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RALLY APPRAISAL MARKET REPORT

A Quarterly Publication

MARKET TRENDS

Below are ongoing market trends for residential real estate in the markets that Rally Appraisal LLC serves throughout the Midwest in the States of Iowa, Illinois, Wisconsin, Missouri and Nebraska. Residential real estate trends are updated once a quarter with corresponding data for each metro market that Rally serves.

RESIDENTIAL 2nd QUARTER

Iowa very recently passed a property tax reform law that has the potential to have significant impacts on the real estate market in the State. After a brief analysis of the market in the 2nd quarter, this quarter's newsletter will focus on the changes in Iowa, how they may play out, and what to watch for.

Parsing the data by market, 10 of 12 markets Rally serves in Iowa saw price appreciation in the quarter. 8 of 9 markets saw price appreciation in Illinois. In Wisconsin all 3 markets saw price appreciation and all 3 markets in Missouri also saw appreciation. Nebraska saw price appreciation as well. The 3 markets that did not see price appreciation in the quarter were the Iowa Quad Cities, Iowa City/Coralville and Bloomington/Normal. 9 of 12 markets in Iowa saw stable to increasing sales volume. 5 of 9 markets saw increasing sales volume in Illinois. All 3 markets saw increasing sales volume in Wisconsin with 2 of 3 markets seeing sales growth in Missouri. Finally, Nebraska experienced increasing sales volume.

The strongest performing market Rally serves from a sales volume standpoint was Muscatine, IA which saw a 21.43% increase in sales volume during the quarter. The weakest performing market was the Illinois Quad Cities which saw a decline in sales volume of 20.36%. From an appreciation standpoint, the best performing market was Clinton, IA which saw appreciation of 13.92% during the quarter. The market with the largest decline was Bloomington/Normal, Illinois which saw a decline in the median sales price of 1.64% during the quarter.

The Midwest single family housing market continues to be characterized as being more stable than the US overall and particularly the south and west. The interest rate environment became more challenging during the quarter and this trend has continued into 3rd quarter, which may stall both sales volume and appreciation somewhat.

IOWA TAX LAW SUMMARY

Iowa's property tax relief law, enacted via SF 2472, projects $4.2 billion in savings over six years. Key provisions include a 2% cap on local revenue growth, a new homestead exemption, and strict limits on local fund reserves.

Benefits

- Tax Savings for Homeowners: Replaces the old homestead credit with a 10% taxable value exemption (capped between $5,500 and $20,000, adjusted for inflation), lowering overall tax bills.
- Spending Predictability: Puts a hard 2% annual growth limit on general property tax revenue collections for cities and counties, stopping runaway local budget increases.
- Aids Vulnerable Residents: Boosts the maximum annual property tax credit for elderly and disabled Iowans from $1,000 to $1,500.
- Encourages Homeownership: Creates tax-advantaged FirstHome Iowa savings accounts to help first-time buyers handle down payments and closing costs.

Drawbacks

- Local Budget Strain: Cities and counties face tight budget constraints and potential service cutbacks due to restricted revenue growth.
- Restrictions on Savings: Prohibits local governments from holding general fund reserve balances higher than 35% of their expenditures, limiting local emergency stockpiles.
- TIF and Multi-Family Impacts: Restricts the duration and flexibility of Tax Increment Financing (TIF) districts and increases tax burdens on certain multi-family and commercial properties.

IMPACT ON TIFS & TAX ABATEMENT

The new property tax overhaul (SF 2472, signed May 2026) imposes strict boundaries on development incentives. The most significant provisions target Tax Increment Financing (TIF) timelines, revenue generation, and the expiration mechanics of local tax abatements.

The primary impacts are structured into these critical shifts:

New Cap on All Future TIF Timelines

Strict 23-Year Sunset: All new TIF districts established after the law's transition window are hit with a hard 23-year absolute expiration date

End of "Perpetual" TIFs: Local governments can no longer indefinitely roll over urban renewal areas to fund ongoing or consecutive projects.

Immediate Restrictions on Existing "Perpetual" TIFs

For grandfathered, long-standing TIF districts that lack a built-in end date, the state is heavily reducing their revenue capacity:

60% Increment Cap: After a perpetual TIF district crosses its 20-year mark, the city is forced to release at least 40% of the newly generated tax revenue back to the underlying taxing entities (like counties and school districts).

