RESIDENTIAL LAND INVENTORY REPORT

AS OF JANUARY 1, 2026

Lincoln-Lancaster County
PLANNING AND DEVELOPMENT

April 1, 2026

New homes and final platted lots in Dominion at Stevens Creek near 112th & O Streets.

The purpose of this report is to inform the discussion about residential lot supply in Lincoln. This report summarizes residential building permit activity and residential development approvals in Lincoln. The report also contains a brief analysis of county lot supply and affordable housing. Residential permit information is compared with assumptions from the Comprehensive Plan (PlanForward 2050) to track how those assumptions have aligned with development activity.

This report is a supplement to the online Residential Land Inventory dashboard. The dashboard provides monthly updates to residential building permits and approved residential supply.

[Residential Land Inventory Dashboard]

PLAN forward
Lincoln-Lancaster County
2050 Comprehensive Plan

Based on population and household projections, Lincoln will have approximately 400,000 residents living in 167,000 households by 2050. Approximately 48,000 dwelling units will need to be constructed in Lincoln between 2020 and 2050 to meet this demand. That averages to nearly 1,600 dwelling units per year, but this number will naturally start lower and increase over time as the city's population grows.

Summary of Comprehensive Plan Assumptions and Building Trends

Overall Residential Units in Lincoln

Assumption: 48,000 by 2050; 1,600 per year

Trend (2023-2025): 5,954 units; 1,985 per year

Infill Residential Units in Lincoln

Assumption: 12,000 by 2050, 400 per year; 25% of total units

Trend (2023-2025): 1,872 units, 624 per year; 31% of total units

Greater Downtown Residential Units

Assumption: 5,000 by 2050; 167 per year

Trend (2023-2025): 638 total; 213 per year

Residential permits in Lincoln have been exceeding Comprehensive Plan assumptions over the past several years. The overall number of new residential units is nearly 400 units/year higher than the expected need identified in the Comprehensive Plan. This suggests that: 1) Lincoln's population is growing faster than anticipated, or 2) additional units are being constructed beyond the city's population growth, potentially addressing pent-up housing demand from existing residents. This trend will continue to be monitored.

Citywide Housing Demand

Demand for new dwellings can be determined by looking at building permits. The total number of permitted residential units in 2025 was nearly identical to 2023 and 2024. Compared to 2024, in 2025 there was an increase in single family detached and multi-family units, with a corresponding decrease in single family attached/duplex units.

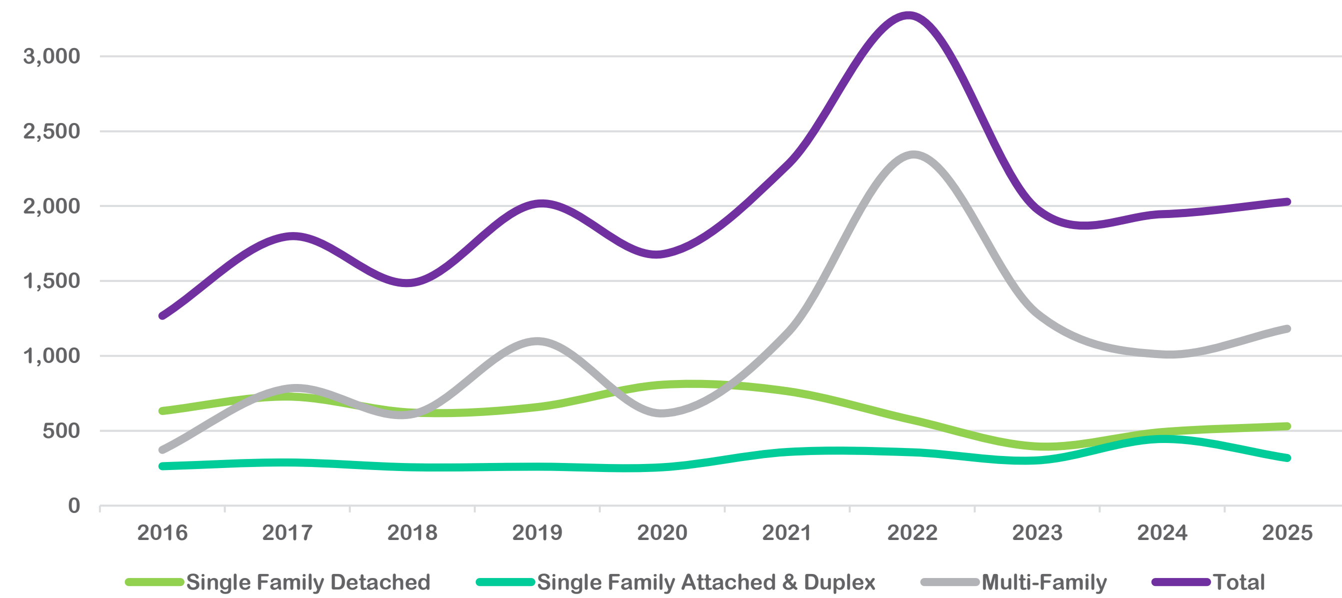
5-Year Total Units: 11,499 units, most since 1960 (the earliest data available).

