006 (\$135,000).

EXISTING HOME SALES

- There were **3,655** existing single-family homes sold through the MLS in 2012; up 16.9 percent from 2011 (3,126); and a new record high by 1.6 percent since 2005 (3,599).
- The median sale price of an existing single-family home sold through the MLS was **\$131,000**; 4.8 percent higher than 2008, 2009, 2010 and 2011 (\$125,000); and a new record high by 3.1 percent since 2007 (\$127,000).

NEW HOME SALES

- The number of new, single-family homes sold through the MLS in 2012 (509) was **33.6 percent higher** than the number sold in 2011 (381), and was **53.3 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 2012 was **\$196,500**; 3.4 percent higher than 2011 (\$189,950); and a new record high by 0.8 percent since 2006 (\$195,000).

2012 Report: Midlands MLS
REALTORS® Association of Lincoln

LINCOLN, NEBRASKA MARKET AREA

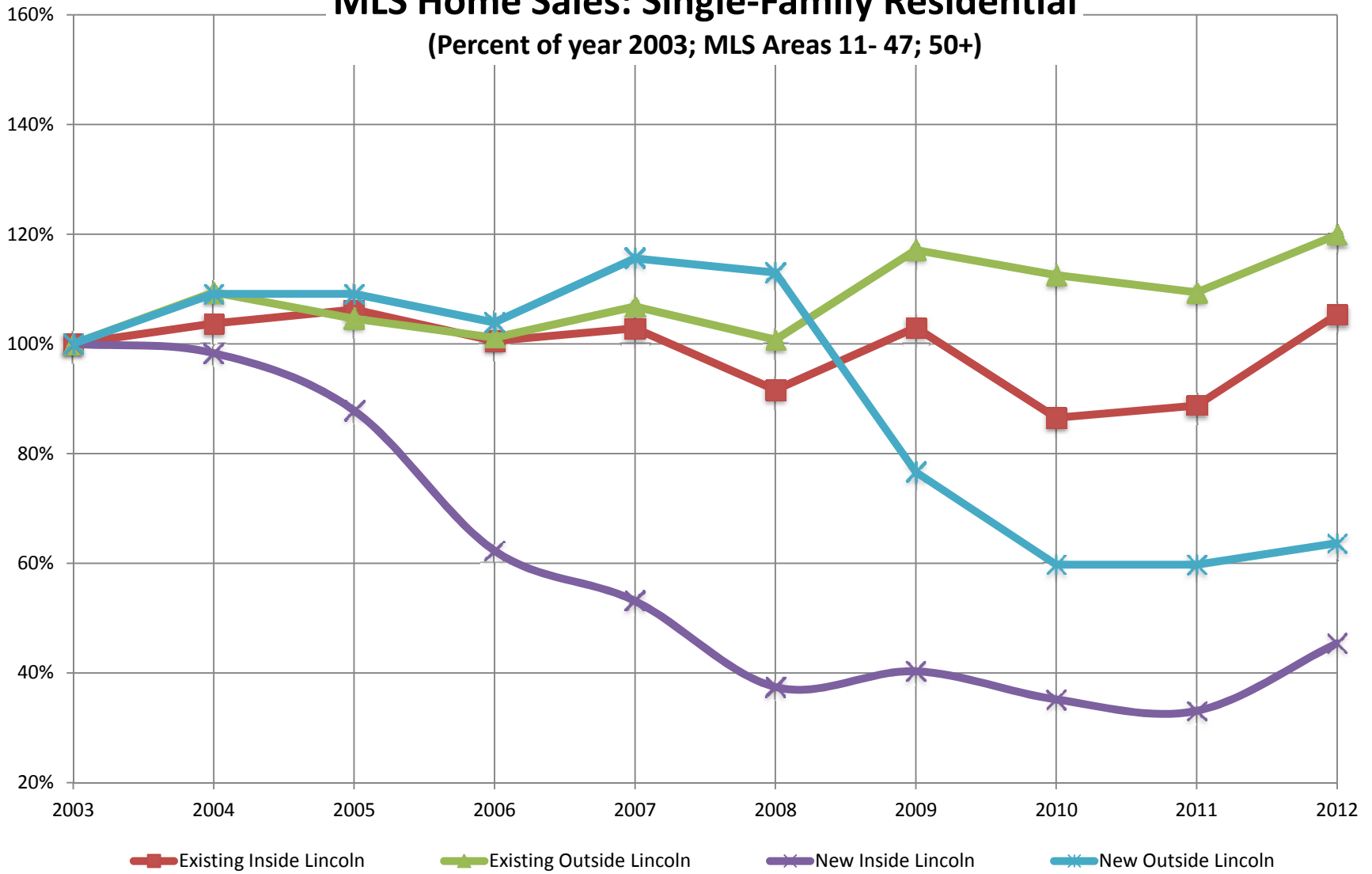
	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>
Single-Family Residential Listings on Market (12/31)	2,052	2,083	2,050	1,672	1,574	1,486	1,334
Single-family residential listings processed	7,681	7,886	7,732	6,895	6,826	6,346	6,735
NEW HOMES							
New home sales closed	711	627	466	467	400	381	509
Median sale price of new homes closed	\$195,000	\$190,839	\$191,543	\$179,975	\$184,768	\$189,950	\$196,500
EXISTING HOMES							
Existing home sales closed	3,416	3,513	3,160	3,574	3,067	3,126	3,655
Median sale price of existing homes closed	\$125,500	\$127,000	\$125,000	\$125,000	\$125,000	\$125,000	\$131,000
Total single-family residential sales closed	4,127	4,140	3,626	4,041	3,467	3,507	4,164
Median sale price of single-family residential sales	\$135,000	\$134,900	\$133,000	\$129,900	\$130,000	\$130,000	\$137,800