Debt Exception Limitations: Cities can only exceed the 60% capture threshold if it is explicitly required to pay off pre-existing bond obligations. If they must breach the cap for old debt, they are barred from issuing any new bonds or capturing school foundation taxes while doing so.

Separation of School Funding from TIF Revenue

School Levy Exclusions: The law gradually phases out the baseline school foundation property tax levy from being captured by TIF districts.

School Opt-In Rule: Future TIF projects can only capture school foundation tax revenue if the local school district proactively passes a resolution to opt-in. This makes it significantly harder for cities to leverage school-targeted tax dollars for industrial or commercial infrastructure.

Severe Financial Disincentive for Local Tax Abatements

The intersection of the law's 2% local revenue growth cap and traditional development tax abatements has created a major friction point for municipal growth:

The Revenue Absorption Trap: Under the 2% cap rule, when a commercial or residential tax abatement expires, the newly realized, full property tax value counts against the city's 2% annual budget growth limit rather than being classified as uncapped "new construction" revenue.

Cities Bear the Cost: Municipalities like Des Moines and Pleasant Hill have openly warned that this design forces the city to bear the long-term cost of offering development incentives while effectively forfeiting the financial benefit once the development fully hits the tax rolls.

CRUCIAL TIMELINE FOR DEVELOPERS

Most of the strict TIF and abatement overhauls are scheduled to take full effect on January 1, 2027. Developers and municipalities are currently rushing to finalize, structure, and approve urban renewal plans before the end of 2026 to ensure their projects fall under the more flexible, legacy rules.

Many cities in Iowa are sending out communications warning of the anticipated impacts on the changes to tax abatement. Here is a link to one such letter from the city of Altoona.

Finally, here is a synopsis of the changes for multi-family under the law. As there is always a decision to be made to rent versus to purchase, this portion of the bill is also likely to have impacts on the overall housing market.

The new property tax law (SF 2472, signed May 2026) significantly alters the financial landscape for multi-family property owners (properties with 3 or more dwelling units). While single-family homeowners receive substantial relief, multi-family owners face structural tax increases due to changes in property classification and assessment formulas.

The material impacts on multi-family owners break down into four critical areas:

1. Reversal of the Residential Rollback Tie (Taxable Value Increase)
Historically, a 2013 law phased multi-family properties into the same "rollback" rate as single-family residential properties, taxing them on only about 44% of their market value.

- The Decoupling: SF 2472 permanently splits multi-family property into its own standalone classification.
- The 6% Escalation: The law forces a multi-family rollback rate increase over a multi-year phase-in period, raising the taxable percentage by 3% in Year 2 and 6% by 2030, bringing the final taxable basis up to 50% of market value.
- Financial Impact: Analysis by real estate consulting groups indicates that on a $3 million apartment complex, this 6% taxable value hike equates to roughly $7,000 more in property taxes annually without any changes to local levy rates. For a $10 million asset, the hit is projected at over $22,800 annually.

2. Upward Pressure on Rents

- Operational Expense Pass-Through: Because property taxes represent one of the largest fixed operating expenses for landlords, property owners and management groups note that these forced tax increases will contract Net Operating Income (NOI).
- Rent Hikes: To protect profit margins and meet debt service coverage ratios (DSCR) required by commercial lenders, owners are expected to pass these increased tax burdens directly onto tenants via higher monthly rent prices.

3. Favorable Shift in Valuation Appeal Burden of Proof
While baseline taxes are increasing, owners did receive a procedural victory regarding unfair or sudden spikes in local county assessments:

- Protecting Owners Against Spikes: If a county assessor raises a multi-family property's valuation by 10% or more in a single cycle without any physical changes or additions to the building, the burden of proof shifts to the city/county.
- Easier Appeals: The local government must legally justify the steep increase during an appeal, rather than forcing the property owner to prove the county was wrong. Furthermore, "abnormal" transactions (such as distressed corporate sale-leasebacks) are barred from being used by counties as local market comparables.

4. Valuation Freezes on New Improvements

- Value Addition Exemption: To soften the blow on construction and renovations, SF 2472 establishes a five-year exemption on the first $75,000 of added value resulting from building improvements in designated local development zones. This allows multi-family owners to remodel units or add amenities without triggering an immediate, massive property tax hike on those specific improvements.

