

Monthly Indicators

Omaha Area Region



August 2022

Summer 2022 has been a season of change for the U.S. real estate market. With housing affordability at a 33-year low, existing-home sales have continued to soften nationwide, falling 5.9% month-to-month and 20.9% year-over-year as of last measure, according to the National Association of REALTORS® (NAR). Pending home sales have also continued to decline, while new listings have steadily increased, with unsold inventory reaching 3.3 months' supply at the start of August. The pullback in demand has been particularly hard on homebuilders, causing new-home sales and construction to slow.

New Listings increased 23.8 percent for New Construction but decreased 9.0 percent for Existing Homes. Pending Sales decreased 2.2 percent for New Construction and 16.4 percent for Existing Homes. Inventory increased 103.0 percent for New Construction but decreased 2.5 percent for Existing Homes.

Median Closed Price increased 13.9 percent for New Construction and 10.2 percent for Existing Homes. Days on Market increased 56.5 percent for New Construction but remained flat for Existing Homes. Months Supply of Inventory increased 200.0 percent for New Construction but remained flat for Existing Homes.

Inflation, higher interest rates, and fears of a potential recession have taken a toll on buyers and sellers this summer, leading many people to stay on the sidelines to see what will happen with the market. But some experts, including NAR Chief Economist Lawrence Yun, believe the worst of inflation may be over. Although sales prices remain up from this time last year, price growth is expected to moderate in the months ahead as the market continues to shift in a more buyer-friendly direction.

Quick Facts

- 12.8%

Change in
Closed Sales
All Properties

+ 12.1%

Change in
Median Closed Price
All Properties

+ 32.8%

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.

New Construction Overview	2
Existing Homes Overview	3
New Listings	4
Pending Sales	5
Closed Sales	6
Days on Market Until Sale	7
Median Closed Price	8
Average Closed Price	9
Percent of List Price Received	10
Housing Affordability Index	11
Inventory of Homes for Sale	12
Months Supply of Inventory	13
New and Existing Homes Combined	14



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	8-2021	8-2022	% Change	YTD 2021	YTD 2022	% Change
New Listings		193	239	+ 23.8%	1,799	1,937	+ 7.7%
Pending Sales		93	91	- 2.2%	1,351	1,035	- 23.4%
Closed Sales		160	140	- 12.5%	1,294	1,335	+ 3.2%
Days on Market Until Sale		23	36	+ 56.5%	40	33	- 17.5%
Median Closed Price		\$389,432	\$443,534	+ 13.9%	\$364,900	\$422,092	+ 15.7%
Average Closed Price		\$413,062	\$481,974	+ 16.7%	\$390,377	\$462,157	+ 18.4%
Percent of List Price Received		101.7%	101.9%	+ 0.2%	101.4%	101.9%	+ 0.5%
Housing Affordability Index		107	74	- 30.8%	114	77	- 32.5%
Inventory of Homes for Sale		402	816	+ 103.0%	—	—	—
Months Supply of Inventory		2.2	6.6	+ 200.0%	—	—	—

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	8-2021	8-2022	% Change	YTD 2021	YTD 2022	% Change
New Listings		1,463	1,332	- 9.0%	11,207	10,523	- 6.1%
Pending Sales		1,283	1,072	- 16.4%	9,544	8,651	- 9.4%
Closed Sales		1,312	1,143	- 12.9%	8,821	8,067	- 8.5%
Days on Market Until Sale		8	8	0.0%	8	7	- 12.5%
Median Closed Price		\$245,000	\$270,000	+ 10.2%	\$240,000	\$265,000	+ 10.4%
Average Closed Price		\$280,925	\$312,533	+ 11.3%	\$277,257	\$308,656	+ 11.3%
Percent of List Price Received		101.5%	100.5%	- 1.0%	102.2%	102.7%	+ 0.5%
Housing Affordability Index		170	121	- 28.8%	173	123	- 28.9%
Inventory of Homes for Sale		799	779	- 2.5%	—	—	—
Months Supply of Inventory		0.7	0.7	0.0%	—	—	—

