



MAY 2025

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, Indiana, Missouri and Nebraska. Residential real estate trends are updated once a quarter with corresponding data for each metro market that Rally serves.

RESIDENTIAL 1st QUARTER

During the first quarter of 2025, the market in the Midwest overall was a mixed bag showing mostly positive numbers in both the number of sales and the median sales price, but with several markets where this was not the case. In Iowa, 6 of the 11 markets Rally is active in saw an increase in the median sales price year over year. 7 of the 11 markets saw an increase in the number of sales. In Iowa the market is stabilizing and is almost 50/50 on appreciation and depreciation as well as the number of sales. In Illinois 6 of 8 markets saw an increase in the median sales price while 4 of 8 saw an increase in the number of sales. Wisconsin overall continued to show increasing median sales prices and stable to increasing sales growth. Missouri showed decreasing sales volume, but increases in the median sales price. Omaha, Nebraska showed increases in both the median sales price and the number of sales and Indianapolis showed continued increases in the median sales price, but some declines in the number of sales.

In the markets that Rally serves, the best performing market from a sales growth standpoint was La Crosse, Wisconsin which saw an increase in sales growth of 22.64%. The worst performing market was Muscatine, Iowa which saw a 30.14% decrease in sales volume.

You can see that the range is becoming more volatile and markets are starting to disconnect from one another from a trend standpoint with local drivers becoming more important than national trends. The largest increase in median sales price was in Peoria, Illinois at 22.62%. It is important to note that this market has one of the lowest overall median sale prices of any market we track and investors are significantly more active in this market than most other markets in the Rally footprint. The largest decrease in median sales price was in Burlington, Iowa which saw a decline of 13.21%. This again shows the spread between markets widening.

Overall inventory levels are rising in most markets. Interest rates are highly volatile, but to date have stayed in a range similar to 2024. There are cracks showing in some residential real estate markets, but not in the Midwest. Markets with large amounts of Airbnb properties are experiencing high levels of inventory as many of these investment properties are being liquidated as the froth is unwinding from the pandemic highs. To date this has mostly occurred in Florida, but there are other markets that could be impacted, but none of these markets are in the Midwest.

Inventory levels and affordability continue to be the drivers of market trends. As inventory has increased growth in the median sales price has moderated. At the same time there are many markets where the growth in the median sales price has significantly outstripped the growth in wage increases and continued price increases at high levels are simply not able to be sustained economically.

2025 OUTLOOK

Predicting an outlook for the market in 2025 is more difficult than at any time since the pandemic year of 2020. There are several factors in play that will impact real estate markets and it is impossible to know how they will play out. The tariff situation is the elephant in the room and is currently causing wide swings in the 10 year treasury market that impacts interest rates.

Some of the questions are, will tariffs be inflationary and further squeeze consumers and diminish purchasing power? Will the costs for building components rise due to tariffs? What impacts will there be in the stock market and the corresponding wealth effect? When consumers feel poorer or uncertain it reigns in animal spirits and the confidence to make large purchasing decisions. This could have an impact on real estate markets. Any outcome is possible between everything getting worked out with trade partners, markets stabilizing, a corresponding decrease in the 10 year yield and declining interest rates. In this scenario 2025 could be a strong year. Conversely, deals with trading partners could not get worked out and an escalating trade war could develop. This scenario would be inflationary, the stock market would at a minimum continue to be highly volatile and yields could increase on the 10 year as foreign buyers could go on a buying strike. In this scenario it would be anticipated that 2025 would be a challenging year for real estate markets. These factors will play out over the next several months. We will continue to report on them and their impact.