**Year End Closed Sales
Single-Family Residential
Midlands MLS**

YEAR	EXISTING HOMES			NEW HOMES		
	AREA 11-47	AREA 50+	ALL AREAS	AREA 11-47	AREA 50+	ALL AREAS
2012	3003	652	3655	460	49	509
2011	2529	592	3121	335	46	381
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

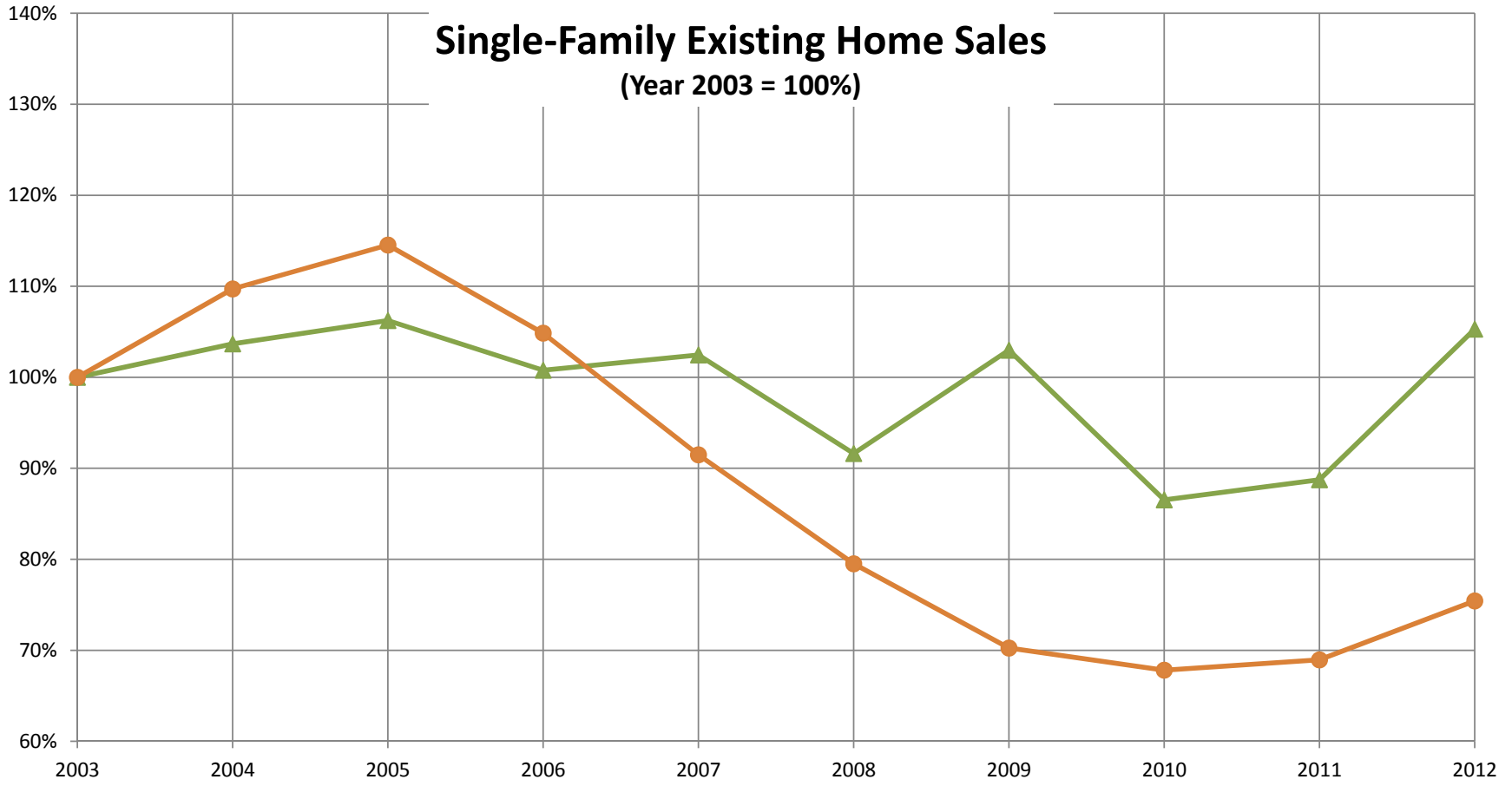
MLS Home Sales: Single-Family Residential

