

Monthly Indicators

Omaha Area Region



June 2022

Rising inflation, soaring home prices, and increased mortgage interest rates have combined to cause a slowdown in the U.S. housing market. To help quell inflation, which reached 8.6% as of last measure in May, the Federal Reserve raised interest rates by three quarters of a percentage point in June, the largest interest rate hike since 1994. Higher prices, coupled with 30-year fixed mortgage rates approaching 6%, have exacerbated affordability challenges and rapidly cooled demand, with home sales and mortgage applications falling sharply from a year ago.

New Listings increased 30.1 percent for New Construction but decreased 8.1 percent for Existing Homes. Pending Sales increased 14.7 percent for New Construction but decreased 16.9 percent for Existing Homes. Inventory increased 58.7 percent for New Construction and 11.9 percent for Existing Homes.

Median Closed Price increased 15.4 percent for New Construction and 11.8 percent for Existing Homes. Days on Market increased 29.0 percent for New Construction but decreased 16.7 percent for Existing Homes. Months Supply of Inventory increased 158.8 percent for New Construction and 14.3 percent for Existing Homes.

With monthly mortgage payments up more than 50% compared to this time last year, the rising costs of homeownership have sidelined many prospective buyers. Nationally, the median sales price of existing homes recently exceeded \$400,000 for the first time ever, a 15% increase from the same period a year ago, according to the National Association of REALTORS®. As existing home sales continue to soften nationwide, housing supply is slowly improving, with inventory up for the second straight month. In time, price growth is expected to moderate as supply grows; for now, however, inventory remains low, and buyers are feeling the squeeze of higher prices all around.

Quick Facts

- 12.3%

Change in
Closed Sales
All Properties

+ 13.2%

Change in
Median Closed Price
All Properties

+ 26.6%

Change in
Homes for Sale
All Properties

This report covers residential real estate activity in the Omaha area, which includes the counties of Dodge, Douglas, Sarpy, Saunders and Washington in Nebraska; the counties of Harrison, Mills and Pottawattamie in Iowa; and the following ZIP codes: 68037 Percent changes are calculated using rounded figures.

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New Construction Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. New Construction properties only.



Omaha Area Region

Key Metrics	Historical Sparkbars	6-2021	6-2022	% Change	YTD 2021	YTD 2022	% Change
New Listings		166	216	+ 30.1%	1,448	1,303	- 10.0%
Pending Sales		75	86	+ 14.7%	1,149	880	- 23.4%
Closed Sales		166	168	+ 1.2%	968	1,022	+ 5.6%
Days on Market Until Sale		31	40	+ 29.0%	45	32	- 28.9%
Median Closed Price		\$375,000	\$432,913	+ 15.4%	\$358,639	\$415,497	+ 15.9%
Average Closed Price		\$404,867	\$486,433	+ 20.1%	\$383,926	\$461,050	+ 20.1%
Percent of List Price Received		101.7%	101.9%	+ 0.2%	101.4%	101.9%	+ 0.5%
Housing Affordability Index		112	75	- 33.0%	117	79	- 32.5%
Inventory of Homes for Sale		349	554	+ 58.7%	—	—	—
Months Supply of Inventory		1.7	4.4	+ 158.8%	—	—	—

Existing Homes Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Existing Homes properties only.



Omaha Area Region

Key Metrics	Historical Sparkbars	6-2021	6-2022	% Change	YTD 2021	YTD 2022	% Change
New Listings		1,808	1,661	- 8.1%	8,080	7,778	- 3.7%
Pending Sales		1,429	1,188	- 16.9%	6,965	6,451	- 7.4%
Closed Sales		1,507	1,300	- 13.7%	6,000	5,677	- 5.4%
Days on Market Until Sale		6	5	- 16.7%	9	7	- 22.2%
Median Closed Price		\$250,500	\$280,000	+ 11.8%	\$235,000	\$262,338	+ 11.6%
Average Closed Price		\$295,648	\$330,629	+ 11.8%	\$271,959	\$302,415	+ 11.2%
Percent of List Price Received		103.4%	103.6%	+ 0.2%	102.3%	103.3%	+ 1.0%
Housing Affordability Index		168	117	- 30.4%	179	125	- 30.2%
Inventory of Homes for Sale		765	856	+ 11.9%	—	—	—
Months Supply of Inventory		0.7	0.8	+ 14.3%	—	—	—

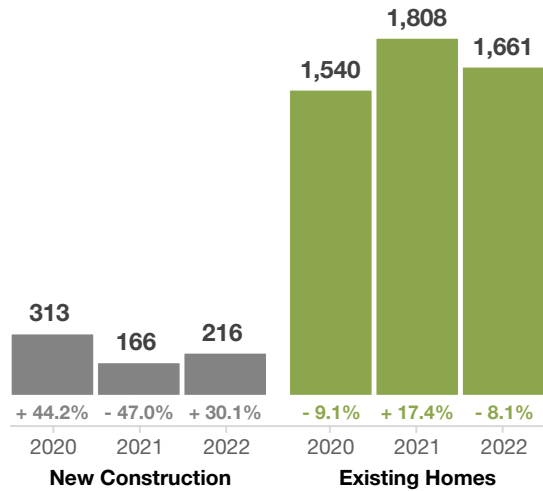
New Listings

A count of the properties that have been newly listed on the market in a given month.