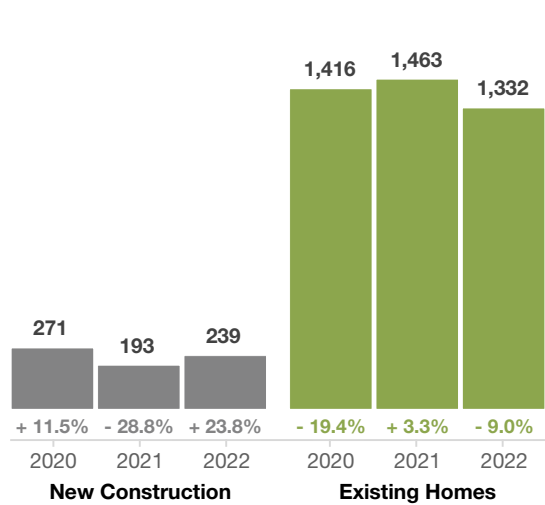
New Listings

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

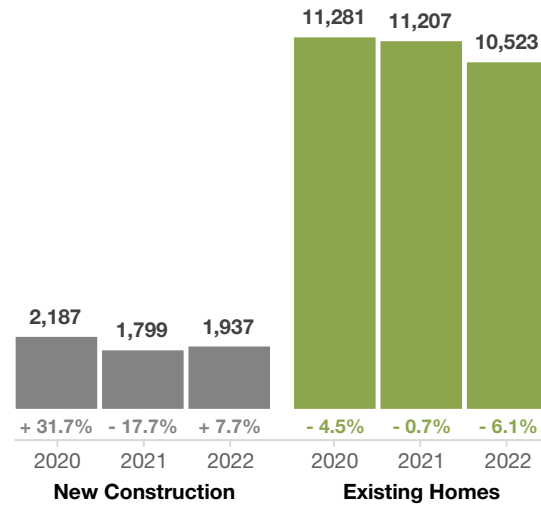


Omaha Area Region

August

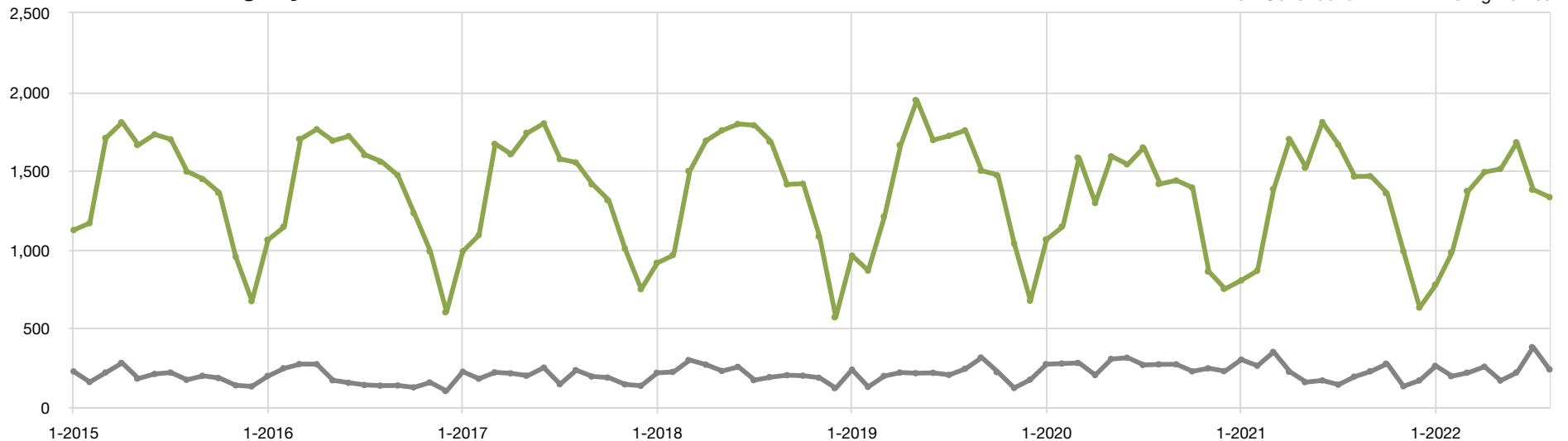


Year to Date



New Listings	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Sep-2021	227	- 16.2%	1,465	+ 1.9%
Oct-2021	275	+ 21.1%	1,357	- 2.6%
Nov-2021	132	- 46.3%	989	+ 15.0%
Dec-2021	169	- 25.9%	631	- 15.9%
Jan-2022	261	- 13.3%	776	- 3.5%
Feb-2022	196	- 25.2%	982	+ 13.5%
Mar-2022	218	- 37.7%	1,371	- 0.9%
Apr-2022	256	+ 14.3%	1,491	- 12.3%
May-2022	168	+ 6.3%	1,511	- 0.5%
Jun-2022	219	+ 29.6%	1,680	- 7.1%
Jul-2022	380	+ 167.6%	1,380	- 17.1%
Aug-2022	239	+ 23.8%	1,332	- 9.0%
12-Month Avg	228	- 1.3%	1,247	- 4.4%

Historical New Listings by Month



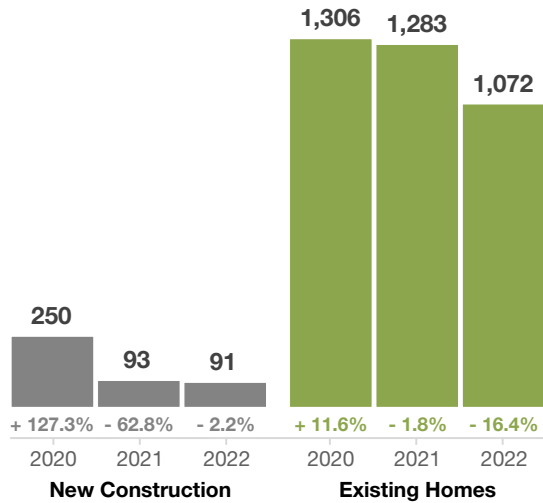
Pending Sales

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

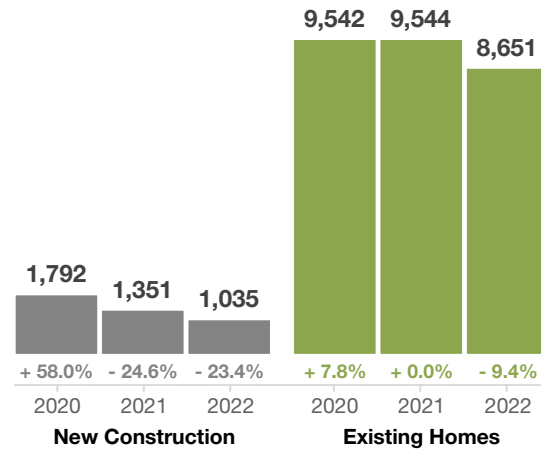


Omaha Area Region

August

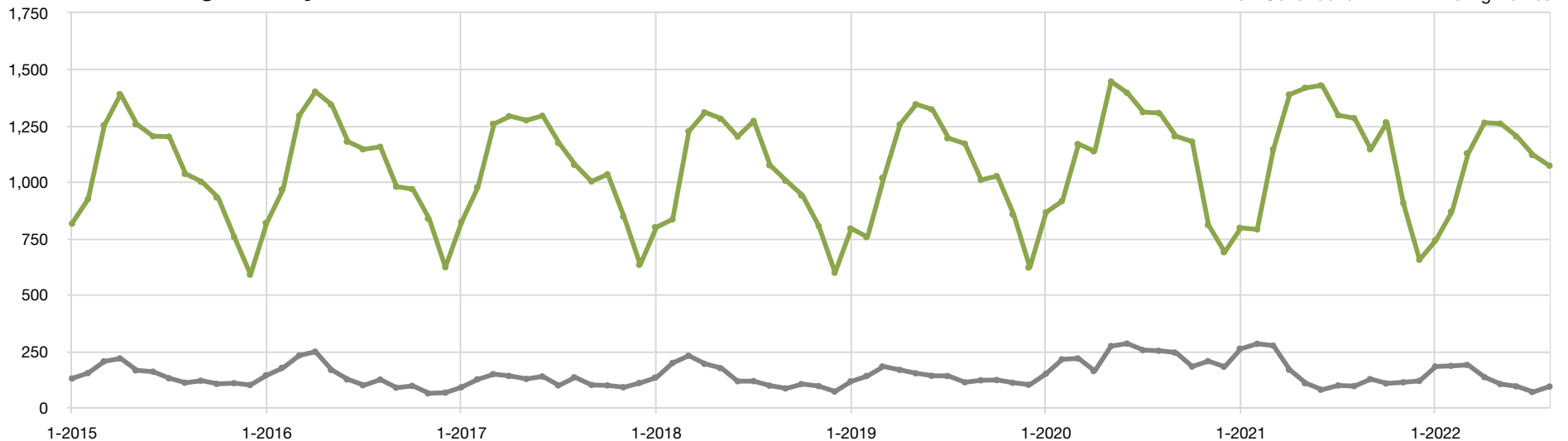


Year to Date



Pending Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Sep-2021	124	-48.8%	1,145	-4.8%
Oct-2021	105	-41.7%	1,265	+7.3%
Nov-2021	110	-46.1%	906	+12.0%
Dec-2021	116	-35.2%	654	-4.9%
Jan-2022	180	-30.5%	740	-7.0%
Feb-2022	183	-34.9%	868	+10.0%
Mar-2022	187	-31.5%	1,127	-1.6%
Apr-2022	133	-19.9%	1,263	-9.0%
May-2022	102	-3.8%	1,259	-11.2%
Jun-2022	92	+19.5%	1,202	-15.9%
Jul-2022	67	-30.2%	1,120	-13.6%
Aug-2022	91	-2.2%	1,072	-16.4%
12-Month Avg	124	-31.1%	1,052	-6.0%