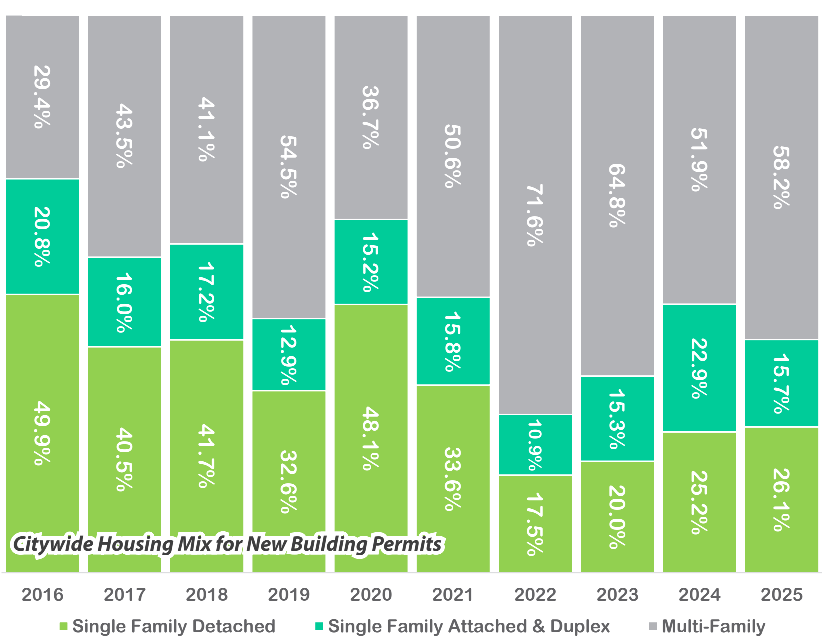
2016-2025 (10 yr)
1,975 units/yr
19,746 total
SF: 31.4%
SF Attached/DP: 15.7%
MF: 52.9%

2023-2025 (3 yr)
1,985 units/yr
5,954 total
SF: 23.8%
SF Attached/DP: 17.9%
MF: 58.3%

Citywide Building Permits Issued for Dwelling Units

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Single Family Detached	632	728	621	658	807	764	572	395	491	530
Single Family Attached & Duplex	263	288	256	260	256	358	356	302	445	318
Multi-Family	372	781	611	1,038	616	1,151	2,344	1,282	1,010	1,181
Total	1,267	1,797	1,488	1,956	1,679	2,273	3,272	1,979	1,946	2,029





Notes:

Based on issued building permits, not actual construction and occupancy. There are some permits issued, particularly in multi-family, that are never built.

Year is based on date permit issued, not date of completion and occupancy.

Single Family Detached is one detached dwelling unit on a single lot.

Single Family Attached is one dwelling unit on a single lot attached by a common wall to one or more other dwelling units on separate lots. Commonly known as a townhome.

Duplex is two dwelling units on one lot.

Multi-family is three or more units built on a single lot, typical of apartments or condominiums.

Totals include City of Lincoln and the 3-mile jurisdiction. There were 31 single family detached issued in the 3-mile jurisdiction in 2025. Typically around 20-40 units are outside Lincoln but within the 3-mile jurisdiction.

Affordable Housing

The 2050 Comprehensive Plan includes an expanded commitment to affordable housing and incorporates ideas from the 2020 Lincoln Affordable Housing Coordinated Action Plan.

Missing Middle Housing: "Missing middle" is defined as small-scale multi-family housing that includes 3-12 units. Missing middle housing provides a source of potential affordable housing, can be integrated into existing and new neighborhoods, and helps expand the community's mix of available housing types. There were no projects in 2025 that fit within the missing middle category.

Affordable Housing: The City of Lincoln Urban Development Department tracks affordable units constructed using Tax Increment Financing (TIF) or other City incentives. Units are tracked by fiscal year (September 1 - August 31). A summary of new construction affordable units is below and more information is available on the Affordable Housing Progress Report Dashboard.

Fiscal Year	Affordable Units*
2021/2022	593
2022/2023	484
2023/2024	349
2024/2025	397

* New construction units utilizing TIF or other City incentives.

Where is Growth Happening?

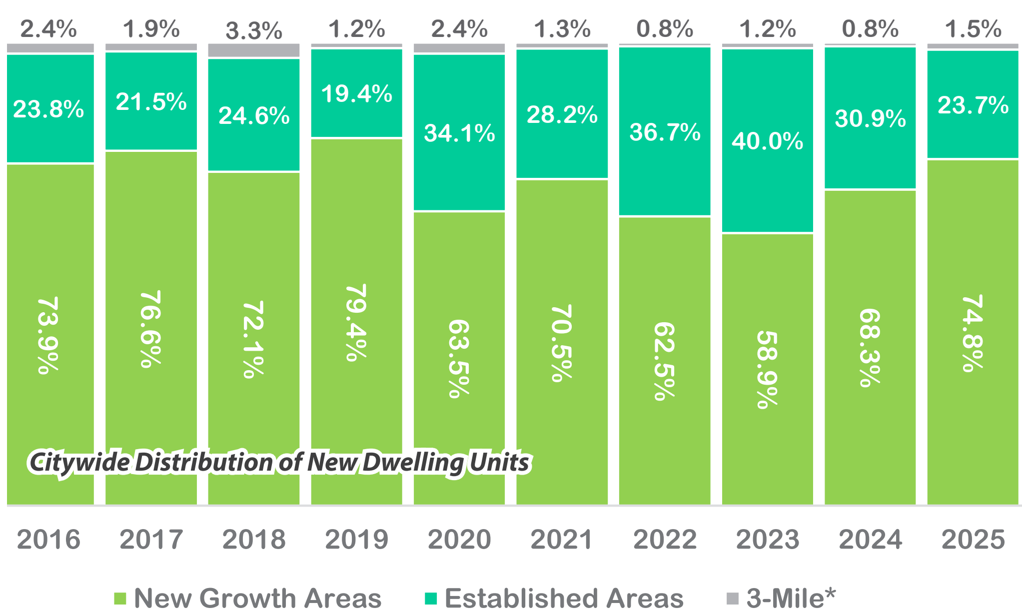
The 2050 Comprehensive Plan assumes roughly 25% of new residential development in Lincoln will be in established areas with the remainder almost completely in New Growth Areas.

New Growth Areas: Areas typically described as suburban growth and located on the edges of Lincoln. Further description of New Growth Areas is on the following page.