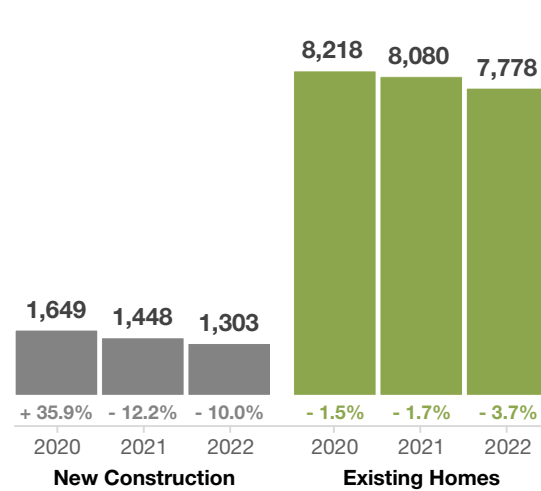


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June

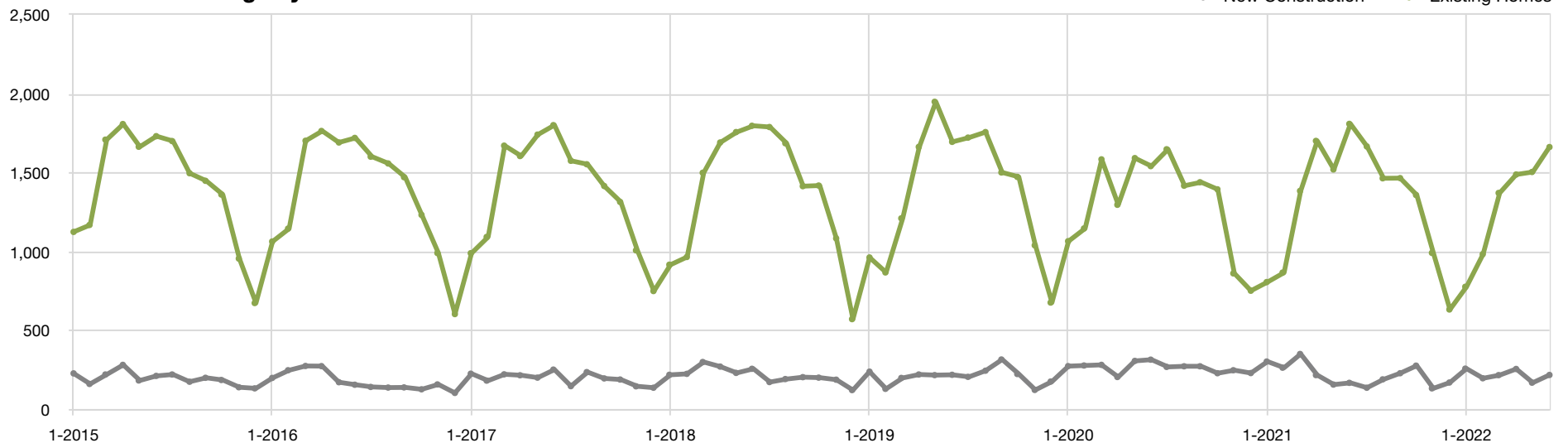


Year to Date



New Listings	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jul-2021	135	- 49.4%	1,665	+ 1.1%
Aug-2021	188	- 30.6%	1,463	+ 3.3%
Sep-2021	227	- 16.2%	1,464	+ 1.8%
Oct-2021	275	+ 21.1%	1,357	- 2.6%
Nov-2021	131	- 46.7%	990	+ 15.1%
Dec-2021	168	- 26.3%	631	- 15.9%
Jan-2022	256	- 15.0%	775	- 3.7%
Feb-2022	195	- 25.6%	982	+ 13.5%
Mar-2022	215	- 38.4%	1,370	- 0.9%
Apr-2022	254	+ 18.1%	1,487	- 12.5%
May-2022	167	+ 7.7%	1,503	- 1.1%
Jun-2022	216	+ 30.1%	1,661	- 8.1%
12-Month Avg	202	- 18.2%	1,279	- 1.5%

Historical New Listings by Month



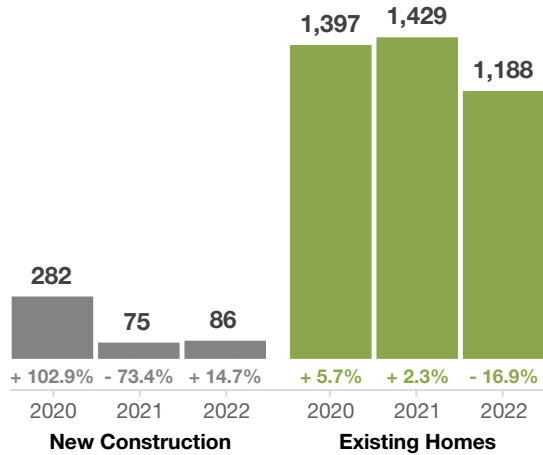
Pending Sales

A count of the properties on which offers have been accepted in a given month.

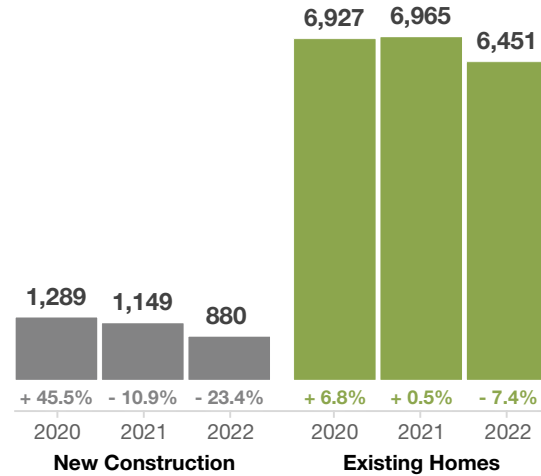


Omaha Area Region

June

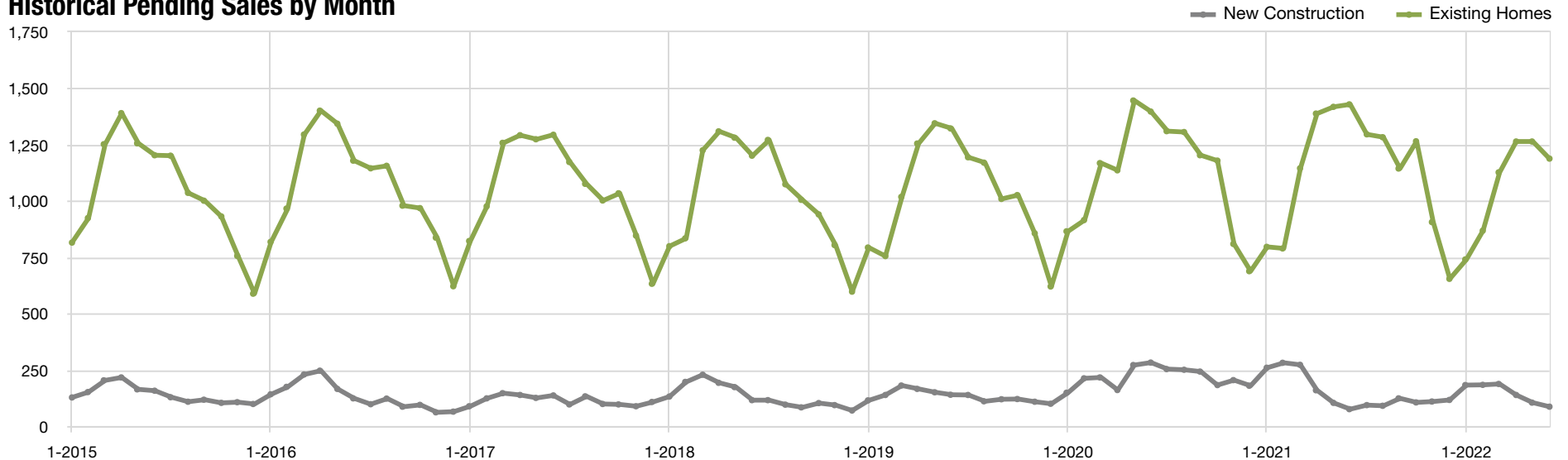


Year to Date



Pending Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jul-2021	93	- 63.2%	1,296	- 1.1%
Aug-2021	90	- 64.0%	1,283	- 1.8%
Sep-2021	123	- 49.2%	1,144	- 4.9%
Oct-2021	105	- 42.3%	1,265	+ 7.3%
Nov-2021	109	- 46.6%	906	+ 12.0%
Dec-2021	116	- 35.2%	654	- 4.9%
Jan-2022	182	- 29.7%	740	- 7.0%
Feb-2022	183	- 34.9%	868	+ 10.0%
Mar-2022	187	- 31.3%	1,127	- 1.6%
Apr-2022	138	- 13.2%	1,264	- 8.9%
May-2022	104	+ 1.0%	1,264	- 10.9%
Jun-2022	86	+ 14.7%	1,188	- 16.9%
12-Month Avg	126	- 38.5%	1,083	- 3.5%