(Percent of year 2003; MLS Areas 11- 47; 50+)



Single-Family Existing Home Sales

(Year 2003 = 100%)



▲ Lincoln: Existing Home Sales

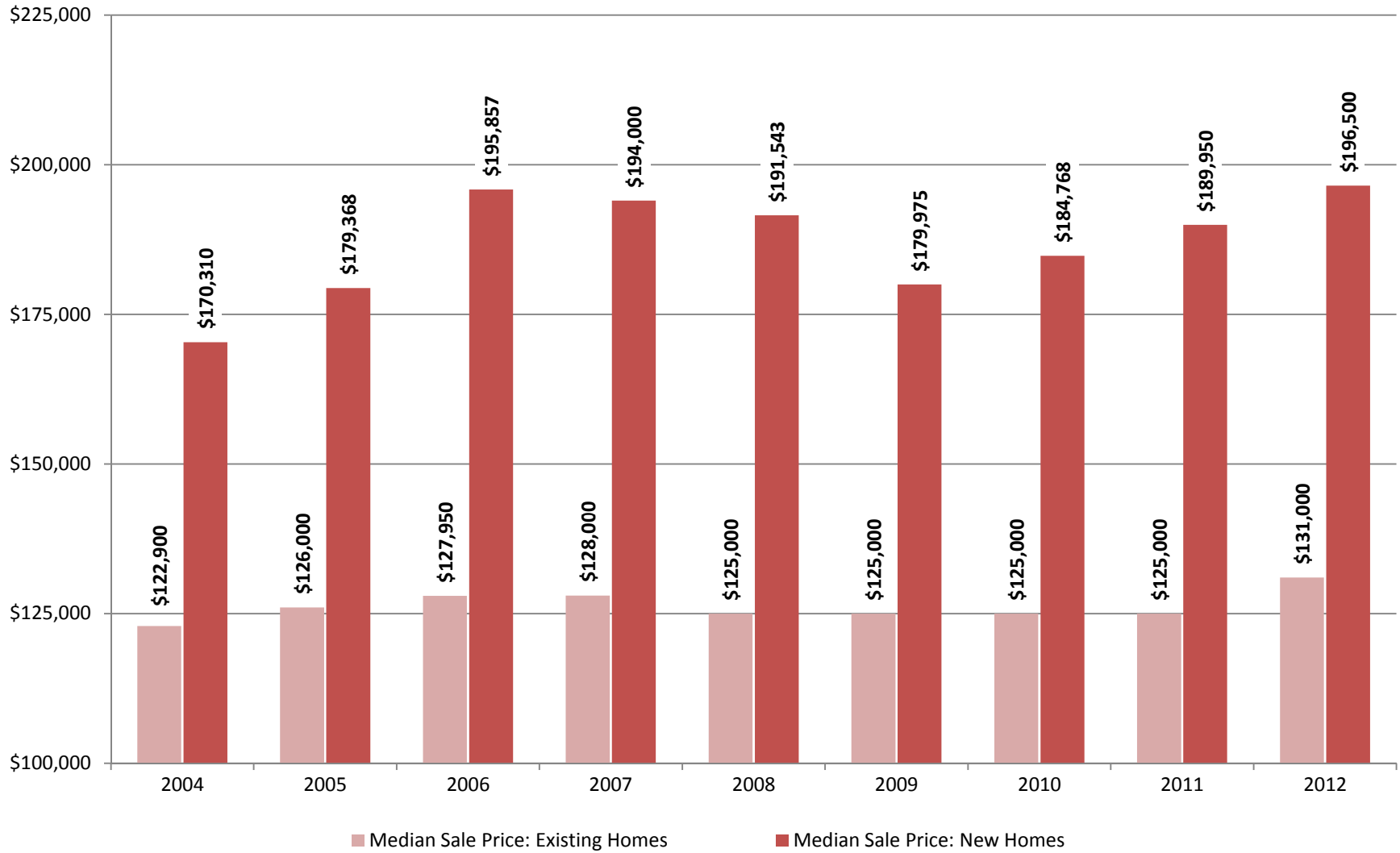