WHEN DO THE BILLS ARRIVE?

The newly decoupled multi-family property tax adjustments will officially hit local property assessments in 2027. The actual physical tax bills reflecting the higher rollback percentages will arrive in owners' mailboxes during FY 2028.

With all these changes, please bear in mind that Rally Appraisal can assist you with a tax appeal process if you feel you are assessed too high. Generally there are two provable reasons that you are over-assessed.

1. Your property is assessed for more than fair market value.
2. Your property is assessed at a higher rate than similar properties in the immediate area.

Rally can look into either of these scenarios for you. In Iowa, standard property tax appeals must be filed between April 2 and April 30 of each year. If April 30 falls on a weekend, the deadline moves to the next business day.

The entire formal appeal timeline and subsequent steps are structured around the following critical dates:

The Standard Annual Appeal Window

- Before April 1: Local assessors mail out assessment change notices.
- April 2 – April 25: Taxpayers can contact their county assessor to request an informal review to fix errors without a formal hearing.
- April 2 – April 30: The official filing window to submit a formal written protest to the local County Board of Review.
- May 1 – Adjournment: The local Board of Review meets to hear cases and issue decisions (usually wrapping up by May 31).

Next-Level Appeals (If Denied)

If you disagree with the local Board of Review's decision, you have a strict window to take your case higher. You must file an appeal within 20 days after the local board adjourns, or by May 31, whichever date comes later. You can submit your appeal to either the state-level Property Assessment Appeal Board (PAAB) or file directly in your local District Court.

Special Fall and Emergency Windows

Iowa law provides two exceptions to the spring filing timeline:

1. Disaster Area Appeals (April 2 – June 5): Extended window if your property is located in a federally declared disaster area.
2. Equalization Orders (October 9 – October 31): Special window in odd-numbered years if the Iowa Department of Revenue issues a sweeping "equalization order" that forces a blanket value increase across your county.

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Iowa Residential Markets

Iowa Quad Cities

	2024-2025 Sales	Median Sale Price		2025-2026 Sales	Median Sale Price	Sales +/-	Median +/-
3rd Quarter 2024	572	$243,250	3rd Quarter 2025	626	$257,500	9.44%	5.86%
4th Quarter 2024	560	$225,000	4th Quarter 2025	523	$250,000	-6.61%	11.11%
1st Quarter 2025	430	$240,000	1st Quarter 2026	372	$244,900	-13.49%	2.04%
2nd Quarter 2025	646	$249,950	2nd Quarter 2026	571	$248,000	-11.61%	-0.78%

Cedar Rapids

	2024-2025 Sales	Median Sale Price		2025-2026 Sales	Median Sale Price	Sales +/-	Median +/-
3rd Quarter 2024	848	$240,000	3rd Quarter 2025	897	$235,900	5.78%	-1.71%
4th Quarter 2024	757	$220,000	4th Quarter 2025	808	$232,250	6.74%	5.57%
1st Quarter 2025	581	$208,000	1st Quarter 2026	612	$230,000	5.34%	10.58%
2nd Quarter 2025	942	$235,000	2nd Quarter 2026	979	$241,000	3.93%	2.55%

Iowa City/Coralville

	2024-2025 Sales	Median Sale Price		2025-2026 Sales	Median Sale Price	Sales +/-	Median +/-
3rd Quarter 2024	588	$326,450	3rd Quarter 2025	585	$335,000	-0.51%	2.62%
4th Quarter 2024	427	$324,900	4th Quarter 2025	452	$329,900	5.85%	1.54%
1st Quarter 2025	334	$320,895	1st Quarter 2026	339	$328,500	1.50%	2.37%
2nd Quarter 2025	776	$335,000	2nd Quarter 2026	790	$334,900	1.80%	-0.03%

Omaha Iowa Market

	2024-2025 Sales	Median Sale Price		2025-2026 Sales	Median Sale Price	Sales +/-	Median +/-
3rd Quarter 2024	341	$215,000	3rd Quarter 2025	330	$240,000	-3.23%	11.63%
4th Quarter 2024	251	$230,000	4th Quarter 2025	264	$250,000	5.18%	8.70%
1st Quarter 2025	195	$216,000	1st Quarter 2026	193	$230,000	-1.03%	6.48%
2nd Quarter 2025	262	$215,000	2nd Quarter 2026	273	$240,000	4.20%	11.63%