Historical Pending Sales by Month



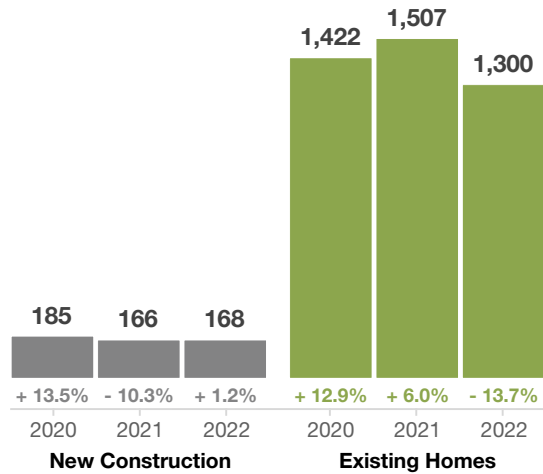
Closed Sales

A count of the actual sales that closed in a given month.

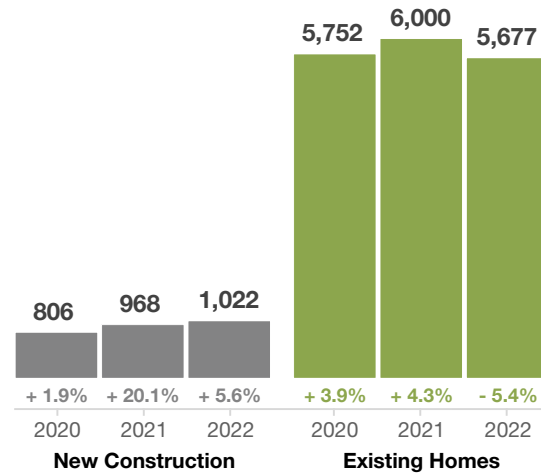


Omaha Area Region

June

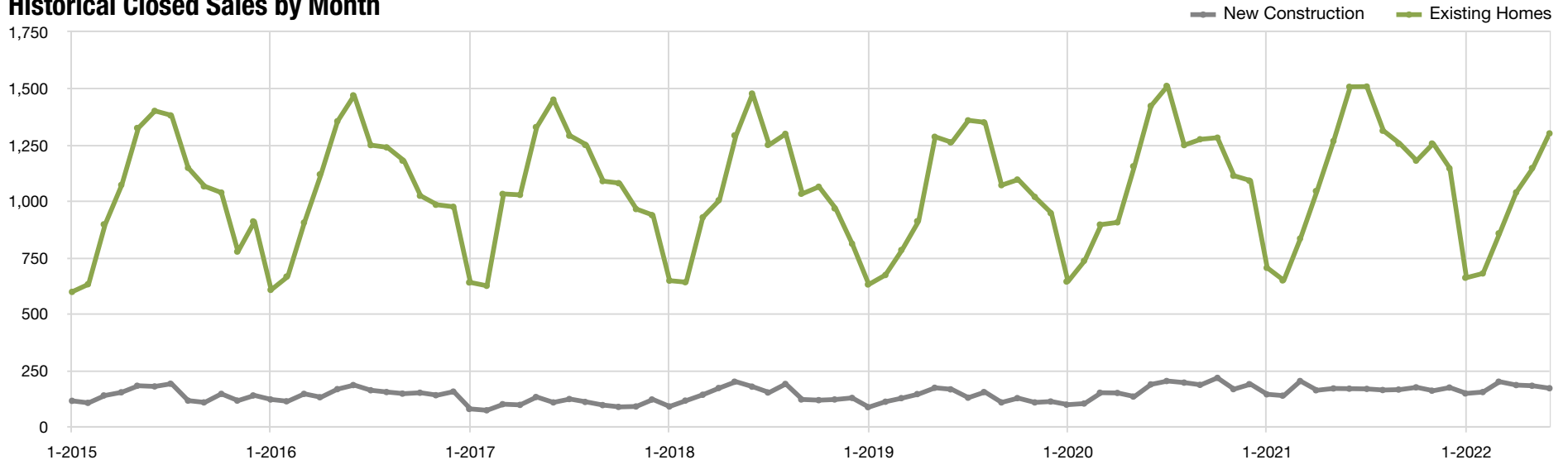


Year to Date



Closed Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jul-2021	165	-17.5%	1,508	-0.2%
Aug-2021	160	-17.1%	1,312	+5.1%
Sep-2021	162	-11.5%	1,254	-1.6%
Oct-2021	172	-19.6%	1,179	-8.0%
Nov-2021	157	-4.3%	1,255	+12.9%
Dec-2021	171	-8.1%	1,145	+5.0%
Jan-2022	145	+2.8%	659	-6.3%
Feb-2022	151	+11.9%	678	+4.8%
Mar-2022	197	-1.5%	856	+2.8%
Apr-2022	182	+14.5%	1,038	-0.6%
May-2022	179	+7.2%	1,146	-9.5%
Jun-2022	168	+1.2%	1,300	-13.7%
12-Month Avg	167	-5.1%	1,111	-1.3%

Historical Closed Sales by Month



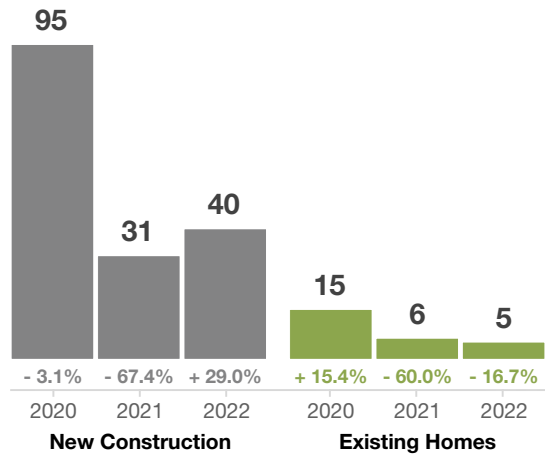
Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted in a given month.