Commentary written by :
Matthew Miller, SRA with Rally Appraisal, LLC
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Corresponding market data compiled by:
Courtney Prentice, Shane Sipes, Kasey McMahon,
Kate VanDiver, Cody Wellington, Emilio Gonzalez,
Tyler Vauthier, Mat Smith, Rachele Cagle
& Adam Horan



Iowa Residential Markets

| Iowa Quad Cities | | | | | | | |
|------------------|-----------|-------------------|------------------|-----------|-------------------|-----------|------------|
| | 2023-2024 | | | 2024-2025 | | | |
| | Sales | Median Sale Price | | Sales | Median Sale Price | Sales +/- | Median +/- |
| 2nd Quarter 2023 | 572 | \$235,000 | 2nd Quarter 2024 | 597 | \$245,500 | 4.37% | 4.47% |
| 3rd Quarter 2023 | 583 | \$242,000 | 3rd Quarter 2024 | 572 | \$243,250 | -1.89% | 0.52% |
| 4th Quarter 2023 | 498 | \$231,000 | 4th Quarter 2024 | 560 | \$225,000 | 12.45% | -2.60% |
| 1st Quarter 2024 | 413 | \$230,900 | 1st Quarter 2025 | 430 | \$240,000 | 4.12% | 3.94% |

| Cedar Rapids | | | | | | | |
|------------------|-----------|-------------------|------------------|-----------|-------------------|-----------|------------|
| | 2023-2024 | | | 2024-2025 | | | |
| | Sales | Median Sale Price | | Sales | Median Sale Price | Sales +/- | Median +/- |
| 2nd Quarter 2023 | 835 | \$200,000 | 2nd Quarter 2024 | 861 | \$226,000 | 3.11% | 13.00% |
| 3rd Quarter 2023 | 842 | \$217,000 | 3rd Quarter 2024 | 848 | \$240,000 | 0.71% | 10.60% |
| 4th Quarter 2023 | 695 | \$207,500 | 4th Quarter 2024 | 757 | \$220,000 | 8.92% | 6.02% |
| 1st Quarter 2024 | 516 | \$210,000 | 1st Quarter 2025 | 581 | \$208,000 | 12.60% | -0.95% |

| Iowa City/Coralville | | | | | | | |
|----------------------|-----------|-------------------|------------------|-----------|-------------------|-----------|------------|
| | 2023-2024 | | | 2024-2025 | | | |
| | Sales | Median Sale Price | | Sales | Median Sale Price | Sales +/- | Median +/- |
| 2nd Quarter 2023 | 676 | \$309,900 | 2nd Quarter 2024 | 693 | \$319,900 | 2.51% | 3.23% |
| 3rd Quarter 2023 | 586 | \$307,750 | 3rd Quarter 2024 | 588 | \$326,450 | 0.34% | 6.08% |
| 4th Quarter 2023 | 378 | \$308,450 | 4th Quarter 2024 | 427 | \$324,900 | 12.96% | 5.33% |
| 1st Quarter 2024 | 275 | \$319,900 | 1st Quarter 2025 | 334 | \$320,895 | 21.45% | 0.31% |

| Omaha Iowa Market | | | | | | | |
|-------------------|-----------|-------------------|------------------|-----------|-------------------|-----------|------------|
| | 2023-2024 | | | 2024-2025 | | | |
| | Sales | Median Sale Price | | Sales | Median Sale Price | Sales +/- | Median +/- |
| 2nd Quarter 2023 | 303 | \$216,000 | 2nd Quarter 2024 | 285 | \$218,000 | -5.94% | 0.93% |
| 3rd Quarter 2023 | 278 | \$219,750 | 3rd Quarter 2024 | 341 | \$215,000 | 22.66% | -2.16% |
| 4th Quarter 2023 | 243 | \$202,000 | 4th Quarter 2024 | 251 | \$230,000 | 3.29% | 13.86% |
| 1st Quarter 2024 | 216 | \$209,500 | 1st Quarter 2025 | 195 | \$216,000 | -9.72% | 3.10% |

| Dubuque | | | | | | | |
|------------------|-----------|-------------------|-------------------|-----------|-------------------|-----------|------------|
| | 2023-2024 | | | 2024-2025 | | | |
| | Sales | Median Sale Price | | Sales | Median Sale Price | Sales +/- | Median +/- |
| 2nd Quarter 2023 | 222 | \$230,000 | 2nd Quarter 2024 | 295 | \$246,000 | 32.88% | 6.96% |
| 3rd Quarter 2023 | 223 | \$235,000 | 3rd Quarter 2024 | 249 | \$237,000 | 11.66% | 0.85% |
| 4th Quarter 2023 | 210 | \$221,625 | 4th Quarter 2024 | 251 | \$240,000 | 19.52% | 8.29% |
| 1st Quarter 2024 | 173 | \$230,000 | 1stg Quarter 2025 | 185 | \$239,100 | 6.94% | 3.96% |