Established Areas: Areas within the city and outside New Growth Areas.

PLAN forward
Lincoln-Lancaster County 2050 Comprehensive Plan

Of the 48,000 new dwelling units projected in Lincoln between 2020 and 2050, 12,000 units (25% of total or 400 per year) are expected to be located within the existing built environment. The remaining 75% will primarily be in New Growth Areas on the city's edges.



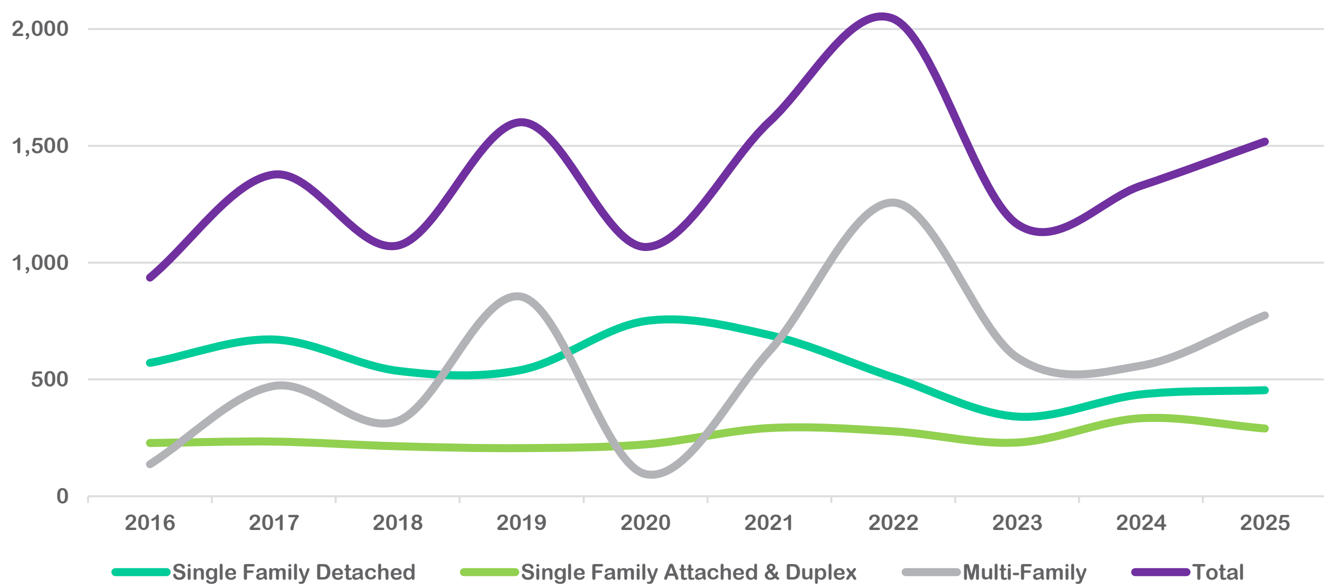
* 3-Mile includes permits outside of city limits and New Growth Areas, but within the 3-mile jurisdiction.

Housing Demand in New Growth Areas

Boundaries for New Growth Areas are shown lower on the page. These are the areas typically described as suburban/edge growth and are where most of Lincoln's new housing is built.

Building Permits Issued for Dwelling Units in New Growth Areas

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Single Family Detached	571	671	537	541	750	690	509	341	436	454
Single Family Attached & Duplex	228	234	214	206	222	292	278	230	334	290
Multi-Family	137	472	322	854	95	621	1,257	594	559	774
Total	936	1,377	1,073	1,601	1,067	1,603	2,044	1,165	1,329	1,518



2016-2025 (10 yr)

1,371 units/yr

13,713 total

SF: 40.1%
SF Attached/DP: 18.4%
MF: 41.5%

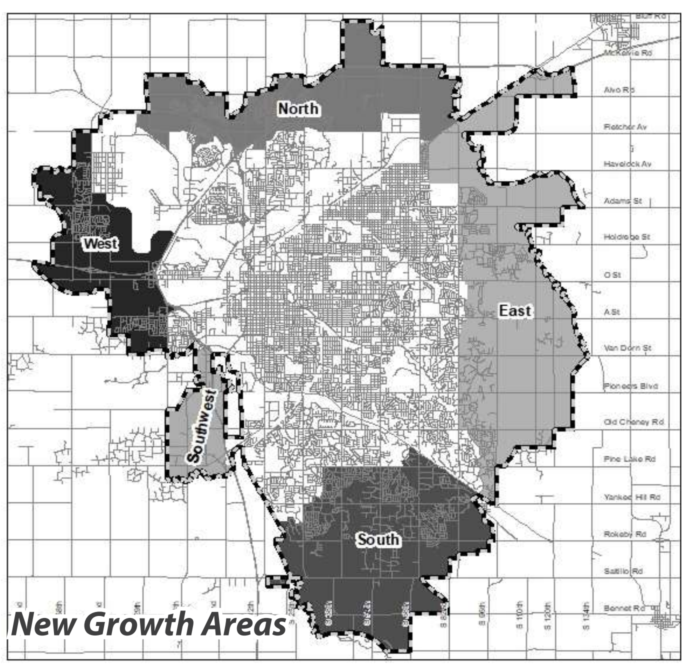
2023-2025 (3 yr)

1,337 units/yr

4,012 total

SF: 30.7%
SF Attached/DP: 21.3%
MF: 48.0%

Note:
The boundaries of New Growth Areas were slightly adjusted to reflect the new growth tier boundaries with the 2021 Comprehensive Plan update. For purpose of this report New Growth Areas include Tier 1 from Figure GF.c of the Comprehensive Plan (the 2050 Future Service Limit).