Historical Pending Sales by Month



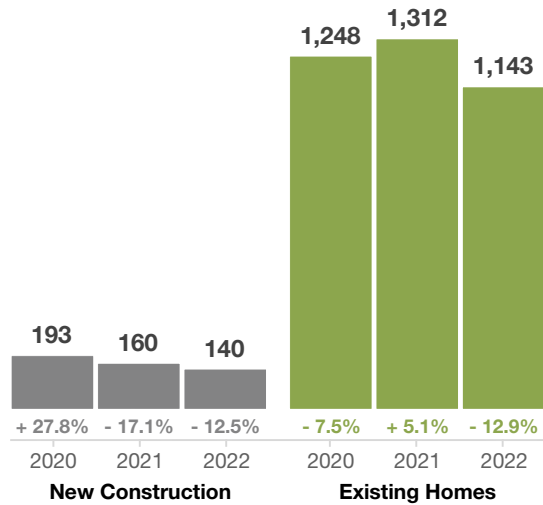
Closed Sales

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

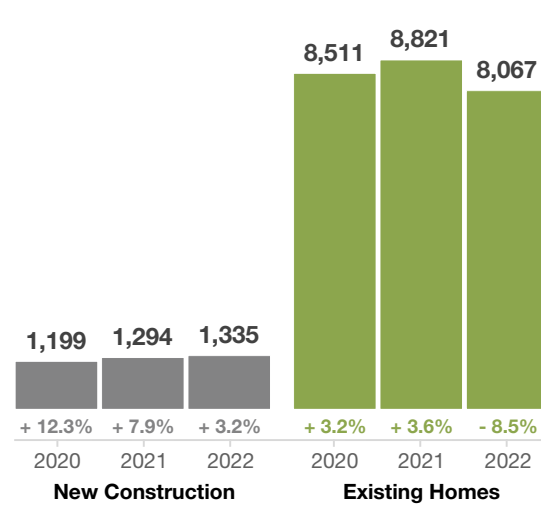


Omaha Area Region

August

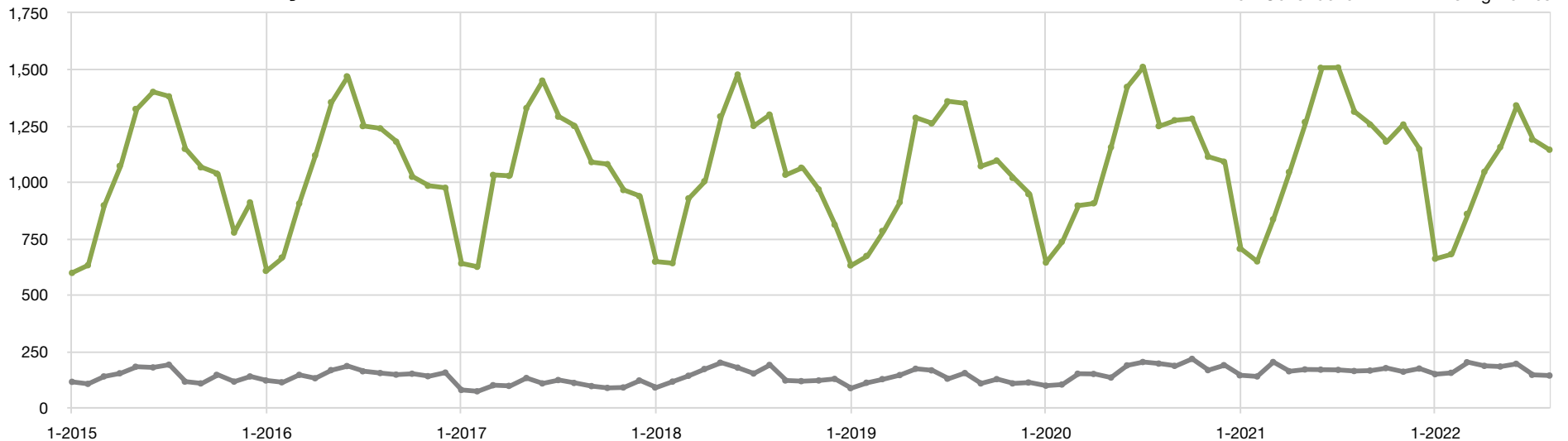


Year to Date



Closed Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Sep-2021	162	- 11.5%	1,255	- 1.5%
Oct-2021	173	- 19.2%	1,179	- 8.0%
Nov-2021	157	- 4.3%	1,255	+ 12.9%
Dec-2021	171	- 8.1%	1,146	+ 5.1%
Jan-2022	146	+ 3.5%	659	- 6.3%
Feb-2022	152	+ 11.8%	679	+ 4.9%
Mar-2022	199	- 0.5%	858	+ 2.9%
Apr-2022	183	+ 15.1%	1,045	+ 0.1%
May-2022	180	+ 7.8%	1,155	- 8.8%
Jun-2022	192	+ 15.7%	1,340	- 11.1%
Jul-2022	143	- 13.3%	1,188	- 21.2%
Aug-2022	140	- 12.5%	1,143	- 12.9%
12-Month Avg	167	- 1.8%	1,075	- 5.0%