● United States: Existing Home Sales

Lincoln, Nebraska: Residential Sales

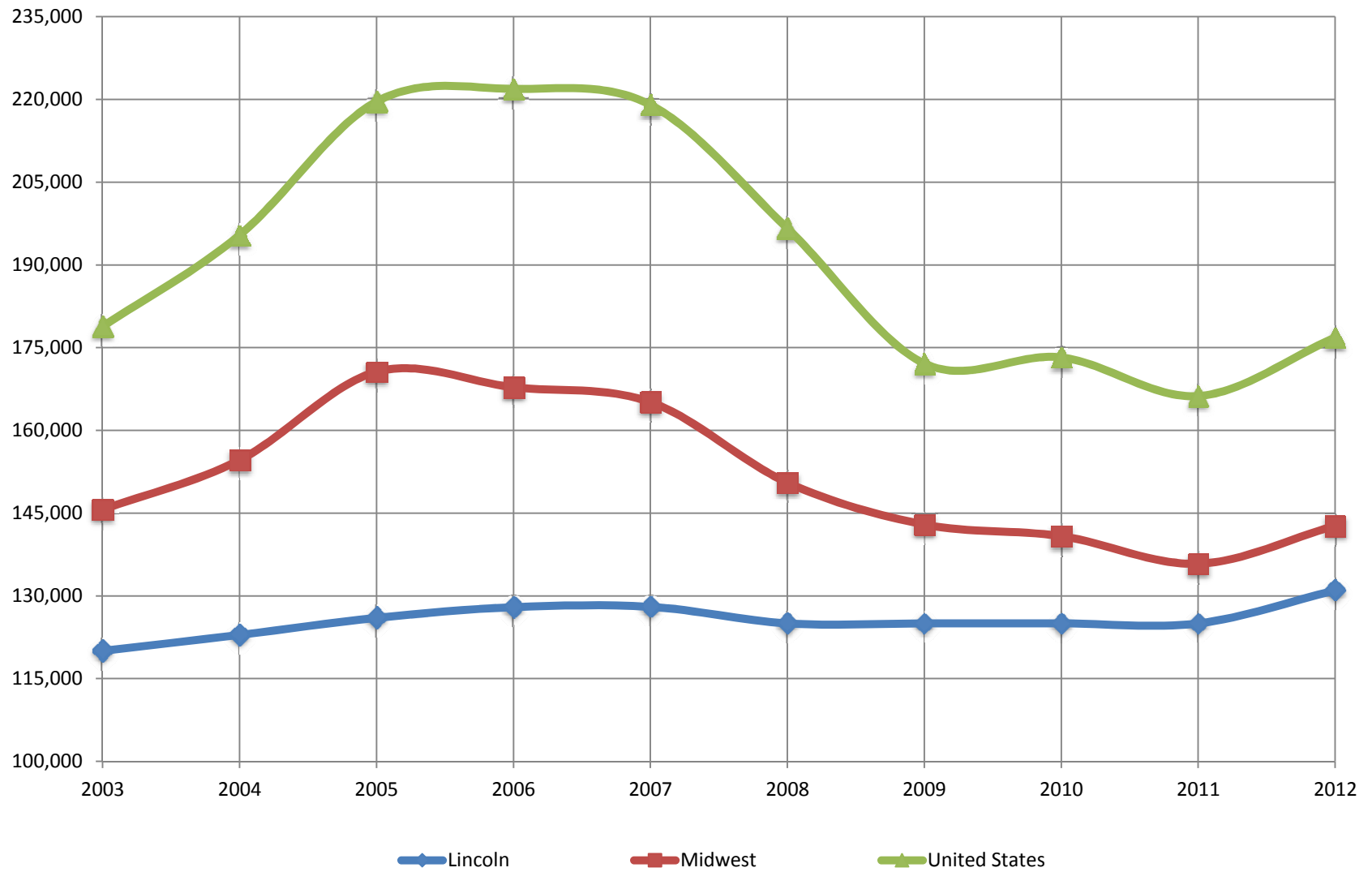
(Midlands MLS / REALTORS® Association of Lincoln)