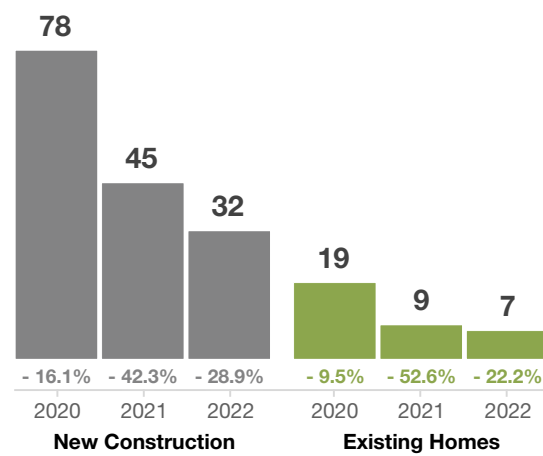


Omaha Area Region

June



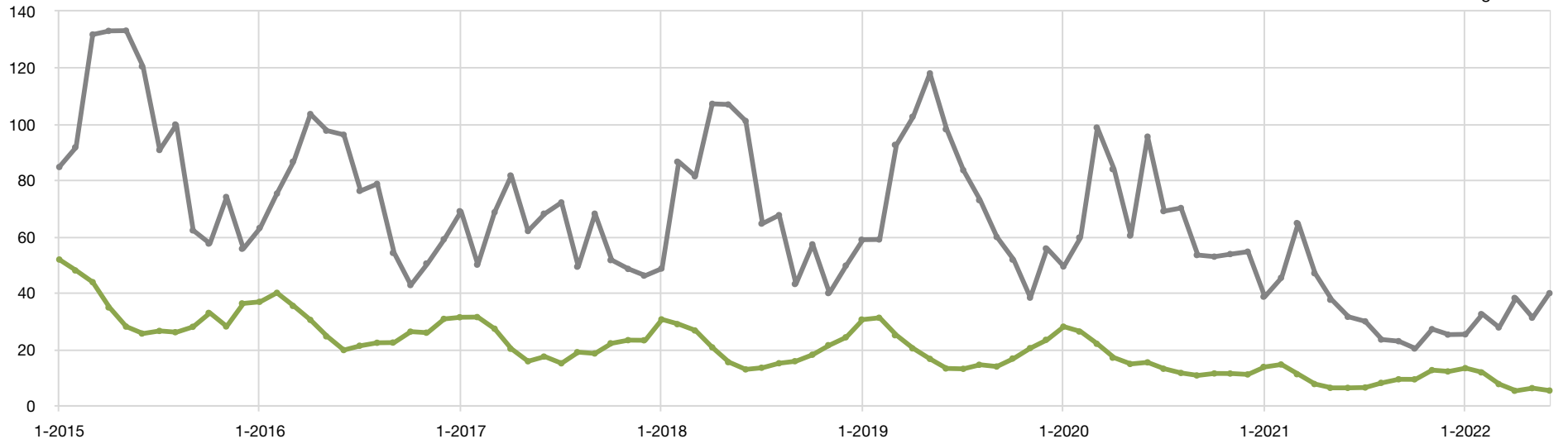
Year to Date



Days on Market	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jul-2021	30	-56.5%	6	-53.8%
Aug-2021	23	-67.1%	8	-27.3%
Sep-2021	23	-56.6%	9	-18.2%
Oct-2021	20	-62.3%	9	-18.2%
Nov-2021	27	-50.0%	12	+9.1%
Dec-2021	25	-54.5%	12	+9.1%
Jan-2022	25	-35.9%	13	-7.1%
Feb-2022	32	-28.9%	12	-14.3%
Mar-2022	28	-56.9%	7	-36.4%
Apr-2022	38	-19.1%	5	-28.6%
May-2022	31	-16.2%	6	0.0%
Jun-2022	40	+29.0%	5	-16.7%
12-Month Avg*	29	-45.6%	8	-17.3%

* Days on Market for all properties from July 2021 through June 2022. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month