Housing Demand in Established Areas

PLAN forward
Lincoln-Lancaster County
2050 Comprehensive Plan

Of the 48,000 new dwelling units projected in Lincoln between 2020 and 2050, 12,000 units (25% of total, or 400 per year) are expected to be located within the existing built environment.

For purposes of this report, "Established Areas" or "Infill" include all areas in the city outside of New Growth Areas.

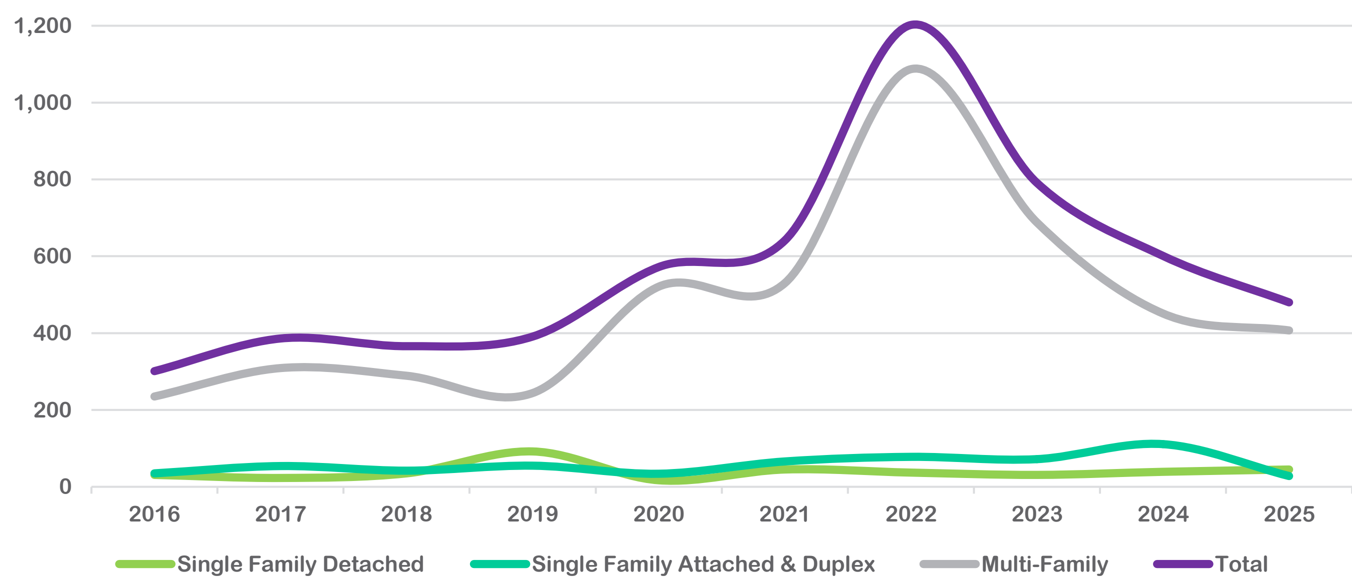
The amount of infill development has steadily increased in recent years. Construction of new infill units has decreased from the record high in 2022, but the total of 480 infill units in 2025 was still significantly higher than the totals seen prior to 2020. The ten year average of 573 infill units per year has significantly exceeded the Comprehensive Plan assumption of 400 units per year.

Major infill projects in 2025 include:

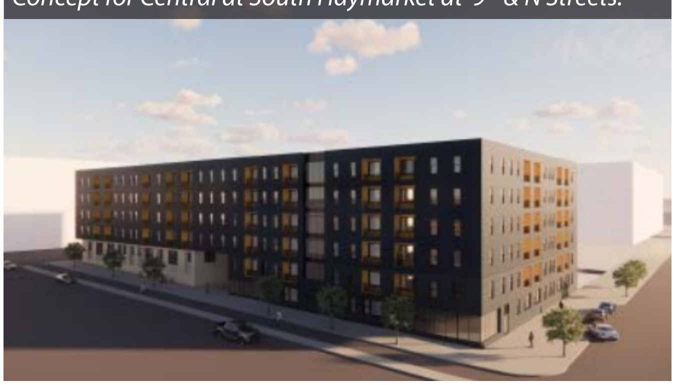
- Central at South Haymarket, 175 units (9th & N)
- 48th & Aylesworth, 115 units
- UNL Tech Park, 60 units (W Highland & Discovery)
- 48th & Madison, 57 units with mixed use commercial

Building Permits Issued for Dwelling Units in Established Areas

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Single Family Detached	31	23	35	92	17	45	37	31	39	45
Single Family Attached & Duplex	35	54	42	55	34	66	78	72	111	28
Multi-Family	235	309	289	184	521	530	1,087	688	451	407
Total	301	386	366	331	572	641	1,202	791	601	480



Concept for Central at South Haymarket at 9th & N Streets.



2016-2025 (10 yr)
573 units/yr
5,731 total
SF: 6.9%
SF Attached/DP: 10.0%
MF: 83.1%

29.0% of citywide units

2023-2025 (3 yr)
624 units/yr
1,872 total
SF: 6.1%
SF Attached/DP: 11.3%
MF: 82.6%

31.4% of citywide units

Housing Demand in Established Areas (con't)

Greater Downtown

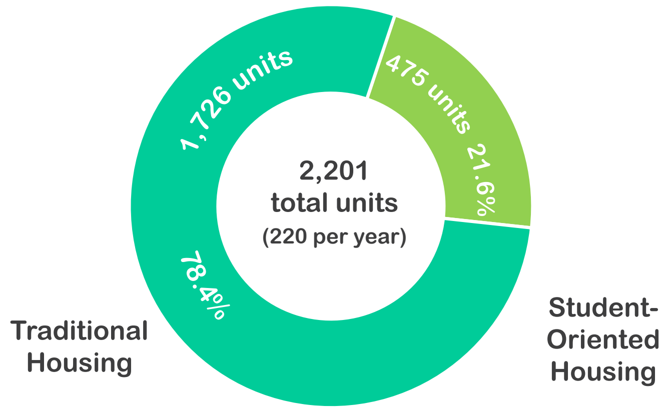
PLAN forward
Lincoln-Lancaster County
2050 Comprehensive Plan

5,000 units are expected to be located in Greater Downtown between 2020 and 2050 (167 per year).