Dubuque

	2024-2025 Sales	Median Sale Price		2025-2026 Sales	Median Sale Price	Sales +/-	Median +/-
3rd Quarter 2024	249	$237,000	3rd Quarter 2025	284	$269,900	14.06%	13.88%
4th Quarter 2024	251	$240,000	4th Quarter 2025	256	$254,000	1.99%	5.83%
1st Quarter 2025	185	$239,100	1st Quarter 2026	154	$272,000	-16.76%	13.76%
2nd Quarter 2025	284	$268,000	2nd Quarter 2026	292	$268,700	2.82%	0.26%

Des Moines

	2024-2025 Sales	Median Sale Price		2025-2026 Sales	Median Sale Price	Sales +/-	Median +/-
3rd Quarter 2024	2746	$309,990	3rd Quarter 2025	3015	$317,000	9.80%	2.26%
4th Quarter 2024	2517	$304,900	4th Quarter 2025	2604	$314,000	3.46%	2.98%
1st Quarter 2025	1973	$302,500	1st Quarter 2026	2069	$315,000	4.87%	4.13%
2nd Quarter 2025	3270	$314,900	2nd Quarter 2026	3613	$319,250	10.49%	1.38%

Cedar Falls/Waterloo

	2024-2025 Sales	Median Sale Price		2025-2026 Sales	Median Sale Price	Sales +/-	Median +/-
3rd Quarter 2024	416	$190,000	3rd Quarter 2025	440	$221,000	5.77%	16.32%
4th Quarter 2024	377	$198,900	4th Quarter 2025	371	$200,000	-1.59%	0.55%
1st Quarter 2025	266	$185,000	1st Quarter 2026	371	$189,450	39.47%	2.41%
2nd Quarter 2025	430	$214,250	2nd Quarter 2026	451	$233,000	4.88%	8.75%

Burlington

	2024-2025 Sales	Median Sale Price		2025-2026 Sales	Median Sale Price	Sales +/-	Median +/-
3rd Quarter 2024	134	$141,250	3rd Quarter 2025	127	$151,500	-5.22%	7.26%
4th Quarter 2024	127	$130,000	4th Quarter 2025	130	$147,250	2.36%	13.27%
1st Quarter 2025	95	$115,000	1st Quarter 2026	92	$133,500	-3.16%	16.09%
2nd Quarter 2025	149	$137,500	2nd Quarter 2026	150	$148,750	0.67%	8.18%

Clinton

	2024-2025			2025-2026			
	Sales	**Median Sale Price**		**Sales**	**Median Sale Price**	**Sales +/-**	**Median +/-**
3rd Quarter 2024	125	$168,000	3rd Quarter 2025	158	$155,750	26.40%	-7.29%
4th Quarter 2024	122	$159,500	4th Quarter 2025	121	$148,000	-0.82%	-7.21%
1st Quarter 2025	103	$137,900	1st Quarter 2026	69	$139,900	-33.01%	1.45%
2nd Quarter 2025	154	$156,250	2nd Quarter 2026	137	$178,000	-11.04%	13.92%

Sioux City

	2024-2025			2025-2026			
	Sales	**Median Sale Price**		**Sales**	**Median Sale Price**	**Sales +/-**	**Median +/-**
3rd Quarter 2024	363	$221,000	3rd Quarter 2025	275	$230,000	-24.24%	4.07%
4th Quarter 2024	275	$210,000	4th Quarter 2025	259	$220,000	-5.82%	4.76%
1st Quarter 2025	158	$199,950	1st Quarter 2026	185	$215,000	17.09%	7.53%
2nd Quarter 2025	259	$228,000	2nd Quarter 2026	281	$228,000	8.49%	0.00%

Muscatine

	2024-2025			2025-2026			
	Sales	**Median Sale Price**		**Sales**	**Median Sale Price**	**Sales +/-**	**Median +/-**
3rd Quarter 2024	102	$179,950	3rd Quarter 2025	92	$187,000	-9.80%	3.92%
4th Quarter 2024	87	$174,900	4th Quarter 2025	70	$186,200	-19.54%	6.46%
1st Quarter 2025	51	$169,000	1st Quarter 2026	51	$182,000	0.00%	7.69%
2nd Quarter 2025	84	$173,450	2nd Quarter 2026	102	$195,750	21.43%	12.86%