| Des Moines | | | | | | | |
|------------------|-----------|-------------------|------------------|-----------|-------------------|-----------|------------|
| | 2023-2024 | | | 2024-2025 | | | |
| | Sales | Median Sale Price | | Sales | Median Sale Price | Sales +/- | Median +/- |
| 2nd Quarter 2023 | 2532 | \$310,000 | 2nd Quarter 2024 | 3104 | \$309,457 | 22.59% | -0.18% |
| 3rd Quarter 2023 | 2283 | \$315,000 | 3rd Quarter 2024 | 2746 | \$309,990 | 20.28% | -1.59% |
| 4th Quarter 2023 | 1699 | \$301,000 | 4th Quarter 2024 | 2517 | \$304,900 | 48.15% | 1.30% |
| 1st Quarter 2024 | 1941 | \$288,000 | 1st Quarter 2025 | 1973 | \$302,500 | 1.65% | 5.03% |

| Cedar Falls/Waterloo | | | | | | | |
|----------------------|-----------|-------------------|------------------|-----------|-------------------|-----------|------------|
| | 2023-2024 | | | 2024-2025 | | | |
| | Sales | Median Sale Price | | Sales | Median Sale Price | Sales +/- | Median +/- |
| 2nd Quarter 2023 | 406 | \$184,275 | 2nd Quarter 2024 | 422 | \$195,250 | 3.94% | 5.96% |
| 3rd Quarter 2023 | 454 | \$180,750 | 3rd Quarter 2024 | 416 | \$190,000 | -8.37% | 5.12% |
| 4th Quarter 2023 | 374 | \$179,450 | 4th Quarter 2024 | 377 | \$198,900 | 0.80% | 10.84% |
| 1st Quarter 2024 | 298 | \$187,500 | 1st Quarter 2025 | 266 | \$185,000 | -10.74% | -1.33% |

| Burlington | | | | | | | |
|------------------|-----------|-------------------|------------------|-----------|-------------------|-----------|------------|
| | 2023-2024 | | | 2024-2025 | | | |
| | Sales | Median Sale Price | | Sales | Median Sale Price | Sales +/- | Median +/- |
| 2nd Quarter 2023 | 146 | \$134,000 | 2nd Quarter 2024 | 114 | \$134,200 | -21.92% | 0.15% |
| 3rd Quarter 2023 | 142 | \$139,500 | 3rd Quarter 2024 | 134 | \$141,250 | -5.63% | 1.25% |
| 4th Quarter 2023 | 127 | \$132,000 | 4th Quarter 2024 | 127 | \$130,000 | 0.00% | -1.52% |
| 1st Quarter 2024 | 85 | \$132,500 | 1st Quarter 2025 | 95 | \$115,000 | 11.76% | -13.21% |

| | | | Clinton | | | | |
|------------------|-------|-------------------|------------------|-------|-------------------|-----------|------------|
| 2023-2024 | | | 2024-2025 | | | | |
| | Sales | Median Sale Price | | Sales | Median Sale Price | Sales +/- | Median +/- |
| 2nd Quarter 2023 | 113 | \$165,000 | 2nd Quarter 2024 | 116 | \$149,950 | 2.65% | -9.12% |
| 3rd Quarter 2023 | 126 | \$145,000 | 3rd Quarter 2024 | 125 | \$168,000 | -0.79% | 15.86% |
| 4th Quarter 2023 | 103 | \$135,000 | 4th Quarter 2024 | 122 | \$159,500 | 18.45% | 18.15% |
| 1st Quarter 2024 | 101 | \$135,000 | 1st Quarter 2025 | 103 | \$137,900 | 1.98% | 2.15% |