Greater Downtown is roughly bounded by Salt Creek on the west and north, A Street on the south, and 27th Street on the east. It includes Downtown proper, Antelope Valley, the Haymarket, Telegraph District, Innovation Campus, and several core residential neighborhoods. Downtown unit totals have exceeded the suggested pace from the Comprehensive Plan since 2020.

The main Downtown project in 2025 was Central at South Haymarket, a 175 unit apartment building on a former parking facility near 9th & N Streets. The project is utilizing Tax Increment Financing (TIF) and the units will be classified as affordable - targeted to households making between 50% and 70% of area median income. The project is currently under construction.

Greater Downtown Housing Mix New Construction, 2016-2025



Major Student-Oriented Housing Projects

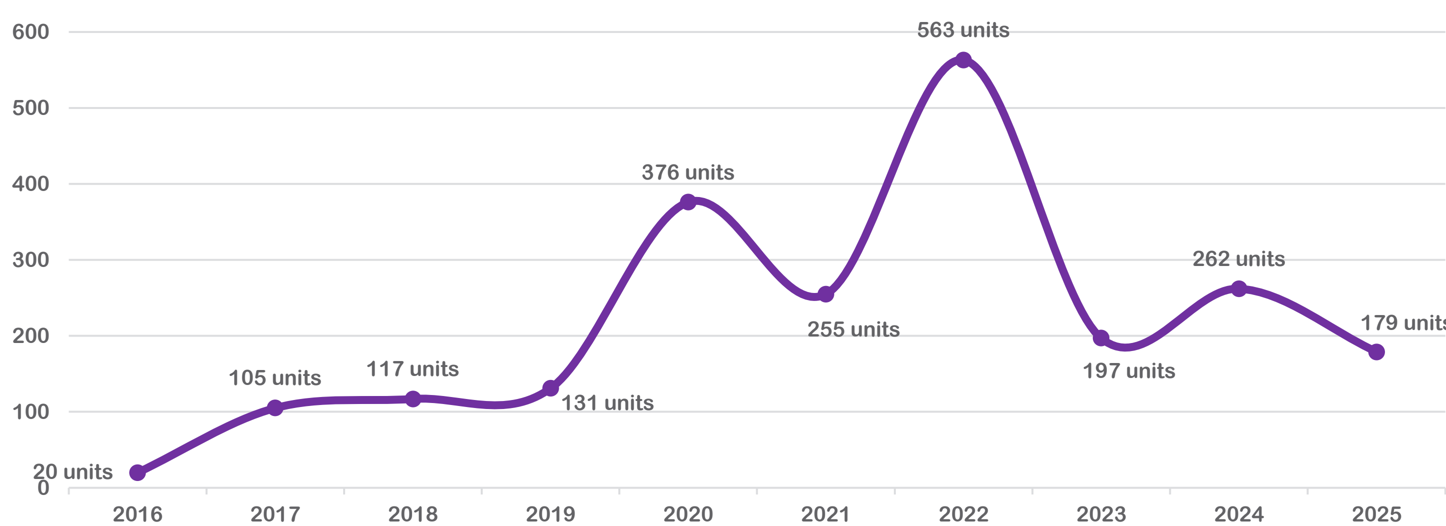
Project	Year	Units	Beds
Campion / LivRed (9th & M Streets)	2021	154	575
Atmosphere (9th & Q Streets)	2022	321	779

Note: Student-oriented housing is typically leased by the bed and could have multiple beds per dwelling unit. Listed projects include the last ten years.

Major Traditional Housing Projects

Project	Year	Units
The Stack Lofts (12th & P Streets)	2017	29
Lied Place (11th & Q Streets)	2019	48
Telegraph Flats (20th & N Streets)	2019	100
Antelope Tower (Antelope Valley Pkwy & K Street)	2020	93
Canopy Park (Canopy & N Streets)	2020	253
Telegraph Lofts East (21st & N Streets)	2020	60
Telegraph Lofts West (21st & N Streets)	2021	36
Antelope Village (22nd & Q Streets)	2022	152
Union at Antelope Valley (Antelope Valley Pkwy & K Street)	2023	187
Center Terrace (13th & D Streets)	2024	120
Mural Mixed-Use (Pershing Block, 16th & M Streets)	2024	90
Central at South Haymarket (9th & N Streets)	2025	175

Note: Listed projects include selections from the past ten years.

