

2013 Summary: Midlands MLS

REALTORS® Association of Lincoln

LINCOLN, NEBRASKA MARKET AREA

OVERALL MARKET ACTIVITY

- At the end of December 2013, there were **1,248** single-family residential homes on the market; 6.4 percent below the number on the market one year ago.
- There were **6,709** new listings processed through the MLS system during 2013; 0.4 percent lower than the number processed one year ago (includes re-listed properties).
- There were a total of **4,465** single-family homes sold through the MLS system during 2013; 7.2 percent higher than the total number sold in 2012 (4,164); and 3.6 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 2013 was **\$142,500**; 3.4 percent higher than 2012 (\$137,800); and a new record high by 5.6 percent since 2005 and 2006 (\$135,000).

EXISTING HOME SALES

- There were **3,816** existing single-family homes sold through the MLS in 2013; up 4.4 percent from 2012 (3,655); and a new record high by 6.0 percent since 2005 (3,599).
- The median sale price of an existing single-family home sold through the MLS was **\$131,500**; 0.4 percent higher than 2012 (\$131,000); and a new record high by 3.5 percent since 2007 (\$127,000).

NEW HOME SALES

- The number of new, single-family homes sold through the MLS in 2013 (649) was **27.5 percent higher** than the number sold in 2012 (509), and was **40.5 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 2013 was **\$229,950**; 17 percent higher than 2012 (\$196,500); and a new record high by 18 percent since 2006 (\$195,000).

2013 Report: Midlands MLS
REALTORS® Association of Lincoln

LINCOLN, NEBRASKA MARKET AREA

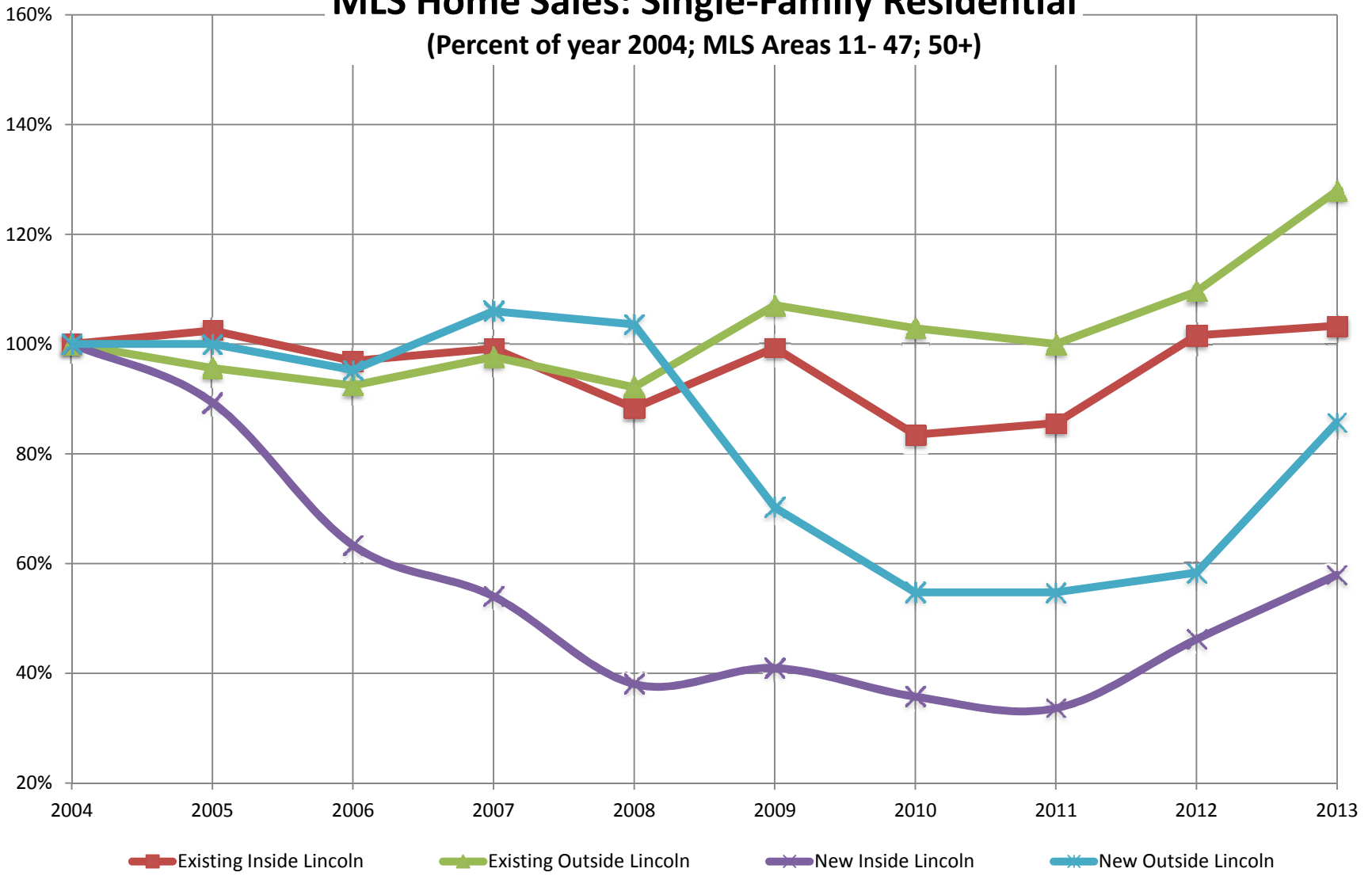
	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>
Single-Family Residential Listings on Market (12/31)	2,083	2,050	1,672	1,574	1,486	1,334	1,248
Single-family residential listings processed	7,886	7,732	6,895	6,826	6,346	6,735	6,709
NEW HOMES							
New home sales closed	627	466	467	400	381	509	649
Median sale price of new homes closed	\$190,839	\$191,543	\$179,975	\$184,768	\$189,950	\$196,500	\$229,950
EXISTING HOMES							
Existing home sales closed	3,513	3,160	3,574	3,067	3,126	3,655	3,816
Median sale price of existing homes closed	\$127,000	\$125,000	\$125,000	\$125,000	\$125,000	\$131,000	\$131,500
Total single-family residential sales closed	4,140	3,626	4,041	3,467	3,507	4,164	4,465
Median sale price of single-family residential sales	\$134,900	\$133,000	\$129,900	\$130,000	\$130,000	\$137,800	\$142,500