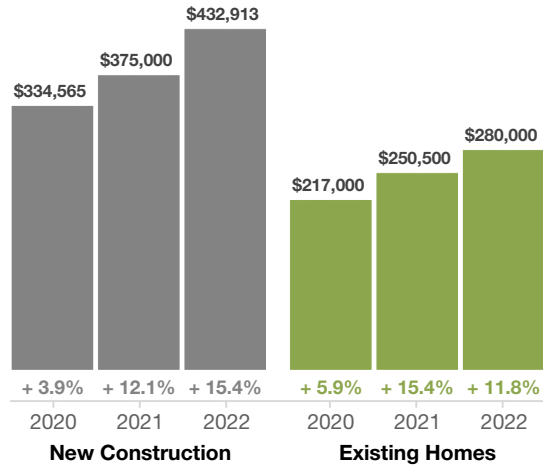
Median Closed Price

Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

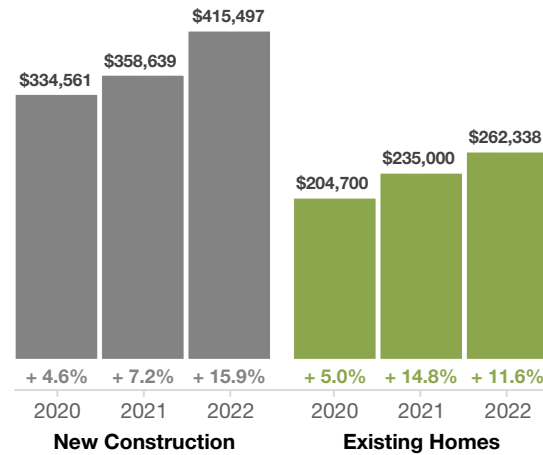


Omaha Area Region

June



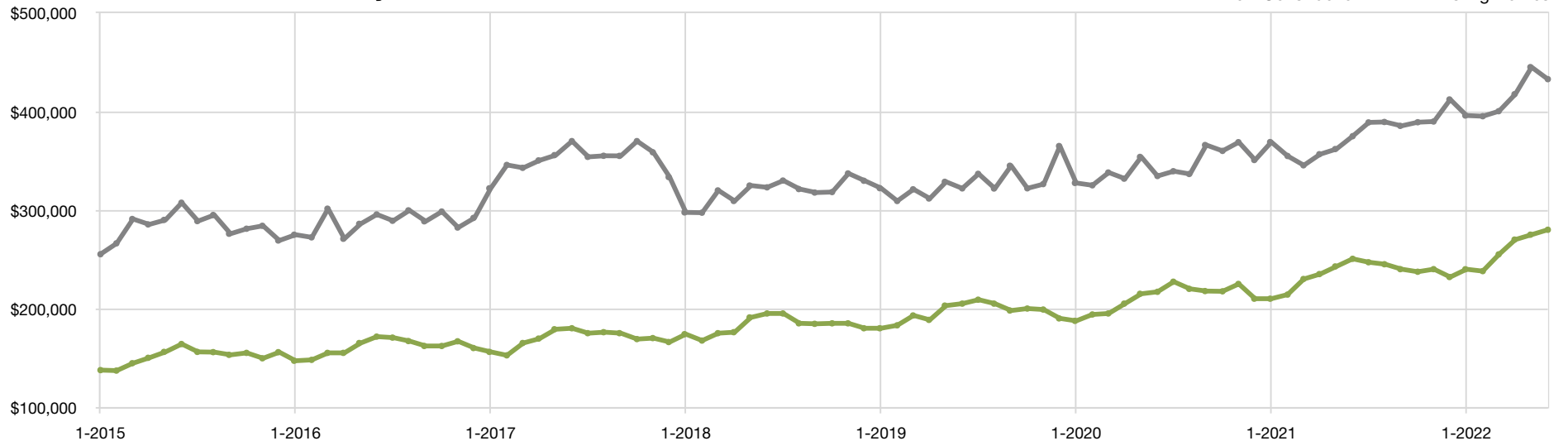
Year to Date



Month	Median Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jul-2021	\$389,000	\$389,000	+14.6%	\$247,000	+8.7%
Aug-2021	\$389,432	\$389,432	+15.7%	\$245,000	+11.4%
Sep-2021	\$385,473	\$385,473	+5.3%	\$240,000	+10.2%
Oct-2021	\$389,164	\$389,164	+8.1%	\$237,363	+9.1%
Nov-2021	\$389,900	\$389,900	+5.7%	\$240,000	+6.7%
Dec-2021	\$412,307	\$412,307	+17.5%	\$232,000	+10.5%
Jan-2022	\$395,990	\$395,990	+7.3%	\$239,900	+14.2%
Feb-2022	\$395,278	\$395,278	+11.4%	\$238,000	+11.1%
Mar-2022	\$400,381	\$400,381	+15.9%	\$255,000	+10.9%
Apr-2022	\$417,622	\$417,622	+17.1%	\$270,000	+14.9%
May-2022	\$445,129	\$445,129	+23.0%	\$275,000	+13.3%
Jun-2022	\$432,913	\$432,913	+15.4%	\$280,000	+11.8%
12-Month Avg*	\$405,233	\$405,233	+13.8%	\$250,000	+10.1%

* Median Closed Price for all properties from July 2021 through June 2022. This is not the average of the individual figures above.

Historical Median Closed Price by Month



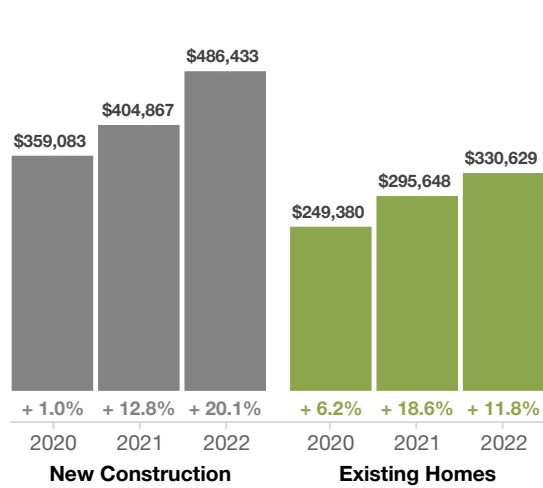
Average Closed Price

Average sales price for all closed sales, not accounting for seller concessions, in a given month.

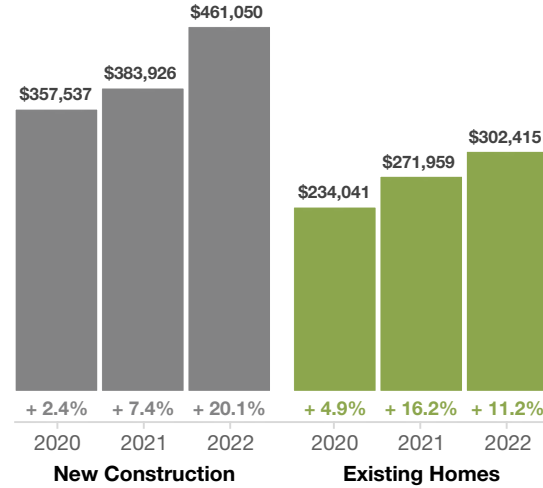


Omaha Area Region

June



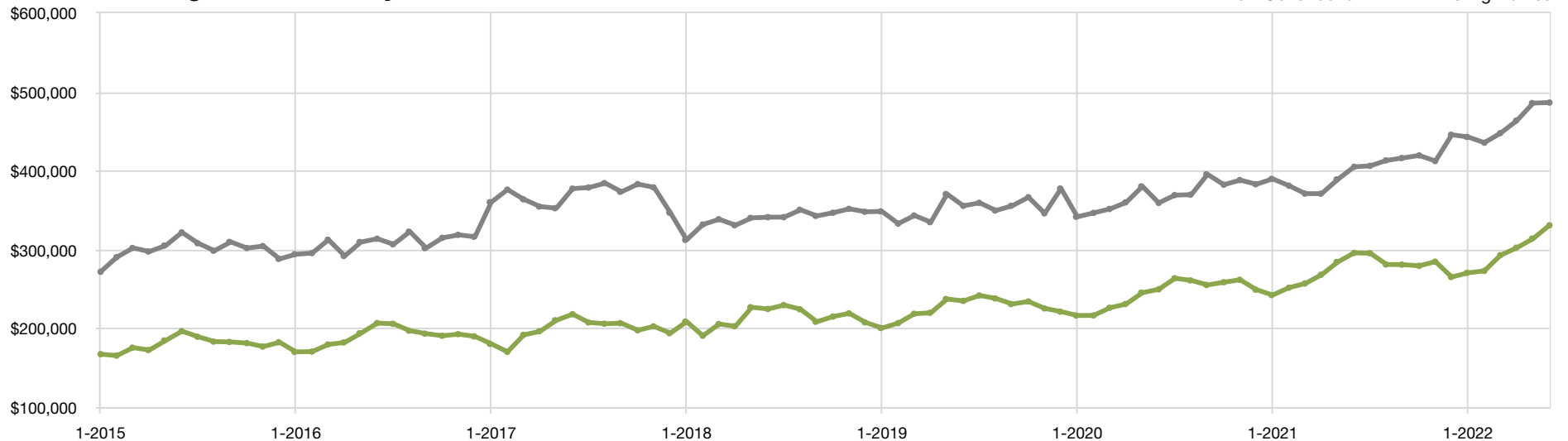
Year to Date



Average Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jul-2021	\$406,171	+ 10.1%	\$295,187	+ 12.1%
Aug-2021	\$413,062	+ 11.8%	\$280,945	+ 7.8%
Sep-2021	\$416,102	+ 5.2%	\$280,746	+ 10.1%
Oct-2021	\$419,351	+ 9.7%	\$279,235	+ 8.0%
Nov-2021	\$412,211	+ 6.2%	\$284,534	+ 8.8%
Dec-2021	\$445,575	+ 16.4%	\$265,000	+ 6.4%
Jan-2022	\$442,785	+ 13.7%	\$270,353	+ 11.7%
Feb-2022	\$435,489	+ 14.3%	\$272,828	+ 8.5%
Mar-2022	\$447,651	+ 20.7%	\$292,711	+ 14.0%
Apr-2022	\$463,570	+ 25.0%	\$302,195	+ 12.8%
May-2022	\$485,771	+ 24.9%	\$313,781	+ 10.4%
Jun-2022	\$486,433	+ 20.1%	\$330,629	+ 11.8%
12-Month Avg*	\$440,393	+ 15.2%	\$290,498	+ 9.9%

* Average Closed Price for all properties from July 2021 through June 2022. This is not the average of the individual figures above.