Historical Closed Sales by Month



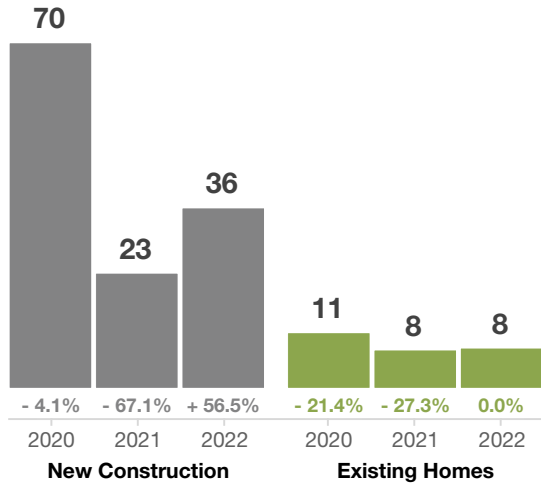
Days on Market Until Sale

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

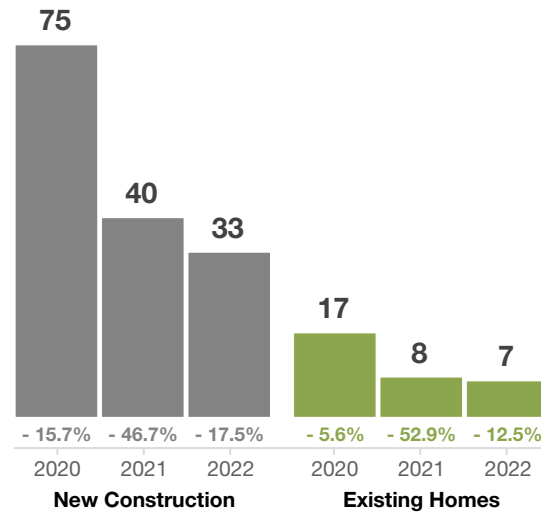


Omaha Area Region

August



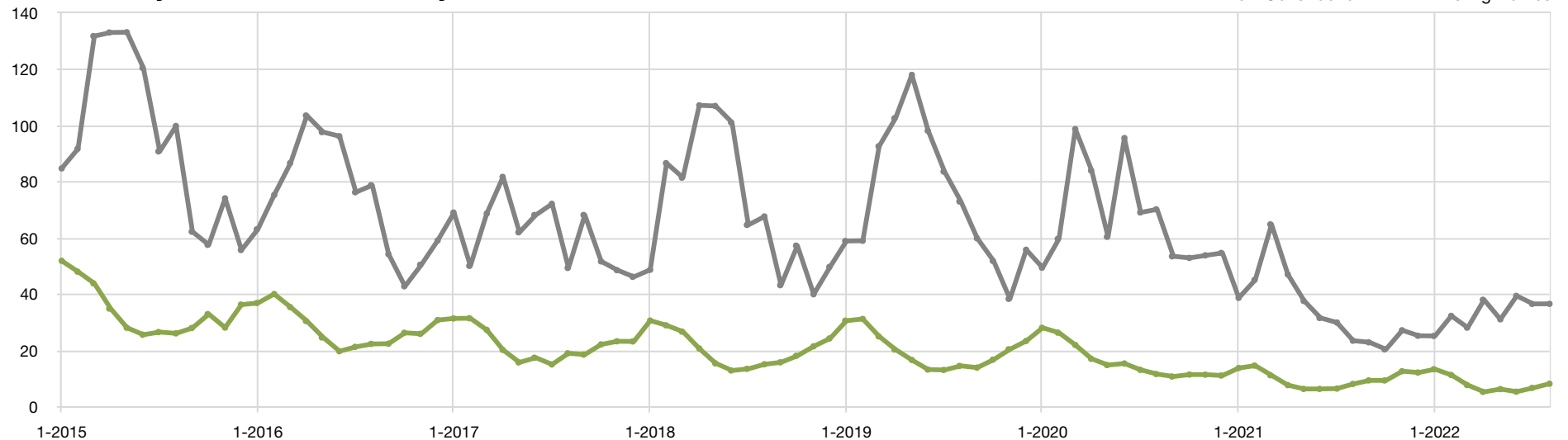
Year to Date



Days on Market	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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%	11	- 21.4%
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	39	+ 25.8%	5	- 16.7%
Jul-2022	36	+ 20.0%	6	0.0%
Aug-2022	36	+ 56.5%	8	0.0%
12-Month Avg*	30	- 33.3%	9	- 7.0%