**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
2013	3055	761	3816	577	72	649
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

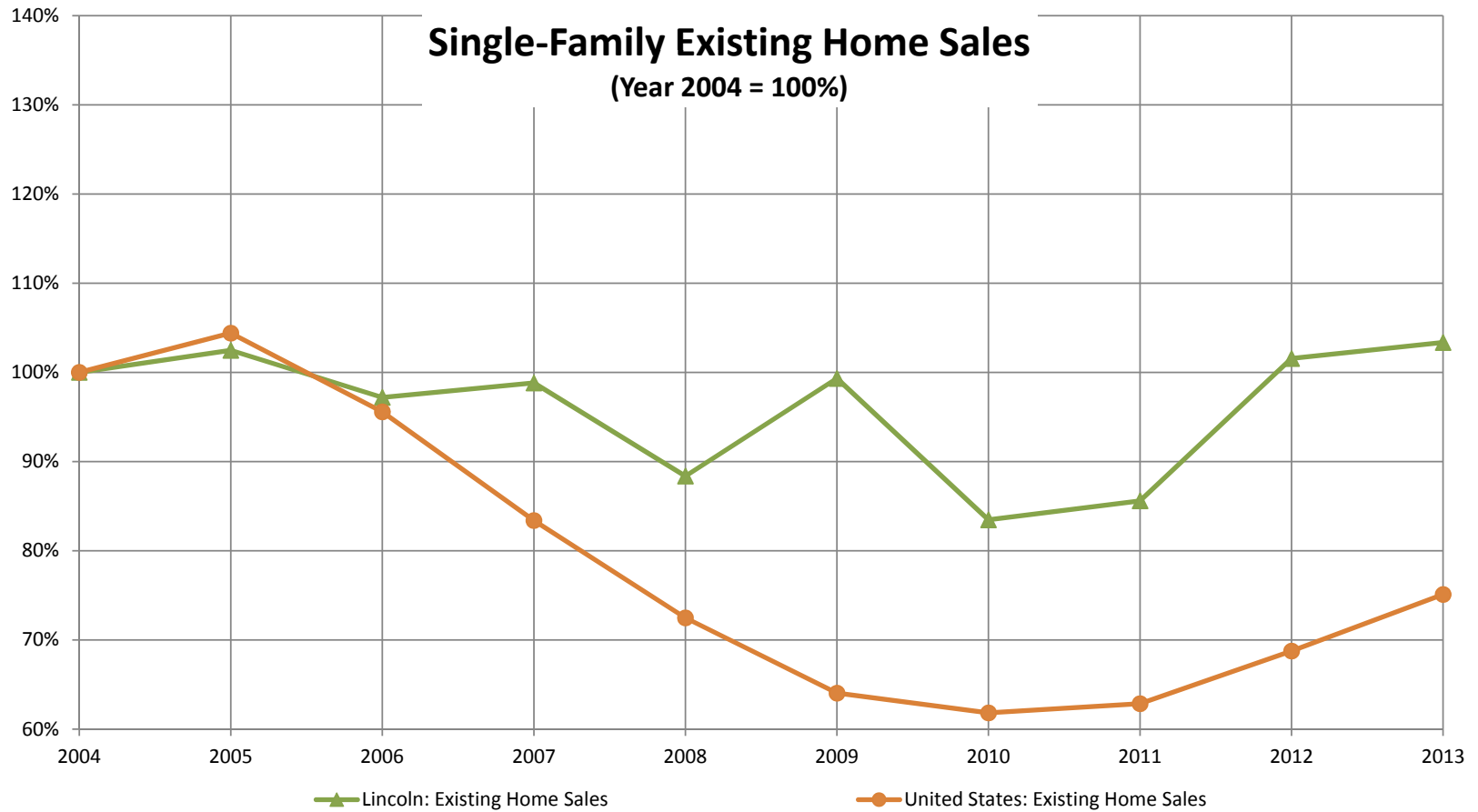
MLS Home Sales: Single-Family Residential