| | | | Sioux City | | | | |
|------------------|-------|-------------------|------------------|-------|-------------------|-----------|------------|
| 2023-2024 | | | 2024-2025 | | | | |
| | Sales | Median Sale Price | | Sales | Median Sale Price | Sales +/- | Median +/- |
| 2nd Quarter 2023 | 266 | \$200,000 | 2nd Quarter 2024 | 295 | \$215,000 | 10.90% | 7.50% |
| 3rd Quarter 2023 | 276 | \$212,250 | 3rd Quarter 2024 | 363 | \$221,000 | 31.52% | 4.12% |
| 4th Quarter 2023 | 253 | \$200,000 | 4th Quarter 2024 | 275 | \$210,000 | 8.70% | 5.00% |
| 1st Quarter 2024 | 185 | \$205,000 | 1st Quarter 2025 | 158 | \$199,950 | -14.59% | -2.46% |

| | | | Muscatine | | | | |
|------------------|-------|-------------------|------------------|-------|-------------------|-----------|------------|
| 2023-2024 | | | 2024-2025 | | | | |
| | Sales | Median Sale Price | | Sales | Median Sale Price | Sales +/- | Median +/- |
| 2nd Quarter 2023 | 106 | \$186,750 | 2nd Quarter 2024 | 87 | \$165,000 | -17.92% | -11.65% |
| 3rd Quarter 2023 | 100 | \$178,000 | 3rd Quarter 2024 | 102 | \$179,950 | 2.00% | 1.10% |
| 4th Quarter 2023 | 84 | \$185,500 | 4th Quarter 2024 | 87 | \$174,900 | 3.57% | -5.71% |
| 1st Quarter 2024 | 73 | \$175,000 | 1st Quarter 2025 | 51 | \$169,000 | -30.14% | -3.43% |

Illinois Residential Markets

Illinois Quad Cities

| | 2023-2024 | | | 2024-2025 | | | |
|------------------|-----------|-------------------|------------------|-----------|-------------------|-----------|------------|
| | Sales | Median Sale Price | | Sales | Median Sale Price | Sales +/- | Median +/- |
| 2nd Quarter 2023 | 412 | \$149,250 | 2nd Quarter 2024 | 379 | \$145,000 | -8.01% | -2.85% |
| 3rd Quarter 2023 | 436 | \$157,400 | 3rd Quarter 2024 | 399 | \$166,400 | -8.49% | 5.72% |
| 4th Quarter 2023 | 378 | \$147,450 | 4th Quarter 2024 | 384 | \$152,150 | 1.59% | 3.19% |
| 1st Quarter 2024 | 283 | \$157,500 | 1st Quarter 2025 | 299 | \$155,000 | 5.65% | -1.59% |

Peoria Metro

| | 2023-2024 | | | 2024-2025 | | | |
|------------------|-----------|-------------------|------------------|-----------|-------------------|-----------|------------|
| | Sales | Median Sale Price | | Sales | Median Sale Price | Sales +/- | Median +/- |
| 2nd Quarter 2023 | 773 | \$147,500 | 2nd Quarter 2024 | 729 | \$155,000 | -5.69% | 5.08% |
| 3rd Quarter 2023 | 763 | \$150,000 | 3rd Quarter 2024 | 703 | \$165,000 | -7.86% | 10.00% |
| 4th Quarter 2023 | 593 | \$127,500 | 4th Quarter 2024 | 606 | \$160,000 | 2.19% | 25.49% |
| 1st Quarter 2024 | 554 | \$110,500 | 1st Quarter 2025 | 476 | \$135,500 | -14.08% | 22.62% |

Peoria Suburban

| | 2023-2024 | | | 2024-2025 | | | |
|------------------|-----------|-------------------|------------------|-----------|-------------------|-----------|------------|
| | Sales | Median Sale Price | | Sales | Median Sale Price | Sales +/- | Median +/- |
| 2nd Quarter 2023 | 496 | \$165,000 | 2nd Quarter 2024 | 439 | \$176,000 | -11.49% | 6.67% |
| 3rd Quarter 2023 | 495 | \$160,000 | 3rd Quarter 2024 | 478 | \$185,000 | -3.43% | 15.63% |
| 4th Quarter 2023 | 378 | \$159,450 | 4th Quarter 2024 | 413 | \$178,000 | 9.26% | 11.63% |
| 1st Quarter 2024 | 280 | \$145,000 | 1st Quarter 2025 | 287 | \$159,900 | 2.50% | 10.28% |