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

Historical Days on Market Until Sale by Month



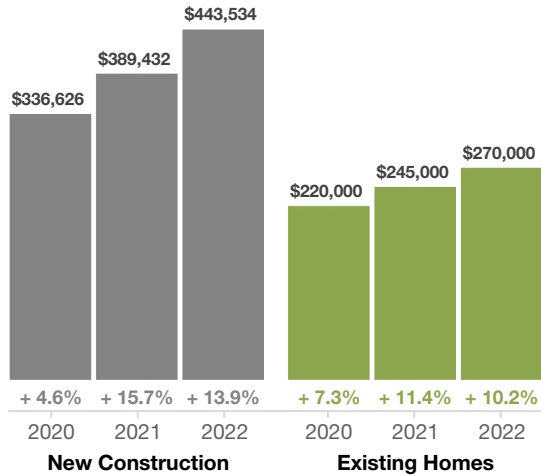
Median Closed Price

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

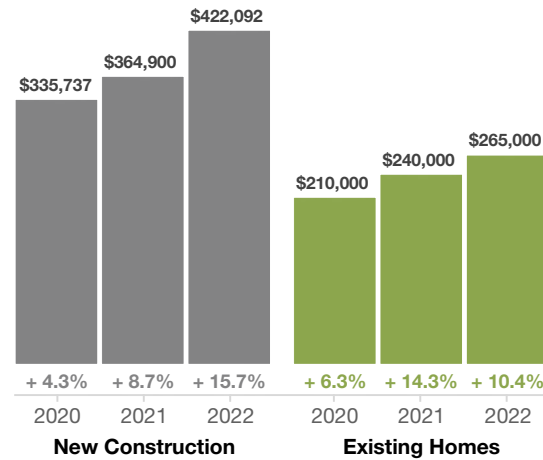


Omaha Area Region

August



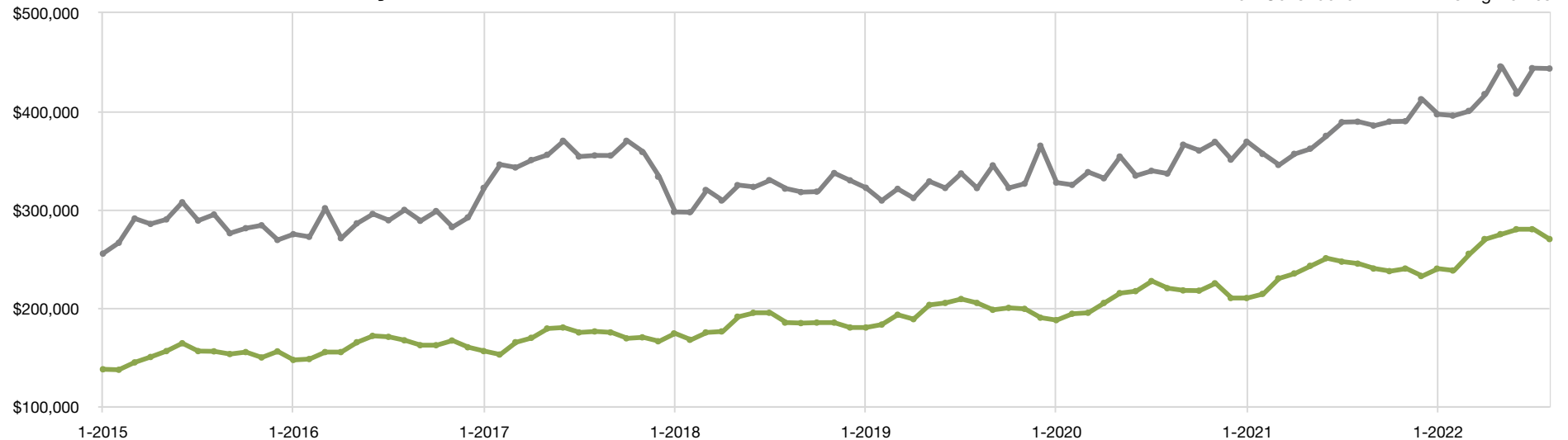
Year to Date



	Median Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Sep-2021		\$385,473	+ 5.3%	\$240,000	+ 10.2%
Oct-2021		\$389,528	+ 8.2%	\$237,363	+ 9.1%
Nov-2021		\$389,900	+ 5.7%	\$240,000	+ 6.7%
Dec-2021		\$412,307	+ 17.5%	\$232,400	+ 10.7%
Jan-2022		\$396,979	+ 7.6%	\$239,900	+ 14.2%
Feb-2022		\$395,639	+ 10.9%	\$238,000	+ 11.1%
Mar-2022		\$400,381	+ 15.9%	\$255,000	+ 10.9%
Apr-2022		\$417,500	+ 17.0%	\$270,000	+ 14.9%
May-2022		\$445,633	+ 23.1%	\$275,000	+ 13.3%
Jun-2022		\$417,930	+ 11.4%	\$280,000	+ 11.8%
Jul-2022		\$443,931	+ 14.1%	\$280,000	+ 13.4%
Aug-2022		\$443,534	+ 13.9%	\$270,000	+ 10.2%
12-Month Avg*		\$412,016	+ 13.2%	\$255,000	+ 10.4%

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

Historical Median Closed Price by Month



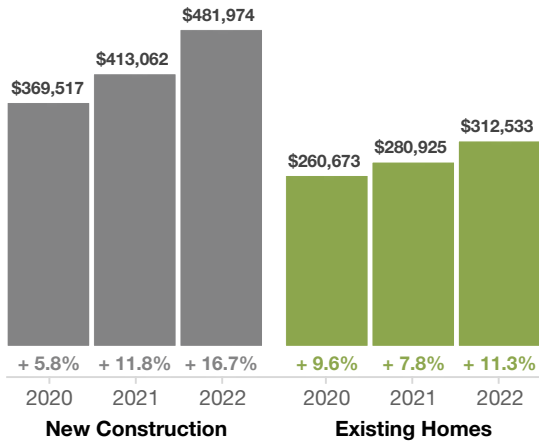
Average Closed Price

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

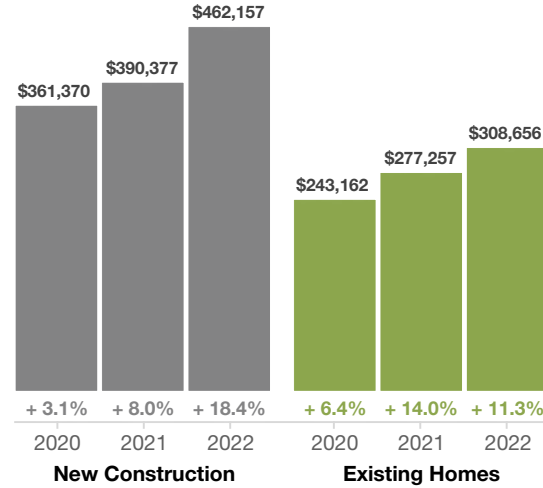


Omaha Area Region

August



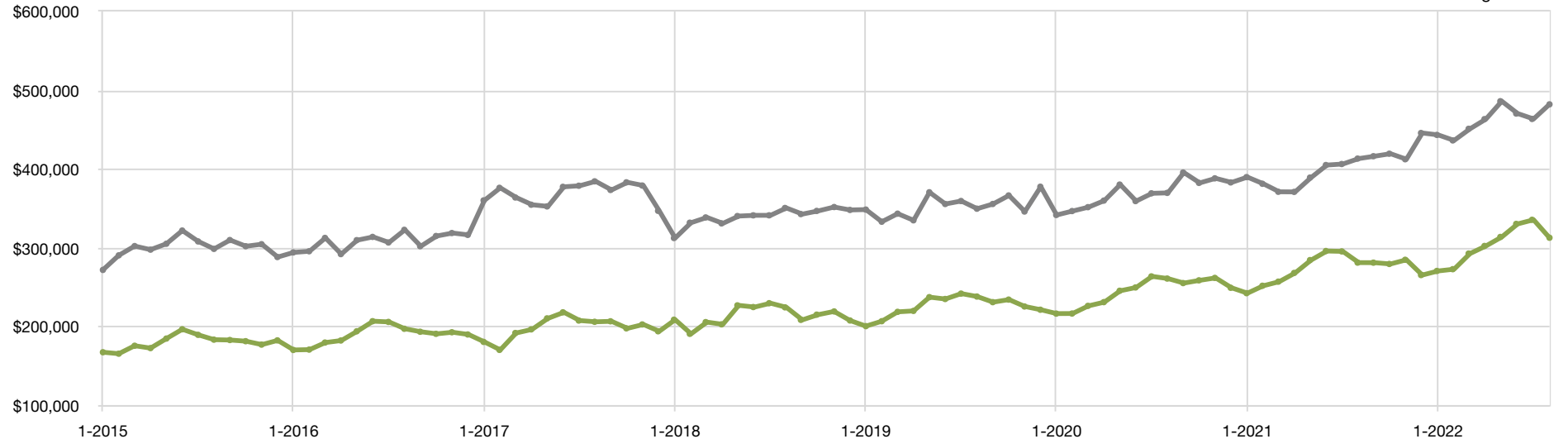
Year to Date



Average Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Sep-2021	\$416,102	+ 5.2%	\$280,865	+ 10.2%
Oct-2021	\$419,279	+ 9.7%	\$279,235	+ 8.0%
Nov-2021	\$412,211	+ 6.2%	\$284,534	+ 8.8%
Dec-2021	\$445,575	+ 16.4%	\$265,140	+ 6.5%
Jan-2022	\$443,130	+ 13.8%	\$270,353	+ 11.7%
Feb-2022	\$436,125	+ 14.4%	\$272,582	+ 8.4%
Mar-2022	\$450,888	+ 21.6%	\$292,436	+ 13.9%
Apr-2022	\$463,184	+ 24.9%	\$302,076	+ 12.8%
May-2022	\$485,933	+ 24.9%	\$313,520	+ 10.3%
Jun-2022	\$470,268	+ 16.2%	\$330,112	+ 11.7%
Jul-2022	\$463,405	+ 14.1%	\$335,338	+ 13.6%
Aug-2022	\$481,974	+ 16.7%	\$312,533	+ 11.3%
12-Month Avg*	\$449,366	+ 15.5%	\$297,052	+ 10.1%