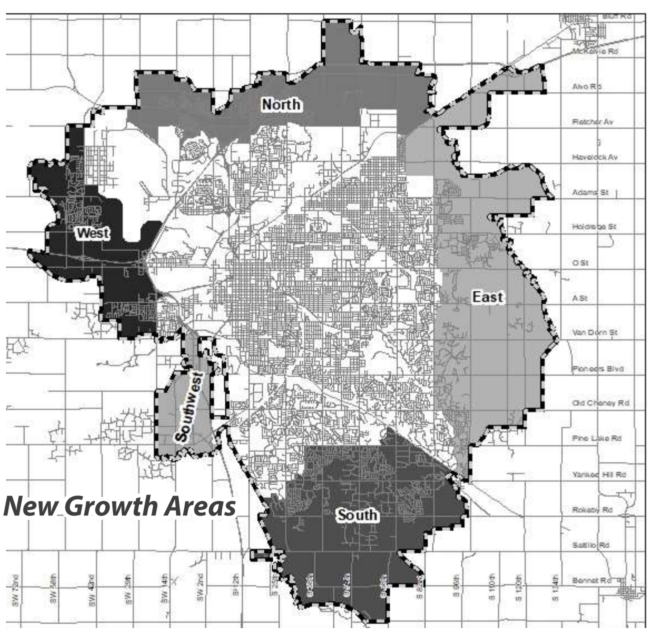


New Dwelling Units within Greater Downtown

Residential Land Inventory

New Growth Areas as of January 1, 2026

Development Subarea*	South	West	North	Southwest	East	Total
A. Existing Built						
Single Family Detached	5,462	3,557	3,128	668	4,958	17,773
Single Family Attached & Duplex	1,501	491	609	214	1,487	4,302
Multi-Family	2,934	844	2,846	663	1,781	9,067
Total Dwelling Units	9,943	5,600	6,627	1,569	8,231	31,970
B. Final Platted Lots						
Single Family Detached	835	250	279	140	617	2,121
Single Family Attached & Duplex	7	0	47	21	42	117
Multi-Family	N/A	N/A	N/A	N/A	N/A	N/A
Total Dwelling Units	842	250	326	161	659	2,238
C. Approved Preliminary Plats, CUPs, PUDs (Units Not Yet Final Platted)						
Single Family Detached	2,181	1,077	780	648	1,041	5,727
Single Family Attached & Duplex	833	19	314	496	769	2,431
Multi-Family	7,107	643	1,905	1,043	1,805	12,503
Unspecified Dwelling Units***	2,503	0	0	1,372	1,239	5,114
Total Dwelling Units	12,624	1,739	2,999	3,559	4,854	25,775
D. Total Potential of Final Platted & Prelim Platted Land (B+C)						
Single Family Detached	3,016	1,327	1,059	788	1,658	7,848
Single Family Attached & Duplex	840	19	361	517	811	2,548
Multi-Family	7,107	643	1,905	1,043	1,805	12,503
Unspecified Dwelling Units***	2,503	0	0	1,372	1,239	5,114
Total Dwelling Units	13,466	1,989	3,325	3,720	5,513	28,013
E. Additional Potential Dwelling Units on Raw Land in Tier I**						
Total Dwelling Units	9,860	2,128	3,471	1,999	14,209	31,675
F. Grand Total Potential (D+E)						
Total Dwelling Units	23,326	4,117	6,796	5,719	19,722	59,688



New Growth Areas

* Subareas are all in new growth areas within the Future Service Limit (Tier I). Monitoring these growth areas can inform future infrastructure and land use decisions.

** "Raw Land" is land in Tier I shown as "Residential" in the future land use plan without a final plat, preliminary plat, CUP, or PUD. Raw Land includes agricultural land outside of the FEMA floodplain and is calculated at four dwelling units per acre.

*** "Unspecified Units" include dwelling units in preliminary plans that do not specify the type of dwelling unit approved.

Housing Supply in New Growth Areas

The Comprehensive Plan anticipates 48,000 new dwelling units in Lincoln by 2050. Approximately 36,000 of those units are expected within New Growth Areas and 12,000 within established areas of the city. Given that there is potential for over 60,000 dwelling units in new growth areas, the current land supply will adequately serve the projected expansion of the city well beyond the year 2050.

The approved-unbuilt supply includes units that have received zoning approval but have not yet been platted or constructed. The approved-unbuilt total of 28,013 is nearly identical to last year and remains significantly above approval totals pre-2020.

The final platted supply on the following page includes lots that are legally divided for individual sale. The final platting process also includes provision for infrastructure at each individual lot. The goal of Planning & Development Services is to consistently have about three years of supply for platted single family lots. This ensures that buildable lots with infrastructure are consistently available to meet construction needs while not over-building infrastructure that may not be needed for several years.

Overall Supply

1,337 du's

3-year average of dwelling units permitted per year in new growth areas

Approved-Unbuilt Supply (all unit types)

28,013 du's

approved unbuilt (includes final and prelim platted lots) units in new growth areas as of January 1, 2026

20.9 years

supply of approved unbuilt dwelling units in new growth areas as of January 1, 2026