Ames

	2024-2025			2025-2026			
	Sales	**Median Sale Price**		**Sales**	**Median Sale Price**	**Sales +/-**	**Median +/-**
3rd Quarter 2024	180	$308,750	3rd Quarter 2025	194	$318,000	7.78%	3.00%
4th Quarter 2024	153	$280,000	4th Quarter 2025	188	$281,250	22.88%	0.45%
1st Quarter 2025	113	$310,000	1st Quarter 2026	98	$329,450	-13.27%	6.27%
2nd Quarter 2025	209	$308,500	2nd Quarter 2026	188	$326,410	-10.05%	5.81%

Illinois Residential Markets

Illinois Quad Cities

	2024-2025				2024-2025		
	Sales	Median Sale Price		Sales	Median Sale Price	Sales +/-	Median +/-
3rd Quarter 2024	399	$166,400	3rd Quarter 2025	392	$170,000	-1.75%	2.16%
4th Quarter 2024	384	$152,150	4th Quarter 2025	370	$170,000	-3.65%	11.73%
1st Quarter 2025	299	$155,000	1st Quarter 2026	248	$150,000	-17.06%	-3.23%
2nd Quarter 2025	447	$161,000	2nd Quarter 2026	356	$174,250	-20.36%	8.23%

Peoria Metro

	2024-2025				2025-2026		
	Sales	Median Sale Price		Sales	Median Sale Price	Sales +/-	Median +/-
3rd Quarter 2024	703	$165,000	3rd Quarter 2025	714	$179,500	1.56%	8.79%
4th Quarter 2024	606	$160,000	4th Quarter 2025	620	$151,500	2.31%	-5.31%
1st Quarter 2025	476	$135,500	1st Quarter 2026	425	$152,000	-10.71%	12.18%
2nd Quarter 2025	723	$165,000	2nd Quarter 2026	650	$178,700	-10.10%	8.30%

Peoria Suburban

	2024-2025				2025-2026		
	Sales	Median Sale Price		Sales	Median Sale Price	Sales +/-	Median +/-
3rd Quarter 2024	478	$185,000	3rd Quarter 2025	449	$189,000	-6.07%	2.16%
4th Quarter 2024	413	$178,000	4th Quarter 2025	410	$179,900	-0.73%	1.07%
1st Quarter 2025	287	$159,900	1st Quarter 2026	339	$170,600	18.12%	6.69%
2nd Quarter 2025	425	$182,000	2nd Quarter 2026	440	$190,000	3.53%	4.40%

Springfield

	2024-2025				2025-2026		
	Sales	Median Sale Price		Sales	Median Sale Price	Sales +/-	Median +/-
3rd Quarter 2024	704	$191,450	3rd Quarter 2025	716	$210,000	1.70%	9.69%
4th Quarter 2024	598	$182,750	4th Quarter 2025	591	$195,000	-1.17%	6.70%
1st Quarter 2025	449	$179,000	1st Quarter 2026	378	$205,000	-15.81%	14.53%
2nd Quarter 2025	648	$210,000	2nd Quarter 2026	593	$220,000	-8.49%	4.76%

Bloomington/Normal

	2024-2025				2025-2026		
	Sales	Median Sale Price		Sales	Median Sale Price	Sales +/-	Median +/-
3rd Quarter 2024	531	$250,000	3rd Quarter 2025	621	$267,000	16.95%	6.80%
4th Quarter 2024	437	$241,000	4th Quarter 2025	406	$258,475	-7.09%	7.25%
1st Quarter 2025	291	$235,000	1st Quarter 2026	278	$259,900	-4.47%	10.60%
2nd Quarter 2025	489	$274,500	2nd Quarter 2026	499	$270,000	2.04%	-1.64%

St. Louis Metro East Illinois

	2024-2025				2025-2026		
	Sales	Median Sale Price		Sales	Median Sale Price	Sales +/-	Median +/-
3rd Quarter 2024	1826	$210,000	3rd Quarter 2025	1861	$225,000	1.92%	7.14%
4th Quarter 2024	1637	$205,000	4th Quarter 2025	1622	$219,900	-0.92%	7.27%
1st Quarter 2025	1337	$195,000	1st Quarter 2026	1596	$193,000	19.37%	-1.03%
2nd Quarter 2025	2171	$205,000	2nd Quarter 2026	2344	$220,000	7.97%	7.32%