YEAR	Median Sale Price: Existing Homes	Median Sale Price: New Homes
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
2011	\$125,000	\$189,950
2012	\$131,000	\$196,500

MLS Home Sales: Single-Family Residential



Median Sale Prices of Existing Single-Family Homes



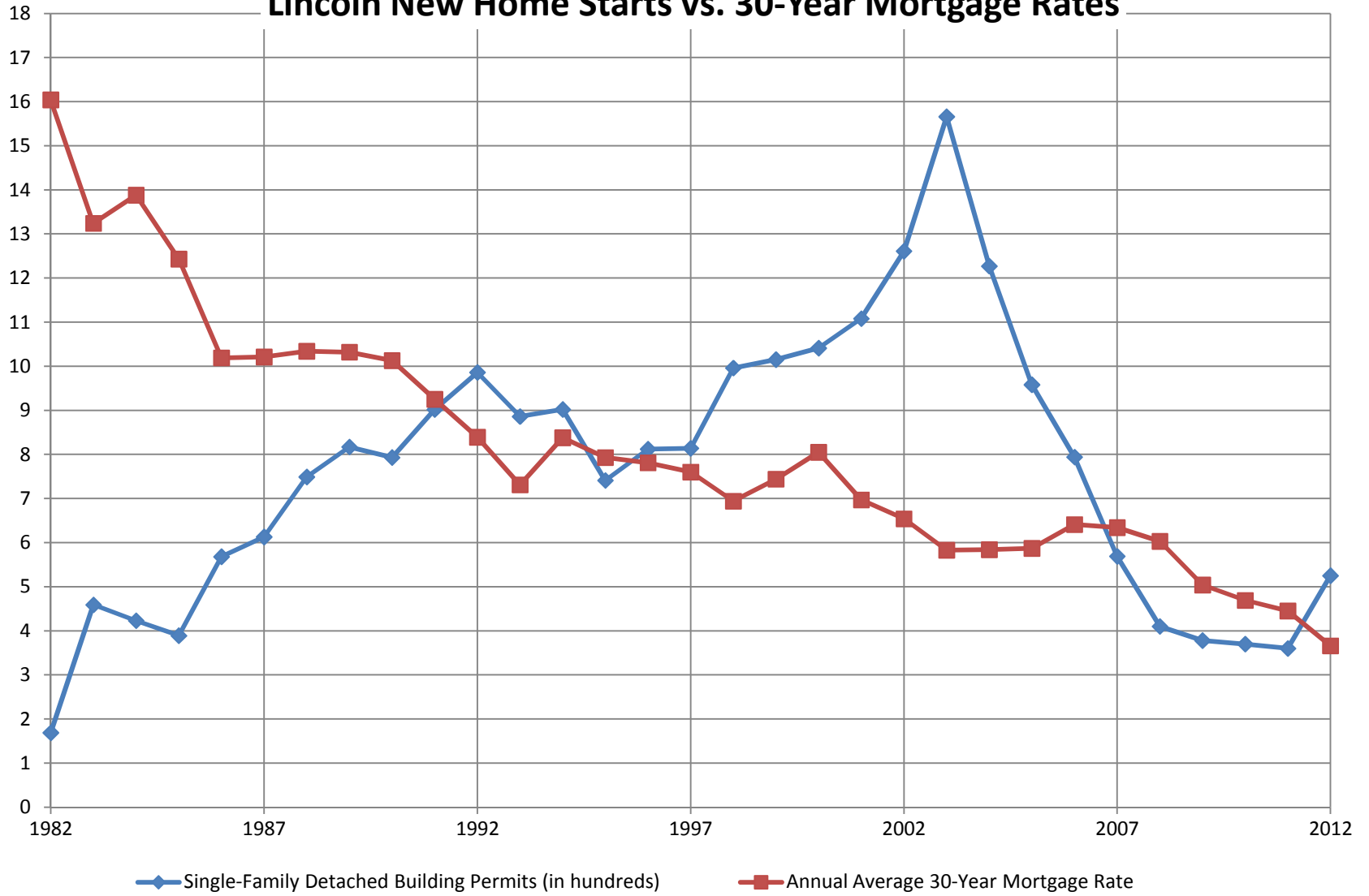
New and Existing Single-Family Home Sales 2012 - Midlands MLS