Historical Average Closed Price by Month



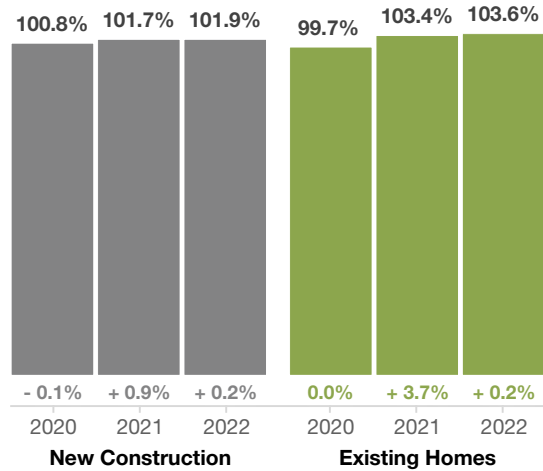
Percent of List Price Received

Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

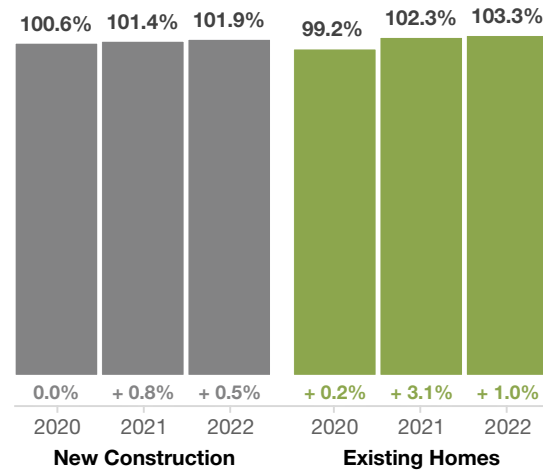


Omaha Area Region

June



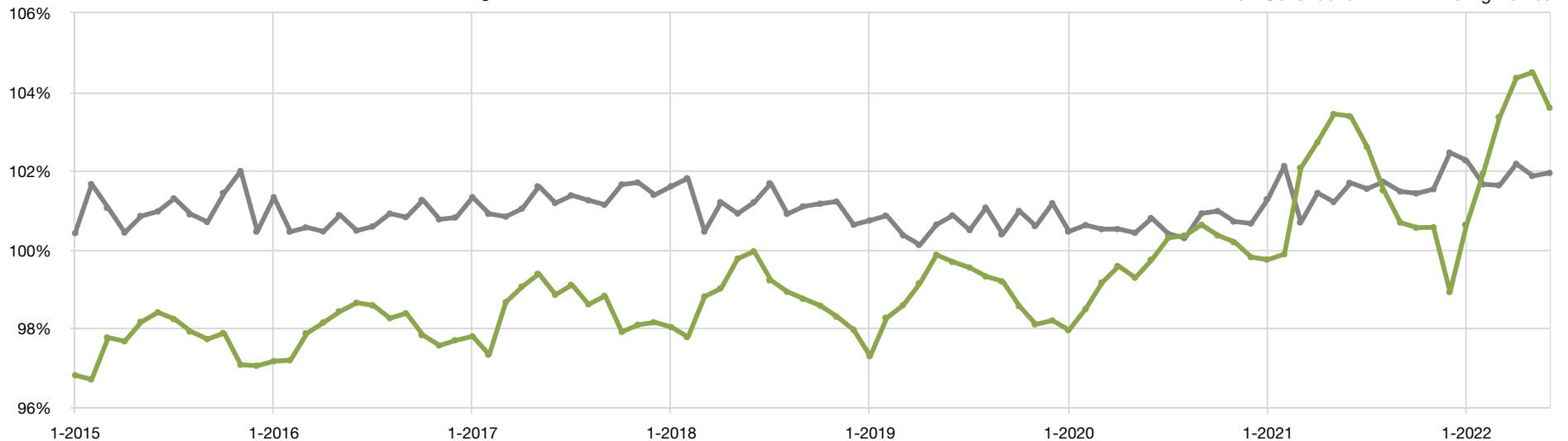
Year to Date



Pct. of List Price Received	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jul-2021	101.5%	+ 1.1%	102.6%	+ 2.3%
Aug-2021	101.7%	+ 1.4%	101.5%	+ 1.1%
Sep-2021	101.5%	+ 0.6%	100.7%	+ 0.1%
Oct-2021	101.4%	+ 0.4%	100.6%	+ 0.2%
Nov-2021	101.5%	+ 0.8%	100.6%	+ 0.4%
Dec-2021	102.5%	+ 1.8%	98.9%	- 0.9%
Jan-2022	102.3%	+ 1.0%	100.6%	+ 0.9%
Feb-2022	101.7%	- 0.4%	101.9%	+ 2.0%
Mar-2022	101.6%	+ 0.9%	103.4%	+ 1.3%
Apr-2022	102.2%	+ 0.8%	104.4%	+ 1.7%
May-2022	101.9%	+ 0.7%	104.5%	+ 1.1%
Jun-2022	101.9%	+ 0.2%	103.6%	+ 0.2%
12-Month Avg*	101.8%	+ 0.8%	101.9%	+ 0.8%

* Pct. of List Price Received for all properties from July 2021 through June 2022. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month