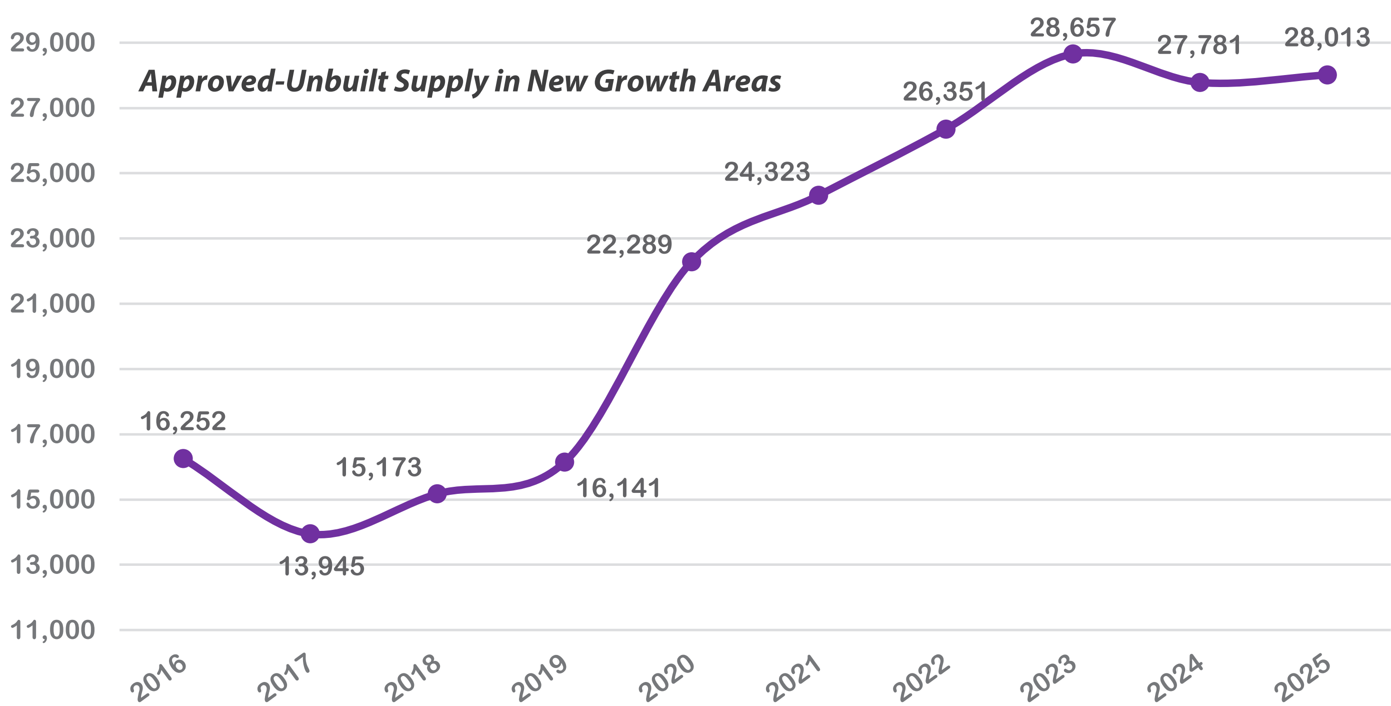
Overall Supply (all unit types)

59,688 du's

approved unbuilt and potential (includes raw land identified as Residential on the Future Land Use Map) dwelling units in new growth areas as of January 1, 2026

44.6 years

supply of approved unbuilt and potential dwelling units in new growth areas as of January 1, 2026



Housing Supply in New Growth Areas (con't)

New homes in Wilderness Hills near 40th & Yankee Hill Road.

Single Family Supply

695 du's

3-year average building permits for single family dwellings per year in new growth areas (includes detached, attached, and duplex)

Final Platted Supply (single family)

2,121 du's

final platted lots for single family dwelling units in new growth areas as of January 1, 2026

3.1 years

supply of single family lots that have been final platted in new growth areas as of January 1, 2026

Approved Supply (single family)

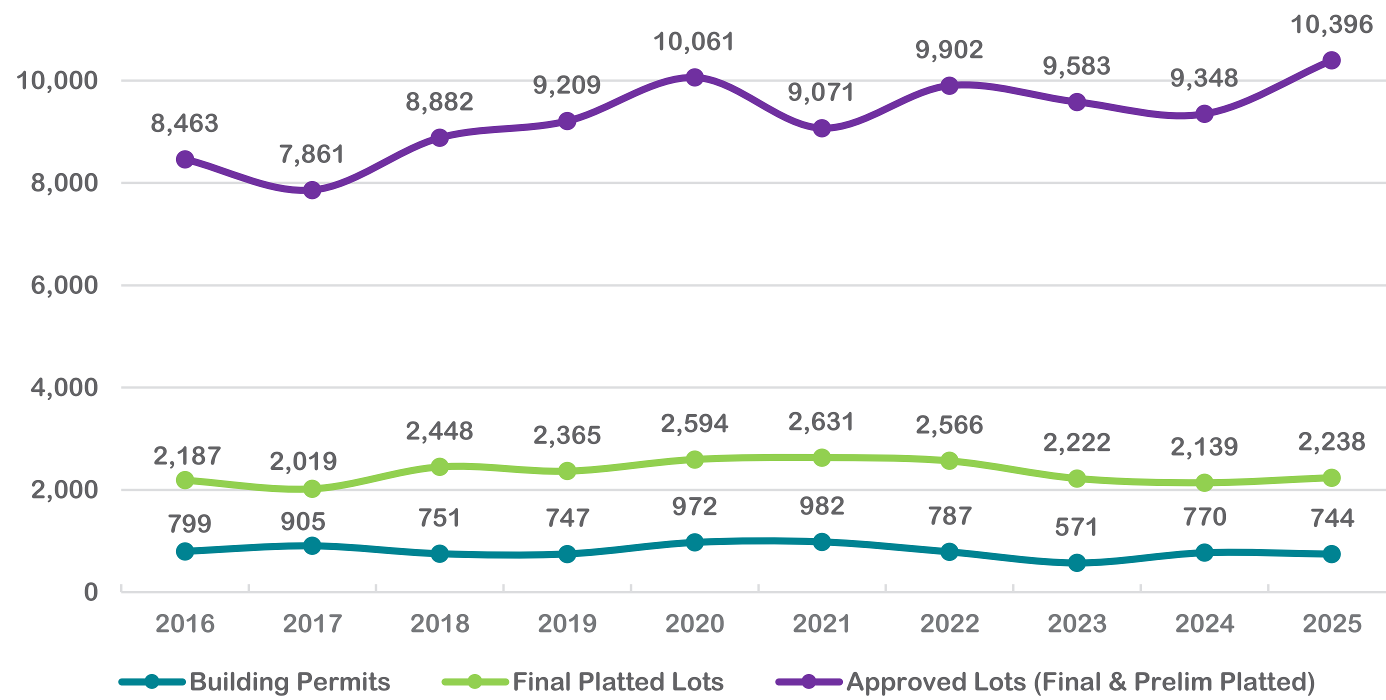
10,162 du's

approved (includes final and prelim platted lots) single family units in new growth areas as of January 1, 2026

14.6 years

supply of approved (includes final and prelim platted lots) single family units in new growth areas as of January 1, 2026

Supply for Single Family Detached, Attached, and Duplex Units in New Growth Areas



Housing Supply in Rural Areas

For purposes of this report, "rural areas" are within Lancaster County but outside the zoning jurisdiction of Lincoln (3-mile jurisdiction) and the other incorporated villages in the county (1-mile jurisdiction). Note that several villages in the county have significant available residential land within their 1-mile jurisdictions that is not included in this analysis. All units within county jurisdiction over the past ten years are single-family detached.