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

Historical Average Closed Price by Month



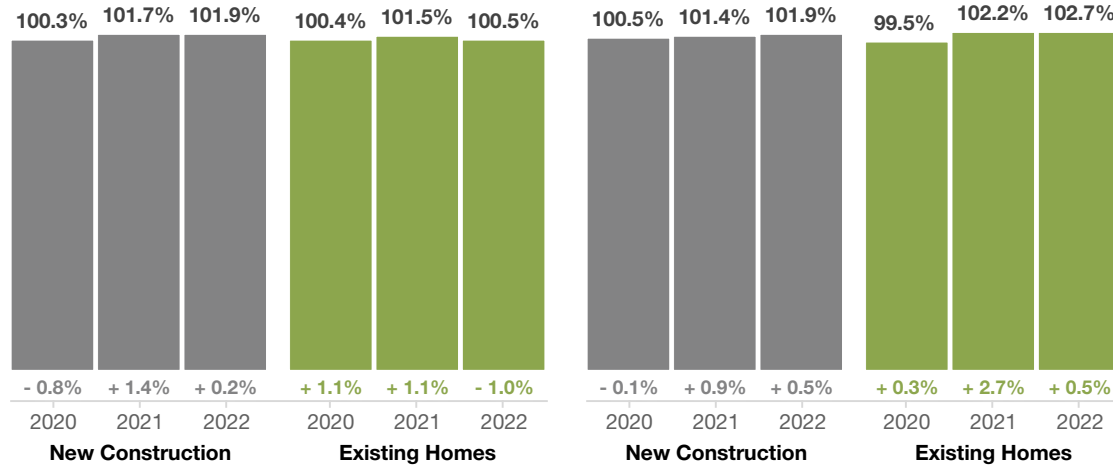
Percent of List Price Received

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.

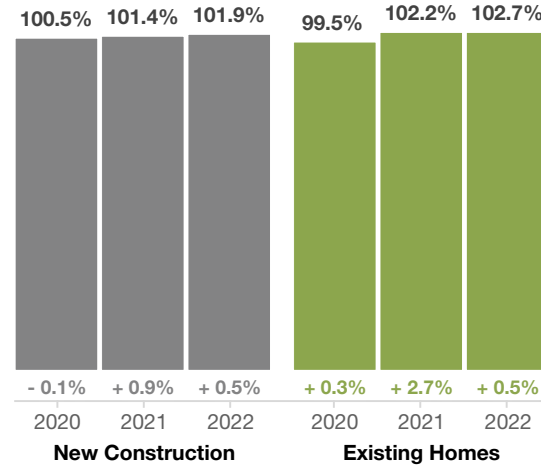


Omaha Area Region

August



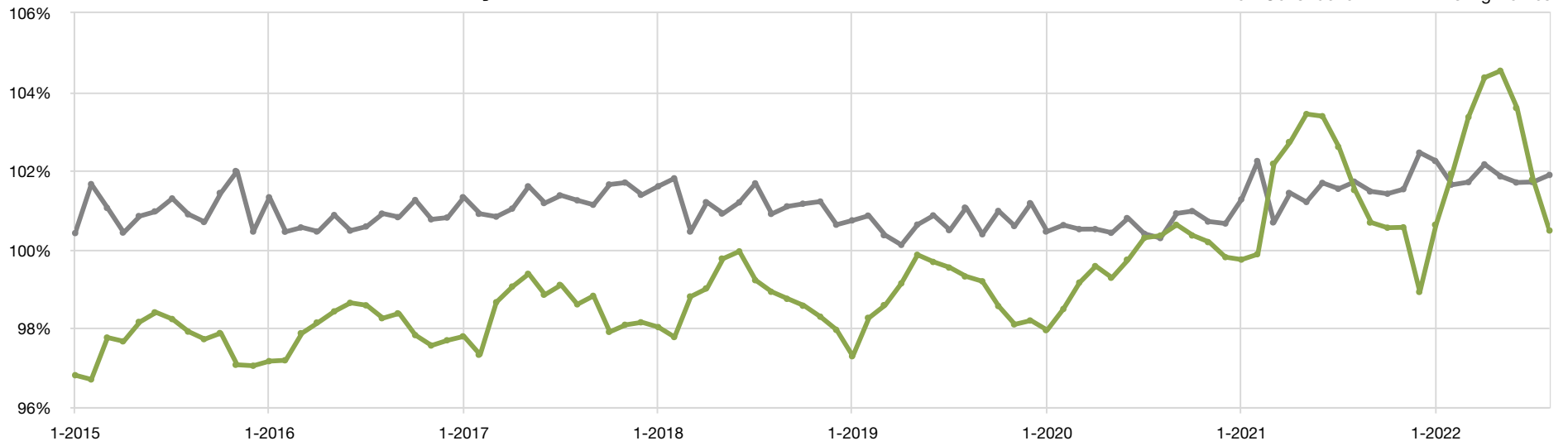
Year to Date



Pct. of List Price Received	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	102.2%	+ 0.9%	100.6%	+ 0.9%
Feb-2022	101.6%	- 0.6%	101.9%	+ 2.0%
Mar-2022	101.7%	+ 1.0%	103.4%	+ 1.2%
Apr-2022	102.2%	+ 0.8%	104.4%	+ 1.7%
May-2022	101.9%	+ 0.7%	104.5%	+ 1.1%
Jun-2022	101.7%	0.0%	103.6%	+ 0.2%
Jul-2022	101.7%	+ 0.2%	101.8%	- 0.8%
Aug-2022	101.9%	+ 0.2%	100.5%	- 1.0%
12-Month Avg*	101.8%	+ 0.6%	101.8%	+ 0.2%

