What Sold in Lincoln

Lancaster County, Nebraska · November 21, 2026

Home sales, November 2025 to November 2026

Published November 21, 2026 by STARCITY, starcitylincoln.org. Data retrieved November 21, 2026 unless a section says otherwise.

Summary

The county's sales file holds **3,340 valid residential sales** inside Lincoln's city limits for the twelve months ending in mid November 2026, worth **$1.21 billion** in total. Read as a whole they describe the market a buyer or seller walked into this year.

1. **The median home sold for $320,000**, at a median of **$251 per square foot**. The middle half of sales fell between $250,000 and $425,000.
2. **The entry level is thin.** 9.3% of sales closed under $200,000. 15.2% closed at $500,000 or more.
3. **New construction is a large share of the market.** 348 sales, 10.4% of the total, were homes built in 2025 or 2026, at a median of $469,450.
4. **Price per square foot is flat across size until the largest homes.** Every size group under about 1,792 square feet sold for $253 to $260 a square foot. The largest fifth sold for $216.
5. **Homes sold for more than their assessment.** 83% of sales closed above the assessed value, by a median of $24,975.

Price bands

Sale price	Sales	Share
Under $150,000	92	2.8%
$150,000 to $199,999	220	6.6%
$200,000 to $249,999	487	14.6%
$250,000 to $299,999	636	19.0%
$300,000 to $399,999	912	27.3%
$400,000 to $499,999	486	14.6%
$500,000 to $749,999	401	12.0%
$750,000 and over	106	3.2%

One sale in ten closed at or below $200,000 and one in ten at or above $560,000.

Through the year

Month	Sales	Median price	Median per sq ft
December 2025	228	$297,450	$237
January 2026	218	$300,000	$230
February	245	$315,000	$252
March	338	$298,000	$244
April	351	$325,000	$252
May	413	$315,000	$253
June	415	$335,000	$258
July	361	$339,000	$255
August	303	$324,000	$258
September	290	$320,500	$252

Volume follows the usual curve, rising from 218 sales in January to a peak of 415 in June. Price per square foot rose from the winter into spring and then held between $252 and $258 from April through September. November 2025 and October and November 2026 (178 sales together)

are left out of the table because the file holds only part of each month. Recent sales take weeks to be reviewed and posted.

By type of home

Type	Sales	Median price	Median per sq ft	Median size (sq ft)	Median year built
One story	1,403	$330,000	$279	1,275	1985
One story townhome, end unit	347	$345,000	$264	1,285	2015
Two story	291	$430,000	$204	2,052	1993
Split foyer	237	$300,000	$259	1,158	1990
One and a half story	204	$275,450	$192	1,638	1941
Bungalow	147	$200,000	$216	926	1920
Multi level	126	$345,000	$249	1,368	1978
Two story townhome, end unit	122	$289,500	$166	1,739	2012
High rise condominium	84	$154,000	$169	978	1986

Square footage here is the assessor's above-grade floor area. A one story house with a finished basement shows a high price per square foot because the basement is in the price and not in the area. That is why ranches lead this column and two story homes trail it.

The one story townhome is the notable entry. 347 end units sold at a median of $345,000, with a median build year of 2015.

By age

Built	Sales	Median price	Median per sq ft	Median size (sq ft)
1900s	92	$200,000	$159	1,282
1910s	115	$218,500	$171	1,264
1920s	170	$225,000	$202	1,155
1930s	44	$310,000	$210	1,467
1940s	74	$248,750	$233	998
1950s	350	$240,000	$233	1,018
1960s	257	$279,000	$248	1,096
1970s	351	$299,900	$246	1,180
1980s	231	$320,000	$235	1,301
1990s	321	$337,500	$242	1,322
2000s	421	$360,000	$263	1,386
2010s	296	$420,250	$280	1,574
2020s	579	$469,000	$309	1,601

Homes built since 2020 are the largest single group, 579 sales, and the most expensive by either measure. The affordable end of the market is the housing built before 1960: 845 sales with decade medians from $200,000 to $310,000. The 1950s alone supplied 350 sales at a median of $240,000, in houses with a median of 1,018 square feet above grade.

By size

Size group (above-grade sq ft)	Median price	Median per sq ft
Up to 1,025	$225,300	$258
1,025 to 1,220	$280,000	$253
1,220 to 1,482	$339,900	$255
1,482 to 1,792	$419,000	$260
Over 1,792	$485,000	$216

By neighborhood

Neighborhood associations with at least 20 sales in the period. About 48% of sales fell outside any association boundary, mostly in the newer subdivisions at the city's edges, which have none.