(Percent of year 2004; MLS Areas 11- 47; 50+)



Single-Family Existing Home Sales

(Year 2004 = 100%)

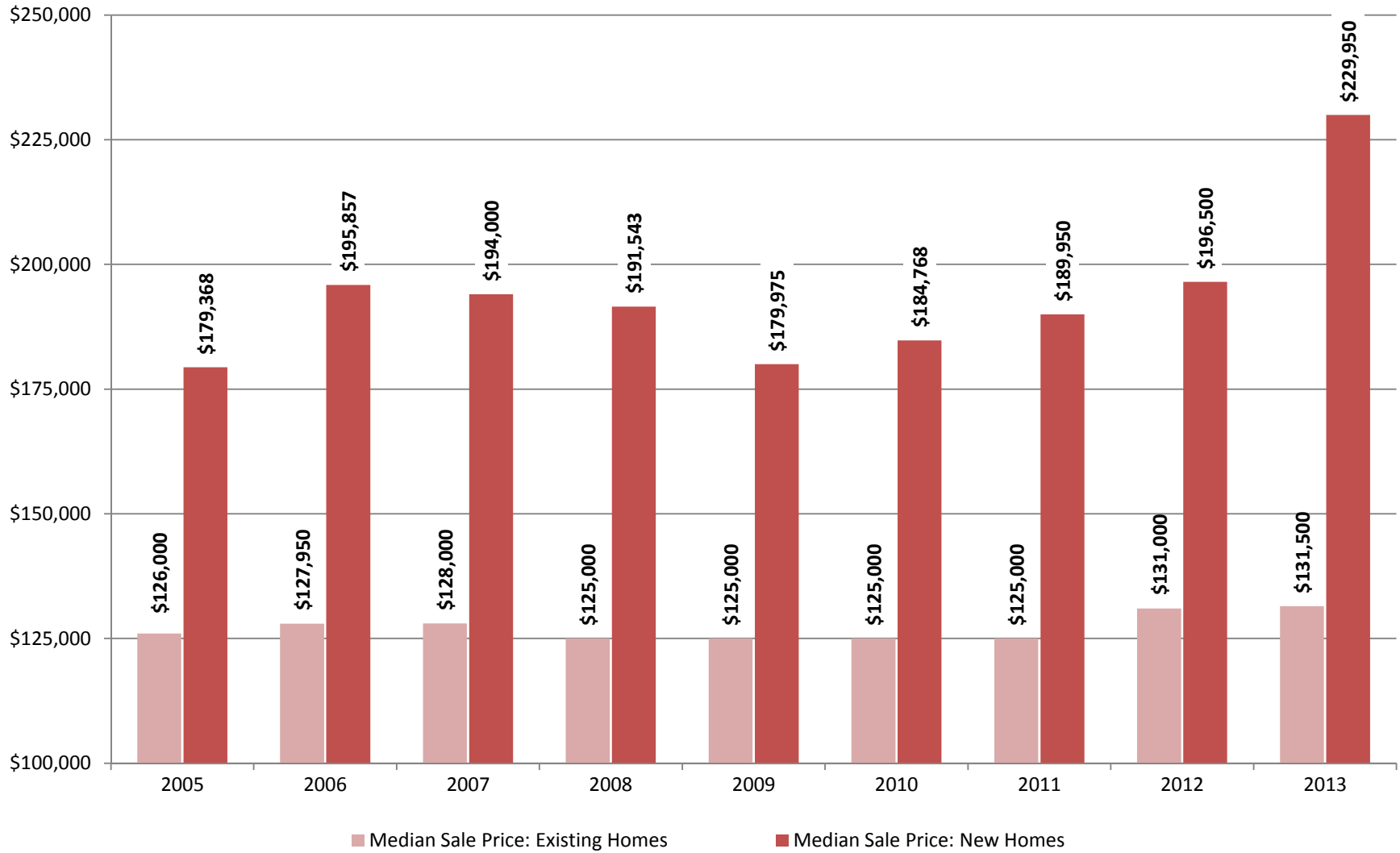