Overall supply is roughly aligned with the 2050 horizon of the Comprehensive Plan. In addition, it is expected that across the next 25 years additional land will be approved for acreage residential development on a case-by-case basis and with future plan updates.

Residential Permits in Rural Areas (all single family detached)

	Units
2016	69
2017	57
2018	68
2019	49
2020	47
2021	56
2022	38
2023	26
2024	35
2025	36
Total	481

33 du's

3-year average building permits for single family dwellings per year in rural areas

Final Platted Supply (single family)

153 du's

final platted lots for single family dwelling units in rural areas as of January 1, 2026

4.6 years

supply of single family lots that have been final platted in rural areas as of January 1, 2026

Approved Supply (single family)

331 du's

approved (includes final and prelim platted lots) single family units in rural areas as of January 1, 2026

10.0 years

supply of approved (includes final and prelim platted lots) single family units in rural areas as of January 1, 2026

Overall Supply (all unit types)

848 du's

approved and potential dwelling units (includes raw land identified as Low Density Residential [assumed at one unit per three acres] on the Future Land Use Map) as of January 1, 2026

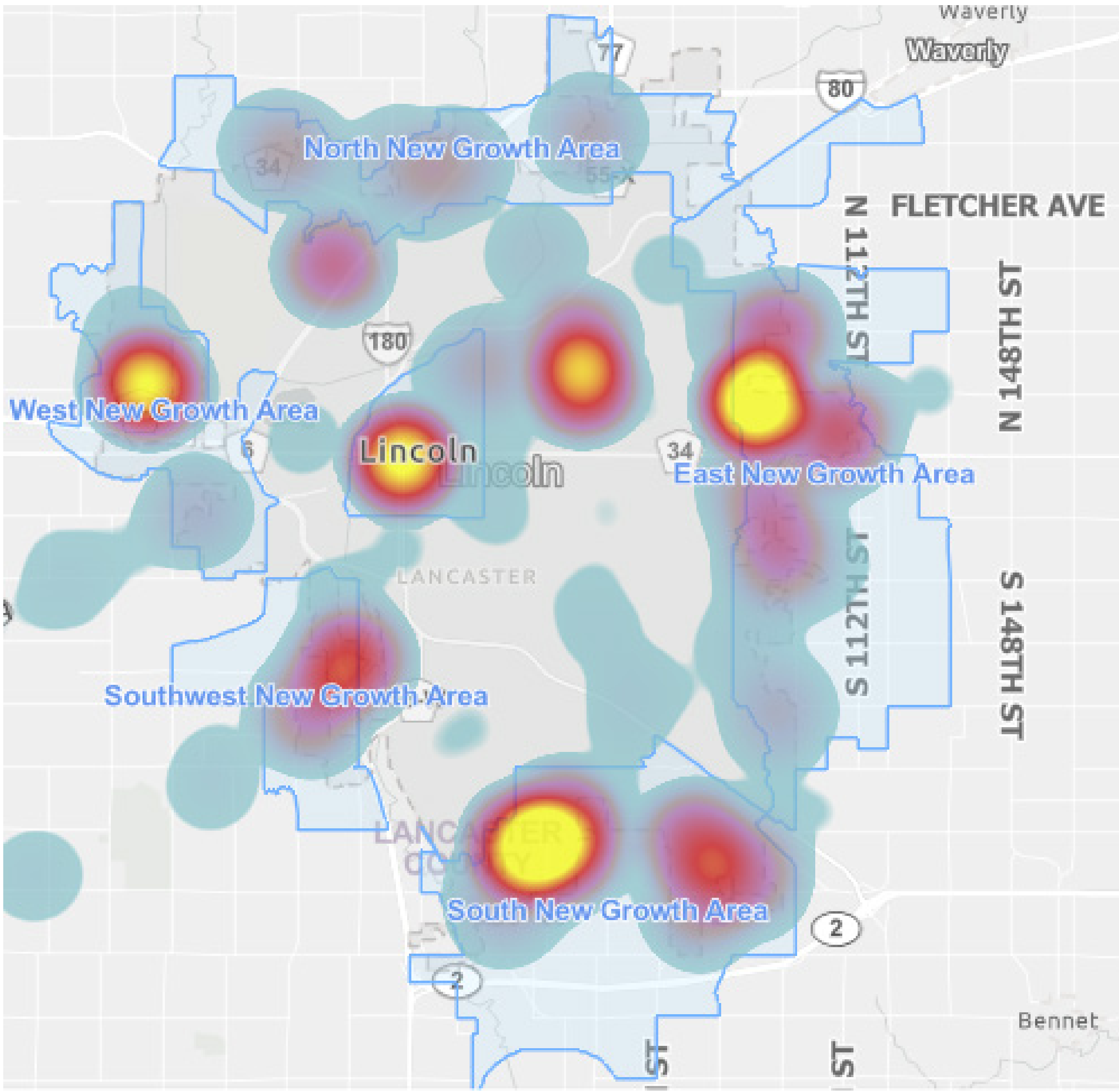
25.7 years

supply of approved and potential dwelling units in new growth areas as of January 1, 2026

Unit Density Map

Visit the online Residential Land Inventory dashboard and click the "Building Permits" tab to see an interactive version of this map.

[Residential Land Inventory Dashboard]



2025 Residential Units