Neighborhood association	Sales	Median price	Median per sq ft	Median year built
Family Acres	149	$430,000	$263	2004
Country Club	74	$360,750	$207	1940
Colonial Hills	69	$350,000	$248	1978
Prescott Area	27	$326,000	$235	1966
Highlands	55	$320,000	$245	1991
Downtown	25	$316,500	$325	2003
Eastridge	20	$307,500	$221	1954
West A	113	$292,500	$269	1999
Maple Village/Wedgewood	22	$278,000	$255	1963
Bethany	95	$275,000	$236	1976
Meadowlane	61	$275,000	$250	1962
Indian Village	47	$268,000	$239	1945
Irvingdale	33	$259,900	$215	1925
East Campus	34	$253,000	$210	1948
Belmont	52	$250,000	$216	1970
40th & A	62	$249,900	$227	1950
Riley/Culler	36	$248,500	$226	1960
Eden Park	55	$247,000	$231	1954
South 48th Street	23	$243,000	$250	1952
College View	77	$242,500	$229	1961
Witherbee	52	$242,500	$238	1950
Near South	58	$236,500	$147	1910
University Place	101	$235,000	$227	1952
Woods Park	34	$228,000	$204	1919
Havelock	75	$222,000	$240	1953
Clinton	42	$212,000	$170	1926
Hartley	36	$195,000	$172	1910

Neighborhood association	Sales	Median price	Median per sq ft	Median year built
South Salt Creek	28	$188,995	$173	1916
Arnold Heights	20	$187,250	$165	1955

Near South has the lowest price per square foot in the table at $147, on a housing stock with a median build year of 1910. Downtown has the highest at $325.

Turnover

3,340 valid sales against 87,483 improved residential parcels is **3.8% of the housing stock changing hands** over the period. The file counts only sales the county validated as arm's length, so the true count of deeds recorded is higher.

What these numbers are not

- **Not a forecast.** This describes twelve months of closed sales.
- **Not every sale.** Every record carries the county's validity code 01. Family transfers, foreclosures and other sales the county set aside are not in the file.
- **Not the listing market.** Days on market, list prices and price cuts are not public record and are not here.
- **Not a full last quarter.** Sales from October and November 2026 are still being posted.
- **Not about any one house.** No addresses or owner names were used. Sales are grouped by type, age, size and neighborhood only.

What to do with it

If you are buying. The age and type tables show where the price points are. Under $250,000 the market is mostly houses built before 1960, bungalows and condominiums.

If you are selling or listing. Price per square foot by neighborhood and by type gives a first check on a list price. Remember that it is above-grade area.

If you are on the council. New construction is selling at a median near $469,000, and 9.3% of sales close under $200,000. The supply of homes at entry prices is the existing older stock, which is a reason to care what happens to it.

Method

Sales are the Lancaster County Assessor's published sales layer, 3,761 records countywide dated November 23, 2025 through November 16, 2026. This paper uses the 3,430 located inside Lincoln's corporate limit, of which 3,340 are residential. Price per square foot, floor area, structure type and year built are the county's fields. Neighborhood was assigned by matching each sale's parcel number to the 2026 parcel layer and locating that parcel inside the city's neighborhood association boundaries. The assessment comparison uses the assessed value carried on each sale record. A fuller treatment of assessed value against sale price is in the companion paper on assessment equity.

Sources

Retrieved November 21, 2026.

Source	What was used	Link
Lancaster County Assessor, published by City of Lincoln and Lancaster County GIS	Property sales layer (`Assessor/PropertySales/MapServer/0`): sale price, date, price per square foot, floor area, structure type, year built	gis.lincoln.ne.gov
Lancaster County Assessor, same service	Tax parcels (`Assessor/TaxParcels/MapServer/0`), to place each sale and count the housing stock	gis.lincoln.ne.gov
City of Lincoln GIS	City limits and neighborhood association boundaries	gis.lincoln.ne.gov

Where to go from here

If you want to	Go to
Look up a single sale or property	Lancaster County property records
See listings, days on market and asking prices	A licensed real estate agent or the local multiple listing service. Those are not public records
See sales on the map	starcitylincoln.org, under Real estate, then "New sales and where"
Rerun this study	The scripts are in the project repository under tools/analysis

The STARCITY papers. Floodplain exposure and flood loss · Who Lincoln over-assesses · Where Lincoln's property value lives · What sold in Lincoln · Lincoln's TIF districts by the numbers · The map

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Built from public data: City of Lincoln and Lancaster County GIS, and OpenFEMA. Part of STARCITY, an open-source 3D map of Lincoln. Source and data scripts at github.com/RobotWhiteBread/STARCITY.