Lincoln, Nebraska: Residential Sales

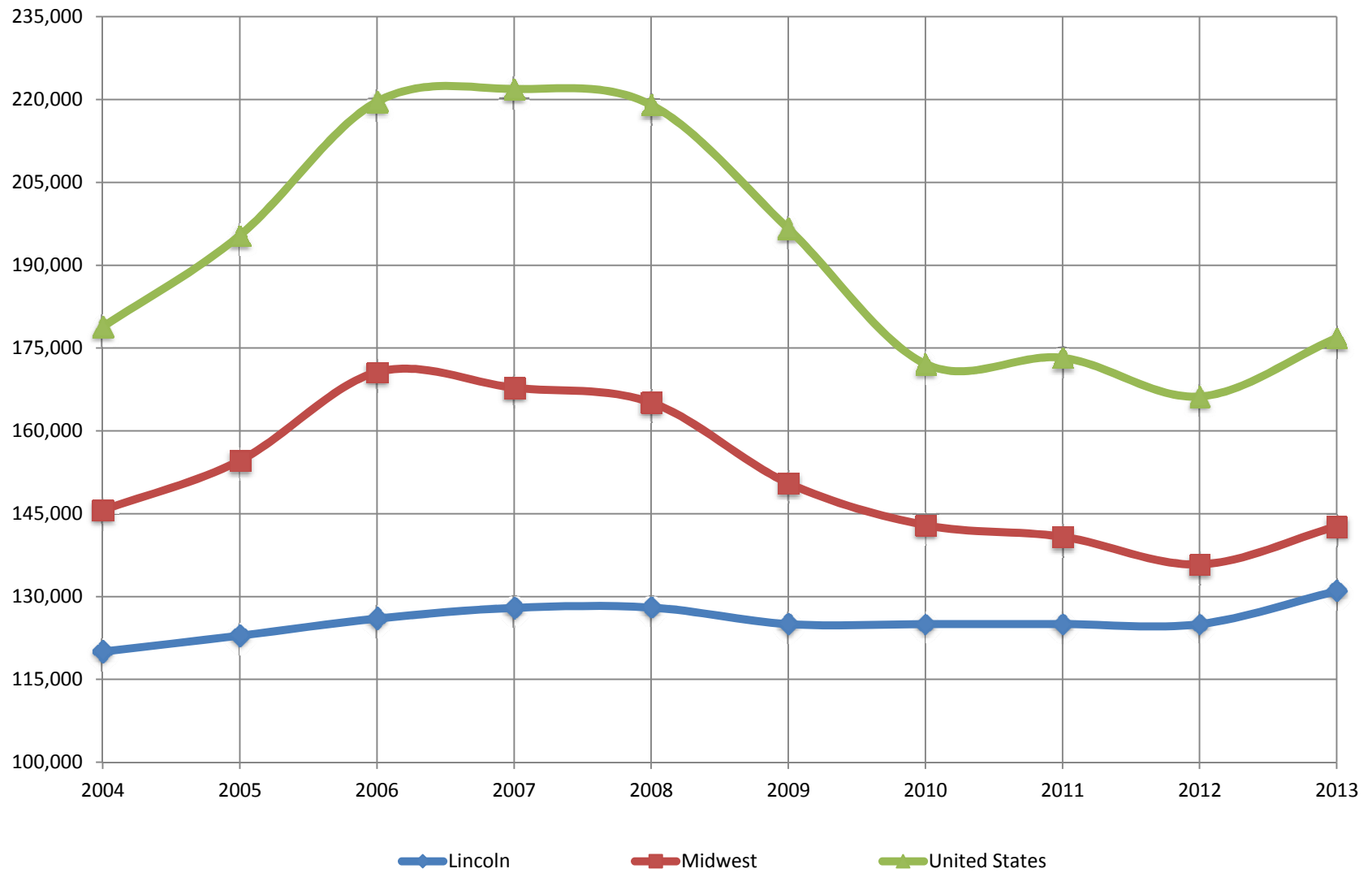
(Midlands MLS / REALTORS® Association of Lincoln)