Rockford

	2024-2025				2025-2026		
	Sales	Median Sale Price		Sales	Median Sale Price	Sales +/-	Median +/-
3rd Quarter 2024	963	$200,000	3rd Quarter 2025	915	$225,000	-4.98%	12.50%
4th Quarter 2024	894	$195,000	4th Quarter 2025	825	$215,000	-7.72%	10.26%
1st Quarter 2025	657	$195,000	1st Quarter 2026	591	$224,900	-10.05%	15.33%
2nd Quarter 2025	842	$207,000	2nd Quarter 2026	857	$235,000	1.78%	13.53%

Decatur

	2024-2025				2025-2026		
	Sales	Median Sale Price		Sales	Median Sale Price	Sales +/-	Median +/-
3rd Quarter 2024	354	$140,250	3rd Quarter 2025	407	$150,000	14.97%	6.95%
4th Quarter 2024	291	$139,900	4th Quarter 2025	289	$143,900	-0.69%	2.86%
1st Quarter 2025	244	$139,450	1st Quarter 2026	231	$125,000	-5.33%	-10.36%
2nd Quarter 2025	359	$144,000	2nd Quarter 2026	349	$149,000	-2.79%	3.47%

Champaign/Urbana

	2024-2025				2025-2026		
	Sales	Median Sale Price		Sales	Median Sale Price	Sales +/-	Median +/-
3rd Quarter 2024	548	$258,250	3rd Quarter 2025	526	$270,000	-4.01%	4.55%
4th Quarter 2024	406	$228,250	4th Quarter 2025	407	$245,000	0.25%	7.34%
1st Quarter 2025	313	$248,000	1st Quarter 2026	328	$292,500	4.79%	17.94%
2nd Quarter 2025	493	$261,500	2nd Quarter 2026	548	$279,900	11.16%	7.04%

Wisconsin Residential Markets

Madison

	2024-2025			2025-2026			
	Sales	Median Sale Price		Sales	Median Sale Price	Sales +/-	Median +/-
3rd Quarter 2024	1413	$476,000	3rd Quarter 2025	1373	$490,000	-2.83%	2.94%
4th Quarter 2024	1172	$457,450	4th Quarter 2025	1238	$475,000	5.63%	3.84%
1st Quarter 2025	826	$456,578	1st Quarter 2026	901	$481,000	9.08%	5.35%
2nd Quarter 2025	1488	$495,000	2nd Quarter 2026	1641	$513,000	10.28%	3.64%

Janesville/Beloit

	2024-2025			2025-2026			
	Sales	Median Sale Price		Sales	Median Sale Price	Sales +/-	Median +/-
3rd Quarter 2024	522	$276,750	3rd Quarter 2025	514	$300,000	-1.53%	8.40%
4th Quarter 2024	460	$261,000	4th Quarter 2025	499	$299,900	8.48%	14.90%
1st Quarter 2025	346	$259,750	1st Quarter 2026	341	$280,000	-1.45%	7.80%
2nd Quarter 2025	514	$278,500	2nd Quarter 2026	515	$314,900	0.19%	13.07%

La Crosse

	2024-2025			2025-2026			
	Sales	Median Sale Price		Sales	Median Sale Price	Sales +/-	Median +/-
3rd Quarter 2024	346	$315,000	3rd Quarter 2025	321	$320,000	-7.23%	1.59%
4th Quarter 2024	293	$300,000	4th Quarter 2025	308	$305,000	5.12%	1.67%
1st Quarter 2025	195	$292,000	1st Quarter 2026	203	$325,000	4.10%	11.30%
2nd Quarter 2025	327	$325,900	2nd Quarter 2026	347	$335,000	6.12%	2.79%

Missouri Residential Markets

St. Louis City

2024-2025	Sales	Median Sale Price	2025-2026	Sales	Median Sale Price	Sales +/-	Median +/-
3rd Quarter 2024	882	$225,000	3rd Quarter 2025	787	$240,000	-10.77%	6.67%
4th Quarter 2024	801	$205,000	4th Quarter 2025	708	$236,000	-11.61%	15.12%
1st Quarter 2025	592	$215,000	1st Quarter 2026	866	$225,000	46.28%	4.65%
2nd Quarter 2025	1296	$235,000	2nd Quarter 2026	1173	$250,000	-9.49%	6.38%