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

Historical Percent of List Price Received by Month



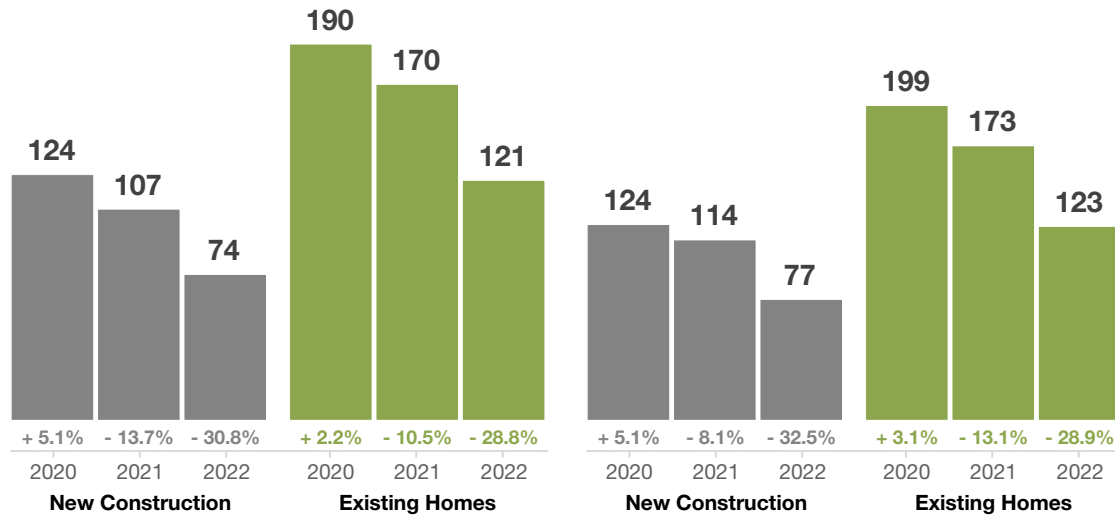
Housing Affordability Index

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

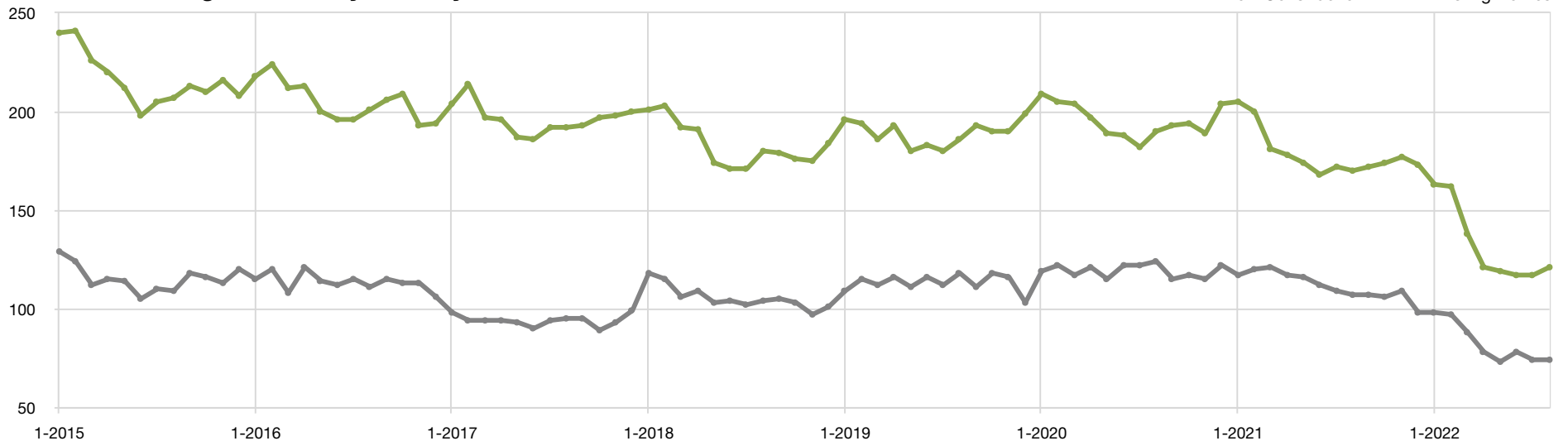
August



Year to Date

Affordability Index	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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%	173	-15.2%
Jan-2022	98	-16.2%	163	-20.5%
Feb-2022	97	-19.2%	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	78	-30.4%	117	-30.4%
Jul-2022	74	-32.1%	117	-32.0%
Aug-2022	74	-30.8%	121	-28.8%
12-Month Avg	90	-22.4%	146	-21.5%

Historical Housing Affordability Index by Month



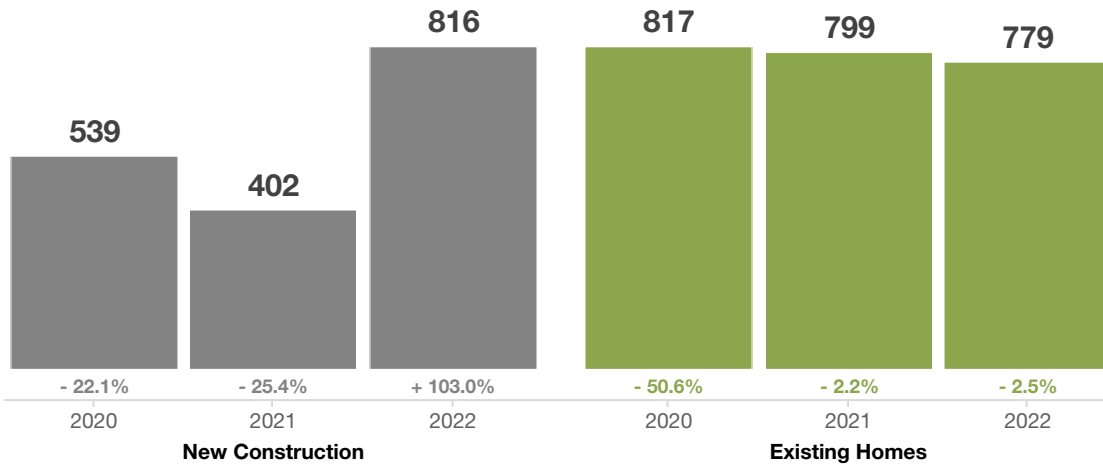
Inventory of Homes for Sale

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



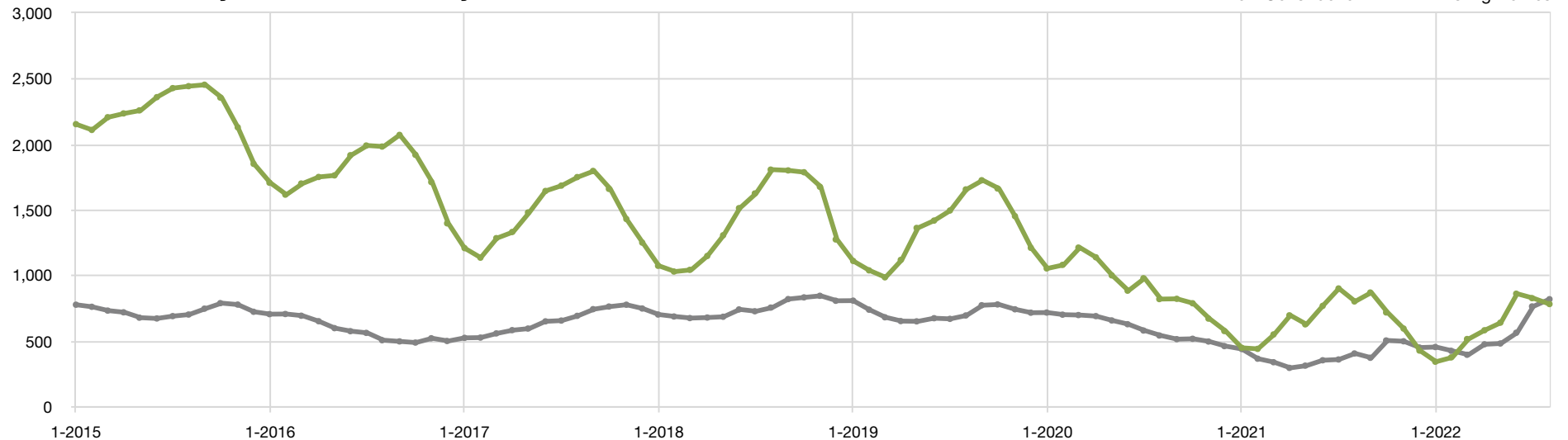
Omaha Area Region

August



Homes for Sale	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Sep-2021	369	-27.8%	867	+5.9%
Oct-2021	501	-2.5%	715	-8.9%
Nov-2021	495	+0.4%	592	-11.4%
Dec-2021	447	-2.4%	424	-26.0%
Jan-2022	451	+3.4%	339	-23.8%
Feb-2022	422	+16.6%	372	-14.9%
Mar-2022	392	+17.0%	512	-6.4%
Apr-2022	472	+61.6%	579	-16.5%
May-2022	478	+54.7%	637	+2.1%
Jun-2022	560	+60.0%	858	+12.2%
Jul-2022	761	+113.8%	824	-8.2%
Aug-2022	816	+103.0%	779	-2.5%
12-Month Avg	514	+27.9%	625	-6.9%