Springfield

| | 2023-2024 | | | 2024-2025 | | | |
|------------------|-----------|-------------------|------------------|-----------|-------------------|-----------|------------|
| | Sales | Median Sale Price | | Sales | Median Sale Price | Sales +/- | Median +/- |
| 2nd Quarter 2023 | 663 | \$165,000 | 2nd Quarter 2024 | 696 | \$185,550 | 4.98% | 12.45% |
| 3rd Quarter 2023 | 636 | \$175,000 | 3rd Quarter 2024 | 704 | \$191,450 | 10.69% | 9.40% |
| 4th Quarter 2023 | 563 | \$170,000 | 4th Quarter 2024 | 598 | \$182,750 | 6.22% | 7.50% |
| 1st Quarter 2024 | 450 | \$165,550 | 1st Quarter 2025 | 449 | \$179,000 | -0.22% | 8.12% |

Bloomington/Normal

| | 2023-2024 | | | 2024-2025 | | | |
|------------------|-----------|-------------------|------------------|-----------|-------------------|-----------|------------|
| | Sales | Median Sale Price | | Sales | Median Sale Price | Sales +/- | Median +/- |
| 2nd Quarter 2023 | 488 | \$249,500 | 2nd Quarter 2024 | 355 | \$275,000 | -27.25% | 10.22% |
| 3rd Quarter 2023 | 509 | \$245,000 | 3rd Quarter 2024 | 531 | \$250,000 | 4.32% | 2.04% |
| 4th Quarter 2023 | 406 | \$230,000 | 4th Quarter 2024 | 437 | \$241,000 | 7.64% | 4.78% |
| 1st Quarter 2024 | 265 | \$260,000 | 1st Quarter 2025 | 291 | \$235,000 | 9.81% | -9.62% |

St. Louis Metro East Illinois

| | 2023-2024 | | | 2024-2025 | | | |
|------------------|-----------|-------------------|------------------|-----------|-------------------|-----------|------------|
| | Sales | Median Sale Price | | Sales | Median Sale Price | Sales +/- | Median +/- |
| 2nd Quarter 2023 | 1777 | \$203,000 | 2nd Quarter 2024 | 1791 | \$211,000 | 0.79% | 3.94% |
| 3rd Quarter 2023 | 1813 | \$195,000 | 3rd Quarter 2024 | 1826 | \$210,000 | 0.72% | 7.69% |
| 4th Quarter 2023 | 1532 | \$190,000 | 4th Quarter 2024 | 1637 | \$205,000 | 6.85% | 7.89% |
| 1st Quarter 2024 | 1351 | \$186,000 | 1st Quarter 2025 | 1337 | \$195,000 | -1.04% | 4.84% |

Rockford

| 2023-2024 | | | 2024-2025 | | | | |
|------------------|-------|-------------------|------------------|-------|-------------------|-----------|------------|
| | Sales | Median Sale Price | | Sales | Median Sale Price | Sales +/- | Median +/- |
| 2nd Quarter 2023 | 854 | \$175,000 | 2nd Quarter 2024 | 828 | \$193,750 | -3.04% | 10.71% |
| 3rd Quarter 2023 | 1020 | \$183,750 | 3rd Quarter 2024 | 963 | \$200,000 | -5.59% | 8.84% |
| 4th Quarter 2023 | 829 | \$172,500 | 4th Quarter 2024 | 894 | \$195,000 | 7.84% | 13.04% |
| 1st Quarter 2024 | 587 | \$177,500 | 1st Quarter 2025 | 641 | \$197,000 | 9.20% | 10.99% |

Decatur

| 2023-2024 | | | 2024-2025 | | | | |
|------------------|-------|-------------------|------------------|-------|-------------------|-----------|------------|
| | Sales | Median Sale Price | | Sales | Median Sale Price | Sales +/- | Median +/- |
| 2nd Quarter 2023 | 339 | \$139,000 | 2nd Quarter 2024 | 364 | \$135,000 | 7.37% | -2.88% |
| 3rd Quarter 2023 | 354 | \$123,575 | 3rd Quarter 2024 | 354 | \$140,250 | 0.00% | 13.49% |
| 4th Quarter 2023 | 282 | \$129,450 | 4th Quarter 2024 | 291 | \$139,900 | 3.19% | 8.07% |
| 1st Quarter 2024 | 252 | \$125,450 | 1st Quarter 2025 | 244 | \$139,450 | -3.17% | 11.16% |