Area	Number Sold	Days On Market	Low	Median	High
11 NW Lincoln	125	62	\$65,000	\$126,500	\$259,869
12 NW Lincoln	140	51	\$48,000	\$129,000	\$274,500
13 NW Lincoln	58	76	\$22,000	\$132,500	\$835,000
14 NW Lincoln	183	64	\$36,101	\$126,500	\$289,000
15 NW Lincoln	60	84	\$18,000	\$92,250	\$525,000
16 NW Lincoln	59	64	\$104,500	\$189,950	\$487,000
50 NW Lancaster	10	131	\$90,000	\$230,000	\$410,000
51 Malcolm, NE	10	75	\$60,160	\$143,000	\$434,000
52 Raymond, NE	6	88	\$56,000	\$225,500	\$395,500
53 Davey, NE	2	64	\$71,500	\$177,000	\$282,500
150 NW out of Lancaster	179	80	\$6,000	\$118,000	\$425,000
21 NE Lincoln	25	40	\$10,000	\$147,000	\$337,045
22 NE Lincoln	94	64	\$17,000	\$79,000	\$195,000
23 NE Lincoln	226	54	\$14,400	\$91,230	\$180,000
24 NE Lincoln	289	51	\$35,000	\$140,500	\$475,000
60 NE Lancaster	11	79	\$157,000	\$196,500	\$430,000
61 Waverly, NE	49	77	\$90,000	\$168,000	\$412,000
160 NE out of Lancaster	103	81	\$24,000	\$110,000	\$579,189
31 SE Lincoln	193	52	\$1,155	\$107,500	\$350,000
32 SE Lincoln	256	62	\$26,850	\$126,750	\$825,000
33 SE Lincoln	325	55	\$30,000	\$197,000	\$865,000
34 SE Lincoln	221	49	\$58,120	\$151,500	\$423,000
35 SE Lincoln	387	65	\$51,000	\$199,900	\$1,200,000
36 SE Lincoln	121	54	\$150,000	\$241,935	\$785,000
37 SE Lincoln	24	29	\$65,000	\$151,900	\$615,000
70 SE Lancaster	19	54	\$42,000	\$265,000	\$850,000
71 Roca, NE	7	102	\$48,500	\$103,000	\$420,000
72 Hickman, NE	45	67	\$32,500	\$153,000	\$275,586
73 Firth, NE	12	74	\$41,500	\$180,000	\$325,000
74 Panama, NE	4	36	\$95,000	\$125,749	\$190,000
75 Bennet, NE	15	74	\$27,500	\$139,950	\$380,000
170 SE out of Lancaster	82	95	\$15,000	\$115,000	\$515,000
41 SW Lincoln	146	52	\$63,000	\$134,450	\$352,500
42 SW Lincoln	8	85	\$155,000	\$261,000	\$339,000
43 SW Lincoln	137	76	\$1,795	\$68,000	\$329,900
44 SW Lincoln	159	61	\$33,900	\$122,000	\$1,045,000
45 SW Lincoln	199	57	\$55,000	\$177,000	\$805,000
46 SW Lincoln	12	36	\$108,000	\$303,736	\$435,000
47 SW Lincoln	16	104	\$160,000	\$308,471	\$545,000
80 SW Lancaster	14	98	\$55,000	\$285,000	\$555,000
81 Denton, NE	4	106	\$107,000	\$151,000	\$279,900
82 Hallam, NE	2	188	\$160,000	\$184,000	\$208,000
83 Sprague, NE	2	81	\$77,000	\$82,750	\$88,500
180 SW out of Lancaster	125	89	\$6,800	\$85,000	\$390,000
All Market Areas	4,164	63	\$1,155	\$137,800	\$1,200,000

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
2011	360	4.45
2012	525	3.66

Lincoln New Home Starts vs. 30-Year Mortgage Rates



Single-Family New Home Permits (Year 2003 = 100%)