St. Louis County

2024-2025	Sales	Median Sale Price	2025-2026	Sales	Median Sale Price	Sales +/-	Median +/-
3rd Quarter 2024	3661	$277,000	3rd Quarter 2025	3697	$295,900	0.98%	6.82%
4th Quarter 2024	3199	$269,000	4th Quarter 2025	3264	$274,950	2.03%	2.21%
1st Quarter 2025	2441	$250,000	1st Quarter 2026	2723	$250,000	11.55%	0.00%
2nd Quarter 2025	3917	$285,000	2nd Quarter 2026	4131	$300,000	5.46%	5.26%

St. Charles County

2024-2025	Sales	Median Sale Price	2025-2026	Sales	Median Sale Price	Sales +/-	Median +/-
3rd Quarter 2024	1501	$353,000	3rd Quarter 2025	1517	$360,000	1.07%	1.98%
4th Quarter 2024	1346	$351,000	4th Quarter 2025	1435	$365,000	6.61%	3.99%
1st Quarter 2025	1019	$350,000	1st Quarter 2026	1204	$345,000	18.16%	-1.43%
2nd Quarter 2025	1724	$360,000	2nd Quarter 2026	1747	$375,000	1.33%	4.17%

Nebraska Residential Markets

Omaha Metro

2024-2025	Sales	Median Sale Price	2025-2026	Sales	Median Sale Price	Sales +/-	Median +/-
3rd Quarter 2024	2289	$310,000	3rd Quarter 2025	1855	$318,000	-18.96%	2.58%
4th Quarter 2024	1512	$310,000	4th Quarter 2025	1646	$310,000	8.86%	0.00%
1st Quarter 2025	1419	$295,000	1st Quarter 2026	1367	$319,000	-3.66%	8.14%
2nd Quarter 2025	1905	$319,500	2nd Quarter 2026	2147	$330,000	12.70%	3.29%

Market	Population	Growth Rate 2010-2020	Current Median Sale Price	2025 Median Increase
Iowa				
Iowa Quad Cities	174,669	5.70%	$250,000	5.68%
Cedar Rapids	231,762	9.00%	$232,250	3.13%
Iowa City/Coralville	152,854	17.00%	$329,900	2.30%
Omaha Iowa	93,667	0.55%	$250,000	4.51%
Dubuque	99,750	6.19%	$254,000	8.15%
Des Moines	709,466	17.00%	$314,000	3.01%
Cedar Falls/Waterloo	131,144	0.04%	$200,000	7.07%
Burlington	38,910	-3.80%	$147,250	4.21%
Clinton	46,440	-7.28%	$148,000	-2.04%
Sioux City	105,941	3.70%	$220,000	3.11%
Muscatine	43,235	1.02%	$186,200	5.53%
Ames	101,000	13.25%	$281,250	5.14%
Illinois				
Illinois Quad Cities	144,672	-2.05%	$170,000	5.83%
Peoria Metro	181,830	-2.63%	$151,500	8.14%
Peoria Suburban	131,343	-4.10%	$179,900	4.23%
Springfield	196,343	-0.60%	$195,000	9.42%
Bloomington/Normal	170,954	0.67%	$258,745	3.42%
St. Louis Metro East	681,678	-2.50%	$219,900	4.10%
Rockford	338,798	-3.00%	$215,000	9.87%
Decatur	102,000	-6.35%	$143,900	6.91%
Champaign/Urbana	205,865	2.25%	$245,000	10.12%
Wisconsin				
Madison	561,504	13.10%	$475,000	1.82%
Janesville/Beloit	163,687	2.10%	$299,900	7.61%
La Crosse	120,000	5.30%	$305,000	2.09%
Missouri				
St. Louis City	301,578	-5.75%	$236,000	6.93%
St. Louis County	1,004,125	0.50%	$274,950	6.77%
St. Charles Couty	406,417	12.33%	$365,000	2.58%
Nebraska				
Omaha	967,604	11.50%	$310,000	1.63%

Illinois	4353	$182,427.78	4414	$196,988.89	1.40%	7.98%
Iowa	4503	$222,078.75	4657	$234,816.67	3.42%	5.74%