Historical Inventory of Homes for Sale by Month



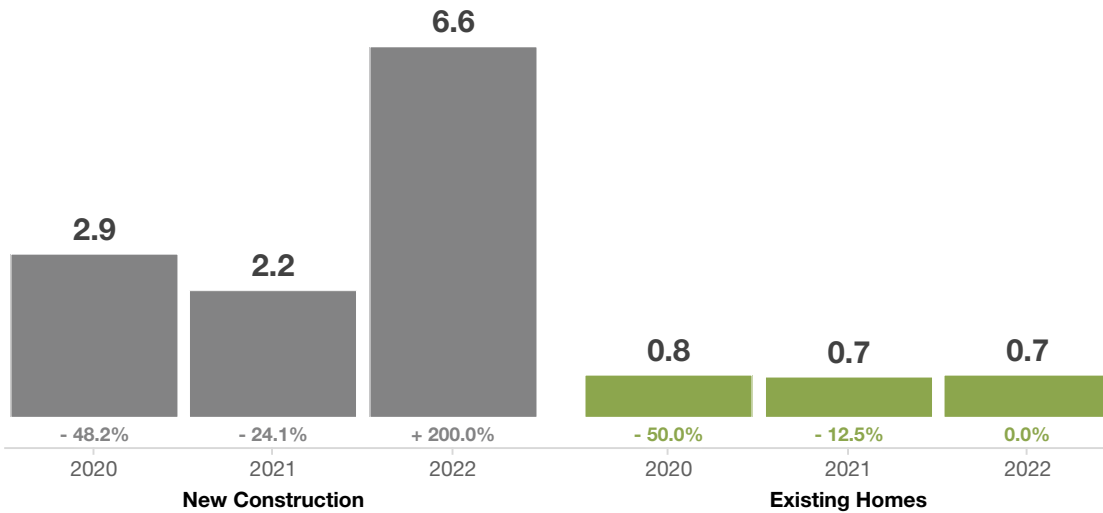
Months Supply of Inventory

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

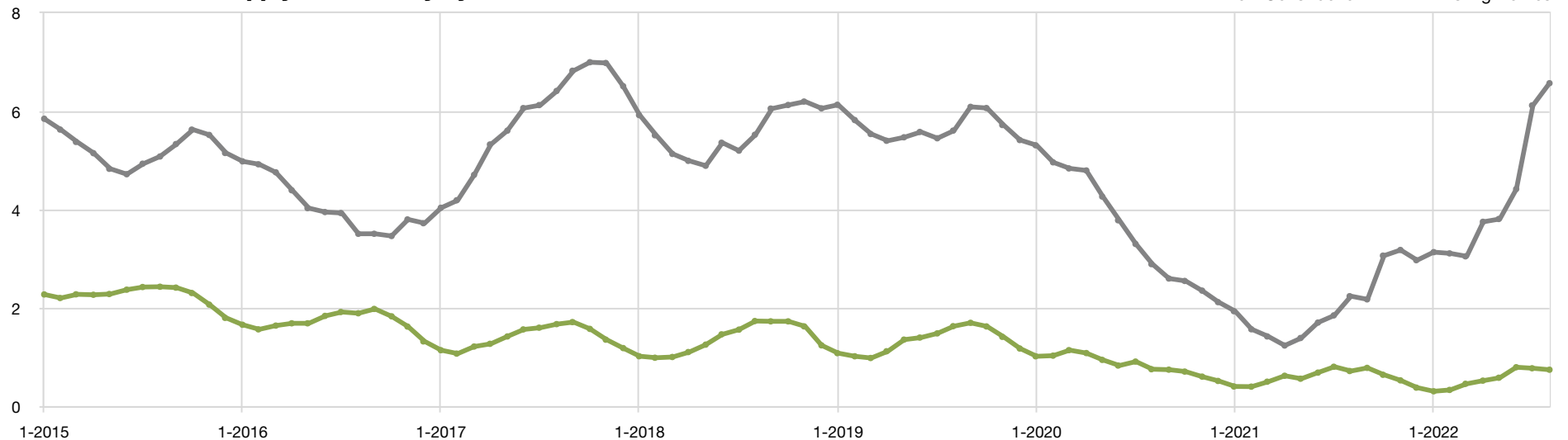
August



Months Supply	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Sep-2021	2.2	- 15.4%	0.8	+ 14.3%
Oct-2021	3.1	+ 24.0%	0.6	- 14.3%
Nov-2021	3.2	+ 33.3%	0.5	- 16.7%
Dec-2021	3.0	+ 42.9%	0.4	- 20.0%
Jan-2022	3.1	+ 63.2%	0.3	- 25.0%
Feb-2022	3.1	+ 93.8%	0.3	- 25.0%
Mar-2022	3.0	+ 114.3%	0.5	0.0%
Apr-2022	3.8	+ 216.7%	0.5	- 16.7%
May-2022	3.8	+ 171.4%	0.6	0.0%
Jun-2022	4.4	+ 158.8%	0.8	+ 14.3%
Jul-2022	6.1	+ 238.9%	0.8	0.0%
Aug-2022	6.6	+ 200.0%	0.7	0.0%
12-Month Avg*	3.8	+ 97.7%	0.6	- 5.8%

* Months Supply for all properties from September 2021 through August 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	8-2021	8-2022	% Change	YTD 2021	YTD 2022	% Change
New Listings		1,656	1,571	- 5.1%	13,006	12,460	- 4.2%
Pending Sales		1,376	1,163	- 15.5%	10,895	9,686	- 11.1%
Closed Sales		1,472	1,283	- 12.8%	10,115	9,402	- 7.0%
Days on Market Until Sale		10	11	+ 10.0%	12	11	- 8.3%
Median Closed Price		\$254,338	\$285,000	+ 12.1%	\$252,000	\$286,000	+ 13.5%
Average Closed Price		\$295,288	\$331,051	+ 12.1%	\$291,731	\$330,463	+ 13.3%
Percent of List Price Received		101.5%	100.6%	- 0.9%	102.1%	102.6%	+ 0.5%
Housing Affordability Index		164	115	- 29.9%	165	114	- 30.9%
Inventory of Homes for Sale		1,201	1,595	+ 32.8%	—	—	—
Months Supply of Inventory		0.9	1.4	+ 55.6%	—	—	—