YEAR	Median Sale Price: Existing Homes	Median Sale Price: New Homes
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
2013	\$131,500	\$229,950

MLS Home Sales: Single-Family Residential



Median Sale Prices of Existing Single-Family Homes



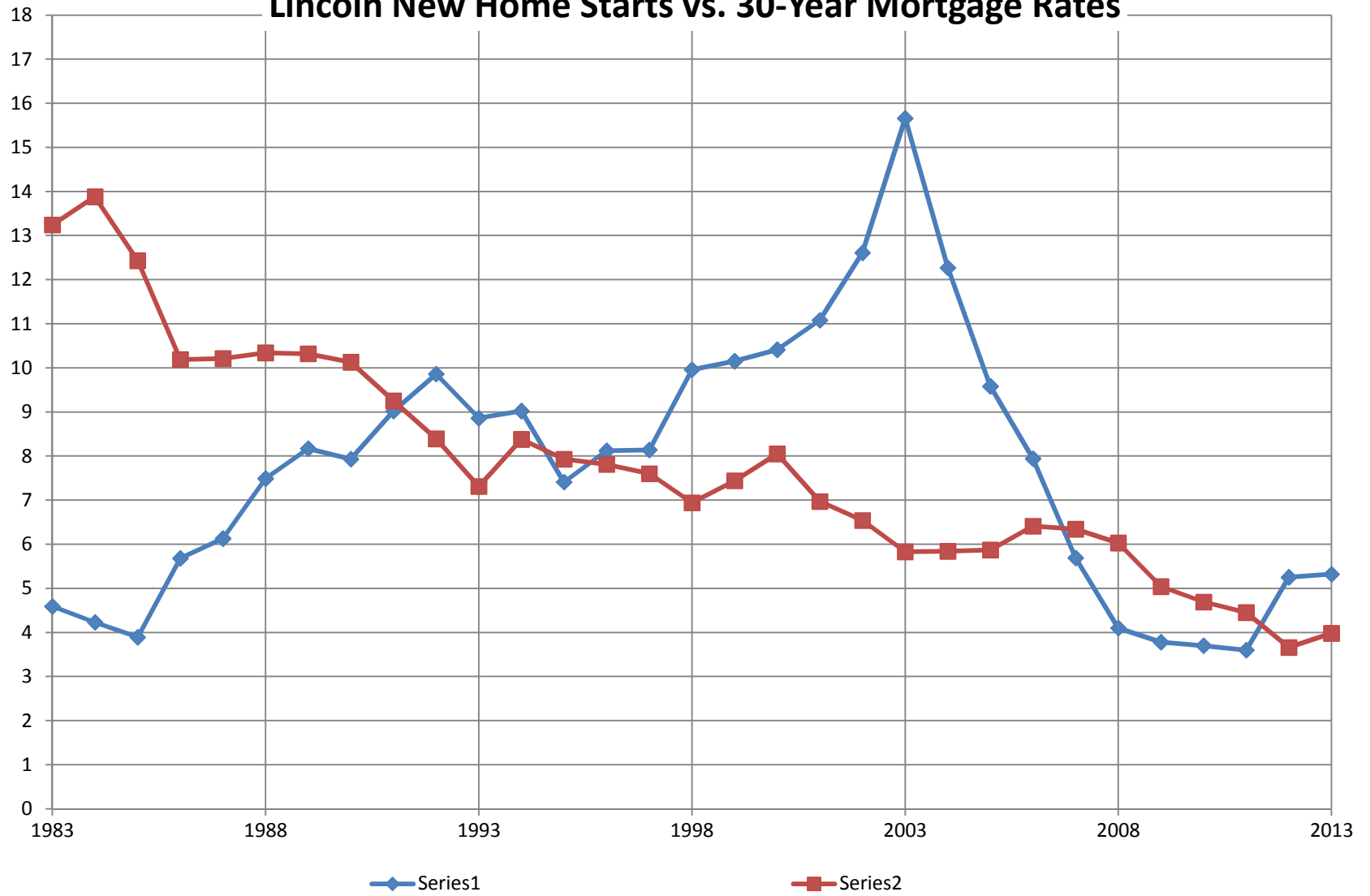
New and Existing Single-Family Home Sales 2013 - Midlands MLS