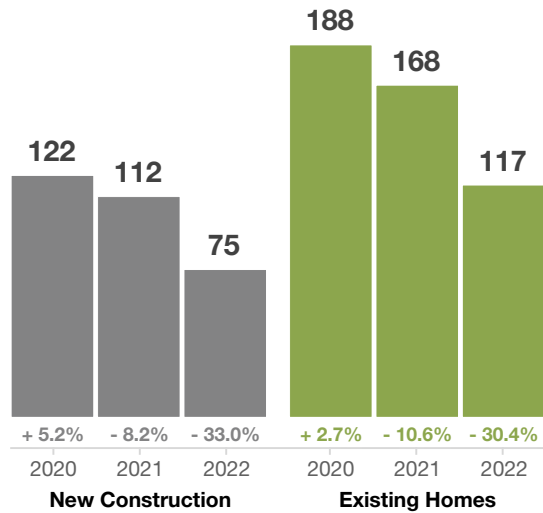
Housing Affordability Index

This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

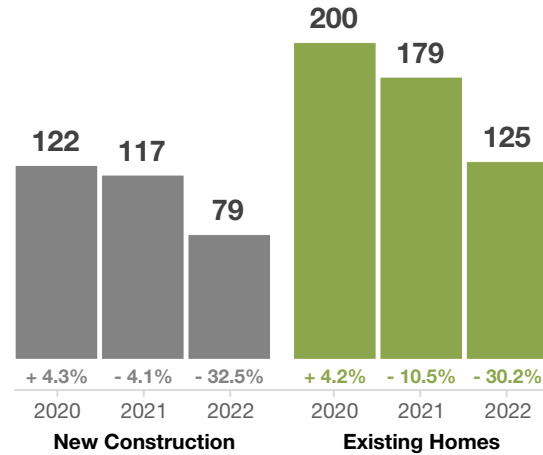


Omaha Area Region

June

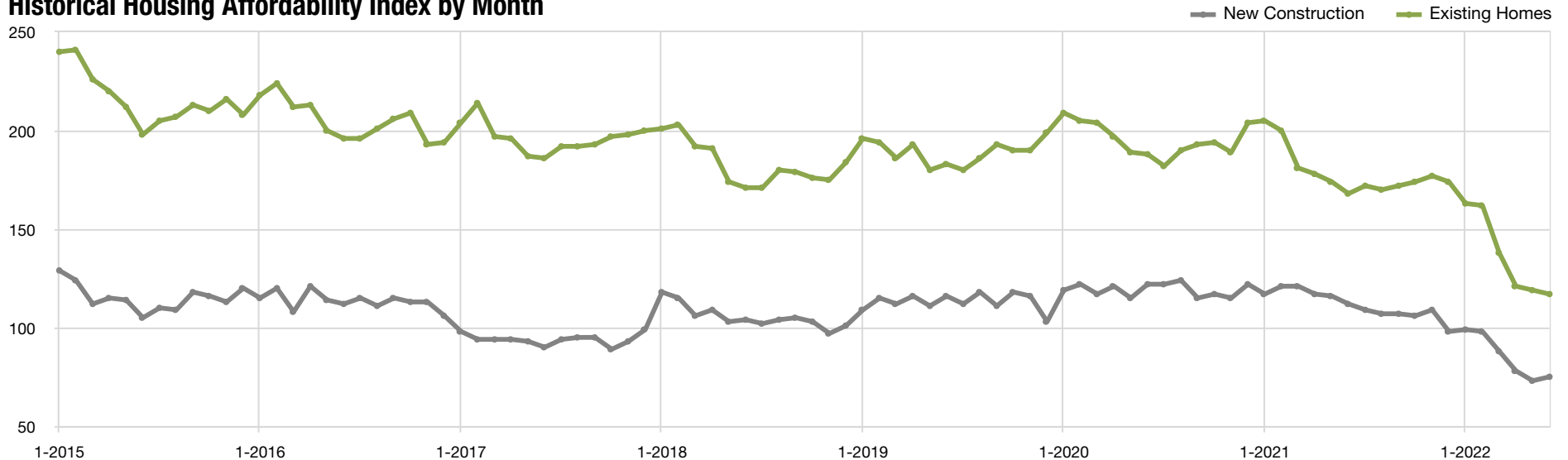


Year to Date



Affordability Index	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jul-2021	109	- 10.7%	172	- 5.5%
Aug-2021	107	- 13.7%	170	- 10.5%
Sep-2021	107	- 7.0%	172	- 10.9%
Oct-2021	106	- 9.4%	174	- 10.3%
Nov-2021	109	- 5.2%	177	- 6.3%
Dec-2021	98	- 19.7%	174	- 14.7%
Jan-2022	99	- 15.4%	163	- 20.5%
Feb-2022	98	- 19.0%	162	- 19.0%
Mar-2022	88	- 27.3%	138	- 23.8%
Apr-2022	78	- 33.3%	121	- 32.0%
May-2022	73	- 37.1%	119	- 31.6%
Jun-2022	75	- 33.0%	117	- 30.4%
12-Month Avg	96	- 18.6%	155	- 17.6%

Historical Housing Affordability Index by Month



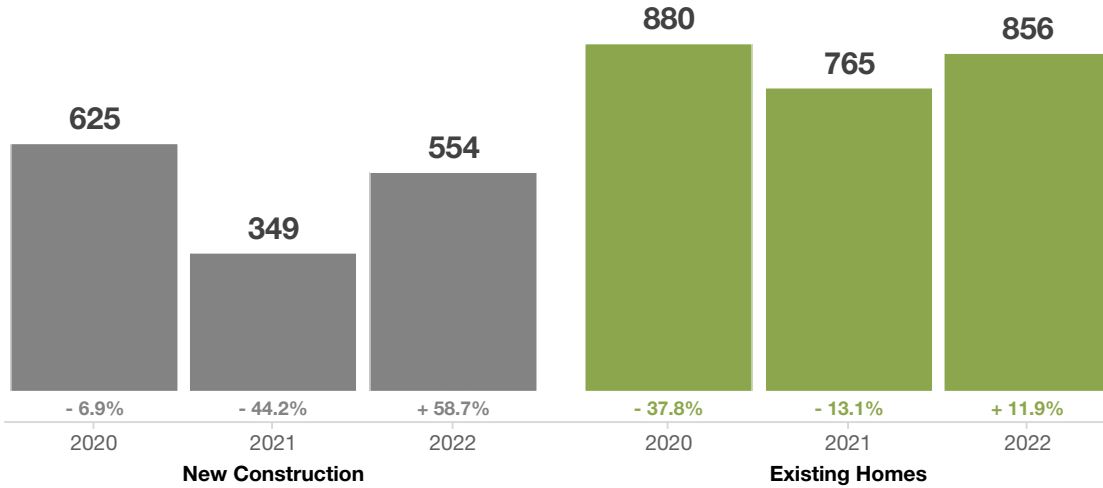
Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.



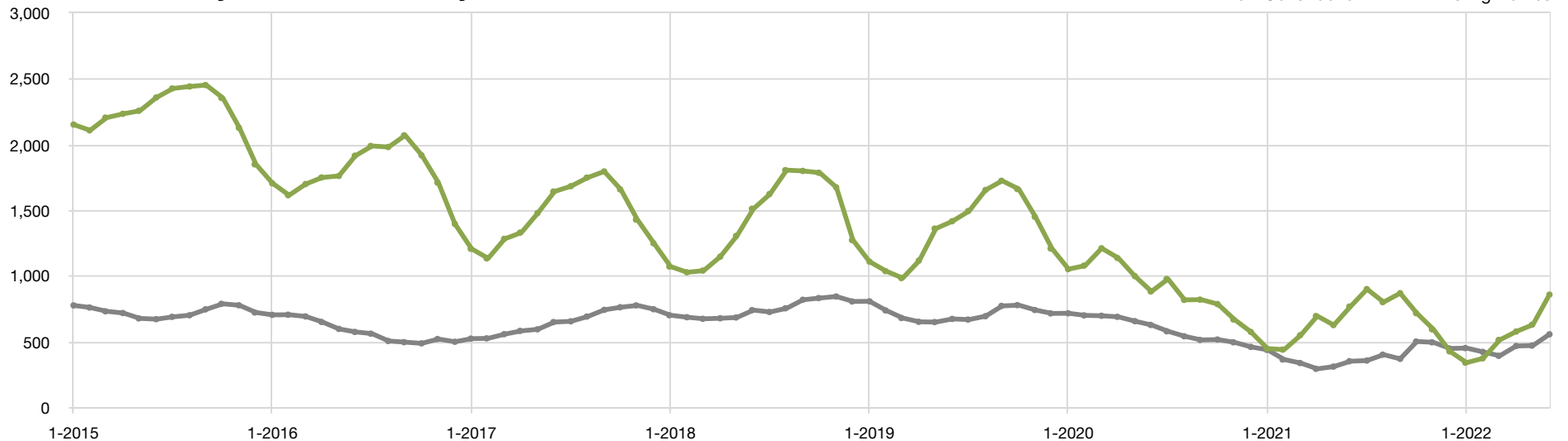
Omaha Area Region

June



Homes for Sale	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jul-2021	354	- 38.6%	898	- 7.9%
Aug-2021	399	- 26.0%	799	- 2.1%
Sep-2021	367	- 28.2%	867	+ 6.0%
Oct-2021	499	- 2.9%	715	- 8.8%
Nov-2021	493	0.0%	592	- 11.2%
Dec-2021	446	- 2.6%	424	- 25.9%
Jan-2022	449	+ 3.0%	338	- 24.0%
Feb-2022	420	+ 16.0%	371	- 15.1%
Mar-2022	390	+ 16.4%	511	- 6.6%
Apr-2022	465	+ 59.8%	575	- 17.0%
May-2022	468	+ 51.9%	627	+ 0.5%
Jun-2022	554	+ 58.7%	856	+ 11.9%
12-Month Avg	442	+ 2.6%	631	- 7.1%