Wisconsin Residential Markets

Madison

| 2023-2024 | | | 2024-2025 | | | | |
|------------------|-------|-------------------|------------------|-------|-------------------|-----------|------------|
| | Sales | Median Sale Price | | Sales | Median Sale Price | Sales +/- | Median +/- |
| 2nd Quarter 2023 | 1353 | \$445,000 | 2nd Quarter 2024 | 1470 | \$494,312 | 8.65% | 11.08% |
| 3rd Quarter 2023 | 1342 | \$445,000 | 3rd Quarter 2024 | 1413 | \$476,000 | 5.29% | 6.97% |
| 4th Quarter 2023 | 1046 | \$422,709 | 4th Quarter 2024 | 1172 | \$457,450 | 12.05% | 8.22% |
| 1st Quarter 2024 | 827 | \$455,000 | 1st Quarter 2025 | 826 | \$456,578 | -0.12% | 0.35% |

Janesville/Beloit

| 2023-2024 | | | 2024-2025 | | | | |
|------------------|-------|-------------------|------------------|-------|-------------------|-----------|------------|
| | Sales | Median Sale Price | | Sales | Median Sale Price | Sales +/- | Median +/- |
| 2nd Quarter 2023 | 468 | \$259,850 | 2nd Quarter 2024 | 509 | \$280,000 | 8.76% | 7.75% |
| 3rd Quarter 2023 | 503 | \$250,000 | 3rd Quarter 2024 | 522 | \$276,750 | 3.78% | 10.70% |
| 4th Quarter 2023 | 428 | \$248,125 | 4th Quarter 2024 | 460 | \$261,000 | 7.48% | 5.19% |
| 1st Quarter 2024 | 332 | \$241,250 | 1st Quarter 2025 | 346 | \$259,750 | 4.22% | 7.67% |

La Crosse

| 2023-2024 | | | 2024-2025 | | | | |
|------------------|-------|-------------------|------------------|-------|-------------------|-----------|------------|
| | Sales | Median Sale Price | | Sales | Median Sale Price | Sales +/- | Median +/- |
| 2nd Quarter 2023 | 290 | \$289,450 | 2nd Quarter 2024 | 308 | \$319,000 | 6.21% | 10.21% |
| 3rd Quarter 2023 | 330 | \$295,000 | 3rd Quarter 2024 | 346 | \$315,000 | 4.85% | 6.78% |
| 4th Quarter 2023 | 271 | \$270,000 | 4th Quarter 2024 | 293 | \$300,000 | 8.12% | 11.11% |
| 1st Quarter 2024 | 159 | \$283,620 | 1st Quarter 2025 | 195 | \$292,000 | 22.64% | 2.95% |

Missouri Residential Markets

St. Louis City

| 2023-2024 | | | 2024-2025 | | | | |
|------------------|-------|-------------------|------------------|-------|-------------------|-----------|------------|
| | Sales | Median Sale Price | | Sales | Median Sale Price | Sales +/- | Median +/- |
| 2nd Quarter 2023 | 988 | \$227,250 | 2nd Quarter 2004 | 877 | \$235,000 | -11.23% | 3.41% |
| 3rd Quarter 2023 | 957 | \$222,500 | 3rd Quarter 2024 | 882 | \$225,000 | -7.84% | 1.12% |
| 4th Quarter 2023 | 780 | \$199,900 | 4th Quarter 2024 | 801 | \$205,000 | 2.69% | 2.55% |
| 1st Quarter 2024 | 673 | \$203,000 | 1st Quarter 2025 | 592 | \$215,000 | -12.04% | 5.91% |