Area	Number Sold	Days On Market	Low	Median	High
11 NW Lincoln	140	62	\$35,000	\$125,000	\$286,250
12 NW Lincoln	120	41	\$55,000	\$128,000	\$237,500
13 NW Lincoln	46	62	\$78,725	\$117,900	\$430,000
14 NW Lincoln	200	61	\$26,000	\$127,900	\$262,000
15 NW Lincoln	66	63	\$28,616	\$102,250	\$364,000
16 NW Lincoln	113	73	\$107,000	\$207,500	\$420,000
50 NW Lancaster	19	44	\$105,000	\$245,840	\$558,000
51 Malcolm, NE	10	109	\$30,000	\$176,250	\$545,000
52 Raymond, NE	7	92	\$165,000	\$290,000	\$365,000
53 Davey, NE	4	72	\$30,000	\$170,000	\$670,000
150 NW out of Lancaster	214	86	\$4,600	\$119,950	\$530,000
21 NE Lincoln	26	99	\$41,000	\$172,750	\$268,671
22 NE Lincoln	107	66	\$25,000	\$82,000	\$168,000
23 NE Lincoln	254	56	\$17,000	\$98,000	\$199,500
24 NE Lincoln	306	52	\$38,500	\$156,000	\$540,000
60 NE Lancaster	13	22	\$105,000	\$268,500	\$754,900
61 Waverly, NE	48	46	\$64,900	\$136,500	\$352,085
160 NE out of Lancaster	136	85	\$19,000	\$120,500	\$450,000
31 SE Lincoln	213	48	\$22,000	\$110,000	\$365,000
32 SE Lincoln	250	48	\$36,000	\$128,700	\$750,000
33 SE Lincoln	311	42	\$25,500	\$201,000	\$1,100,000
34 SE Lincoln	240	41	\$49,000	\$154,500	\$655,000
35 SE Lincoln	413	45	\$47,000	\$210,000	\$775,000
36 SE Lincoln	139	35	\$161,500	\$252,434	\$561,000
37 SE Lincoln	23	35	\$119,900	\$284,000	\$935,000
70 SE Lancaster	29	64	\$81,500	\$224,900	\$900,000
71 Roca, NE	7	22	\$118,900	\$191,000	\$591,101
72 Hickman, NE	51	48	\$37,235	\$165,605	\$328,037
73 Firth, NE	19	46	\$61,500	\$168,050	\$309,000
74 Panama, NE	2	54	\$80,000	\$122,500	\$165,000
75 Bennet, NE	14	71	\$22,000	\$128,950	\$395,000
170 SE out of Lancaster	98	75	\$6,401	\$122,500	\$470,000
41 SW Lincoln	156	47	\$37,000	\$140,500	\$370,000
42 SW Lincoln	10	47	\$112,000	\$213,500	\$417,000
43 SW Lincoln	119	76	\$9,000	\$72,000	\$495,000
44 SW Lincoln	129	43	\$35,000	\$129,000	\$367,500
45 SW Lincoln	231	49	\$67,110	\$170,000	\$935,000
46 SW Lincoln	10	16	\$290,475	\$381,486	\$1,000,000
47 SW Lincoln	10	70	\$279,667	\$473,500	\$732,500
80 SW Lancaster	17	58	\$48,450	\$285,000	\$745,000
81 Denton, NE	10	55	\$75,000	\$268,000	\$502,000
82 Hallam, NE	2	16	\$220,000	\$259,000	\$298,000
83 Sprague, NE	0	0			
180 SW out of Lancaster	134	74	\$9,900	\$87,740	\$399,000
All Market Areas	4,466	55	\$4,600	\$142,500	\$1,100,000

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
2013	532	3.98

Lincoln New Home Starts vs. 30-Year Mortgage Rates



Single-Family New Home Permits (Year 2004 = 100%)