Historical Inventory of Homes for Sale by Month



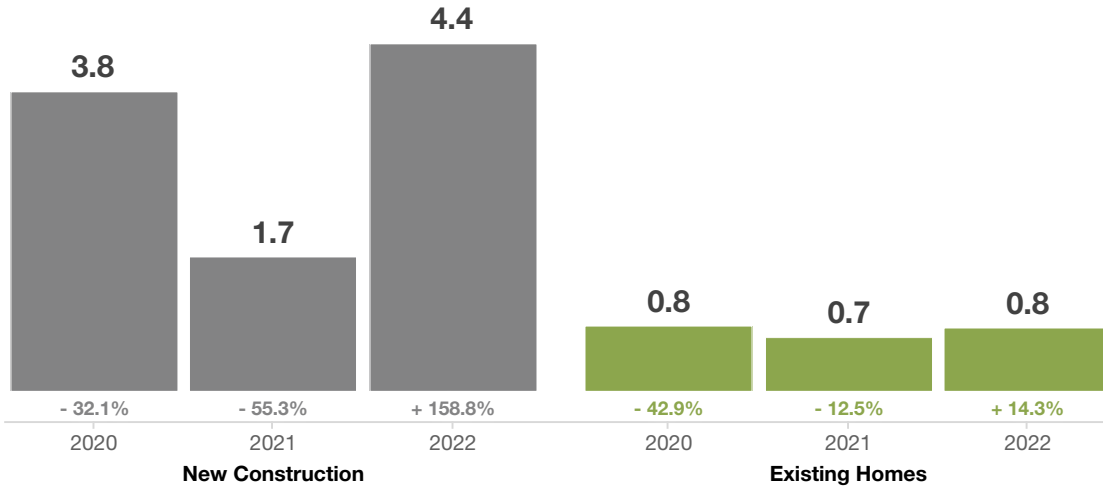
Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



Omaha Area Region

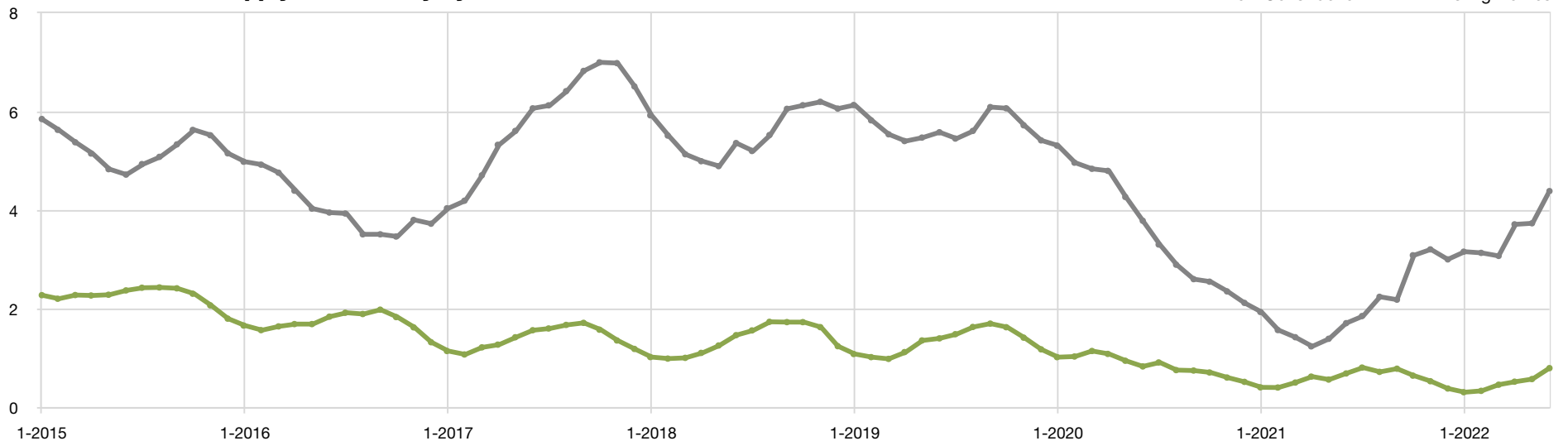
June



Months Supply	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jul-2021	1.8	- 45.5%	0.8	- 11.1%
Aug-2021	2.2	- 24.1%	0.7	- 12.5%
Sep-2021	2.2	- 15.4%	0.8	+ 14.3%
Oct-2021	3.1	+ 24.0%	0.6	- 14.3%
Nov-2021	3.2	+ 39.1%	0.5	- 16.7%
Dec-2021	3.0	+ 42.9%	0.4	- 20.0%
Jan-2022	3.2	+ 68.4%	0.3	- 25.0%
Feb-2022	3.1	+ 93.8%	0.3	- 25.0%
Mar-2022	3.1	+ 121.4%	0.5	0.0%
Apr-2022	3.7	+ 208.3%	0.5	- 16.7%
May-2022	3.7	+ 164.3%	0.6	0.0%
Jun-2022	4.4	+ 158.8%	0.8	+ 14.3%
12-Month Avg*	3.1	+ 46.7%	0.6	- 7.7%

* Months Supply for all properties from July 2021 through June 2022. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month



New and Existing Homes Combined

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



Omaha Area Region

Key Metrics	Historical Sparkbars	6-2021	6-2022	% Change	YTD 2021	YTD 2022	% Change
New Listings		1,974	1,877	- 4.9%	9,528	9,081	- 4.7%
Pending Sales		1,504	1,274	- 15.3%	8,114	7,331	- 9.6%
Closed Sales		1,673	1,468	- 12.3%	6,968	6,699	- 3.9%
Days on Market Until Sale		9	9	0.0%	14	11	- 21.4%
Median Closed Price		\$265,000	\$300,000	+ 13.2%	\$250,363	\$285,000	+ 13.8%
Average Closed Price		\$306,485	\$348,460	+ 13.7%	\$287,518	\$326,627	+ 13.6%
Percent of List Price Received		103.2%	103.4%	+ 0.2%	102.2%	103.1%	+ 0.9%
Housing Affordability Index		159	109	- 31.4%	168	115	- 31.5%
Inventory of Homes for Sale		1,114	1,410	+ 26.6%	—	—	—
Months Supply of Inventory		0.8	1.2	+ 50.0%	—	—	—