St. Louis County

| 2023-2024 | | | 2025-2025 | | | | |
|------------------|-------|-------------------|------------------|-------|-------------------|-----------|------------|
| | Sales | Median Sale Price | | Sales | Median Sale Price | Sales +/- | Median +/- |
| 2nd Quarter 2023 | 3740 | \$260,000 | 2nd Quarter 2024 | 3606 | \$275,000 | -3.58% | 5.77% |
| 3rd Quarter 2023 | 3944 | \$265,250 | 3rd Quarter 2024 | 3661 | \$277,000 | -7.18% | 4.43% |
| 4th Quarter 2023 | 3425 | \$225,000 | 4th Quarter 2024 | 3199 | \$269,000 | -6.60% | 19.56% |
| 1st Quarter 2024 | 2666 | \$218,500 | 1st Quarter 2025 | 2441 | \$250,000 | -8.44% | 14.42% |

St. Charles County

| 2023-2024 | | | 2024-2025 | | | | |
|------------------|-------|-------------------|------------------|-------|-------------------|-----------|------------|
| | Sales | Median Sale Price | | Sales | Median Sale Price | Sales +/- | Median +/- |
| 2nd Quarter 2023 | 1471 | \$340,000 | 2nd Quarter 2024 | 1457 | \$355,000 | -0.95% | 4.41% |
| 3rd Quarter 2023 | 1555 | \$346,000 | 3rd Quarter 2024 | 1501 | \$353,000 | -3.47% | 2.02% |
| 4th Quarter 2023 | 1236 | \$337,000 | 4th Quarter 2024 | 1346 | \$351,000 | 8.90% | 4.15% |
| 1st Quarter 2024 | 1067 | \$340,000 | 1st Quarter 2025 | 1019 | \$350,000 | -4.50% | 2.94% |

Nebraska Residential Markets

Omaha Metro

| 2023-2024 | | | 2024-2025 | | | | |
|------------------|-------|-------------------|------------------|-------|-------------------|-----------|------------|
| | Sales | Median Sale Price | | Sales | Median Sale Price | Sales +/- | Median +/- |
| 2nd Quarter 2023 | 2061 | \$300,000 | 2nd Quarter 2024 | 2078 | \$312,000 | 0.82% | 4.00% |
| 3rd Quarter 2023 | 2082 | \$299,000 | 3rd Quarter 2024 | 2289 | \$310,000 | 9.94% | 3.68% |
| 4th Quarter 2023 | 1660 | \$290,000 | 4th Quarter 2024 | 1512 | \$310,000 | -8.92% | 6.90% |
| 1st Quarter 2024 | 1354 | \$290,500 | 1st Quarter 2025 | 1419 | \$295,000 | 4.80% | 1.55% |

Indiana Residential Markets

Indianapolis Metro

| 2023-2024 | | | | | | | |
|------------------|-------|-------------------|------------------|-------|-------------------|-----------|------------|
| | Sales | Median Sale Price | | Sales | Median Sale Price | Sales +/- | Median +/- |
| 2nd Quarter 2023 | 3215 | \$245,000 | 2nd Quarter 2024 | 3308 | \$254,938 | 2.89% | 4.06% |
| 3rd Quarter 2023 | 3262 | \$240,000 | 3rd Quarter 2024 | 3251 | \$250,000 | -0.34% | 4.17% |
| 4th Quarter 2023 | 2709 | \$234,900 | 4th Quarter 2024 | 2812 | \$245,000 | 3.80% | 4.30% |
| 1st Quarter 2024 | 2493 | \$239,900 | 1st Quarter 2025 | 2346 | \$249,000 | -5.90% | 3.79% |

Indianapolis Suburban

| 2023-2024 | | | | | | | |
|------------------|-------|-------------------|------------------|-------|-------------------|-----------|------------|
| | Sales | Median Sale Price | | Sales | Median Sale Price | Sales +/- | Median +/- |
| 2nd Quarter 2023 | 3537 | \$380,000 | 2nd Quarter 2024 | 3771 | \$384,000 | 6.62% | 1.05% |
| 3rd Quarter 2023 | 3745 | \$375,000 | 3rd Quarter 2024 | 3777 | \$387,500 | 0.85% | 3.33% |
| 4th Quarter 2023 | 2895 | \$375,995 | 4th Quarter 2024 | 3417 | \$379,900 | 18.03% | 1.04% |
| 1st Quarter 2024 | 2631 | \$362,000 | 1st Quarter 2025 | 2848 | \$374,995 | 8.25% | 3.59% |