Monthly Indicators

Omaha Area Region

GREAT PLAINS
REGIONAL MLS

April 2023

U.S. existing-home sales declined 2.4 percent month-over-month as of last measure, according to the National Association of REALTORS® (NAR), reversing February's sales gain of 14.5%. Fluctuations in mortgage interest rates have caused buyers to pullback, with pending sales dropping 5.2% month-over-month. Meanwhile, the median existing-home sales price declined for the second month in a row, falling 0.9% nationally from the same time last year, the largest year-over-year decline since January 2012, according to NAR.

New Listings decreased 33.5 percent for New Construction and 23.4 percent for Existing Homes. Pending Sales increased 14.4 percent for New Construction but decreased 21.0 percent for Existing Homes. Inventory increased 77.9 percent for New Construction and 4.4 percent for Existing Homes.

Median Closed Price increased 14.0 percent for New Construction and 1.9 percent for Existing Homes. Days on Market increased 44.7 percent for New Construction and 80.0 percent for Existing Homes. Months Supply of Inventory increased 100.0 percent for New Construction and 40.0 percent for Existing Homes.

Housing inventory remains tight nationwide, with only 980,000 units available for sale heading into April, a 5.4% increase from one year earlier, although the number of homes for sale is down compared to the same period in 2019, prior to the pandemic. The lack of existing inventory continues to impact home sales, and with only 2.6 months' supply of homes at last measure, competition for available properties remains strong, especially in certain price categories, with multiple offers occurring on about a third of properties, according to NAR.

Quick Facts

- 35.8%	+ 1.9%	+ 37.3%
Change in **Closed Sales** All Properties	Change in **Median Closed Price** All Properties	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.

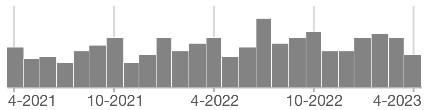
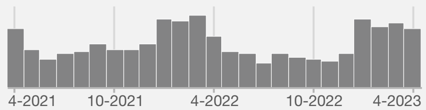
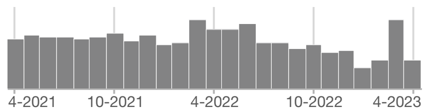
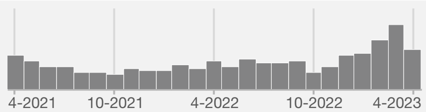
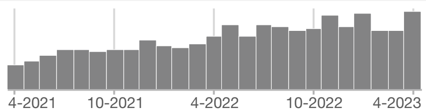
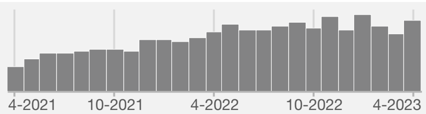
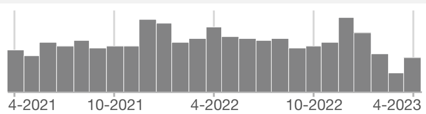
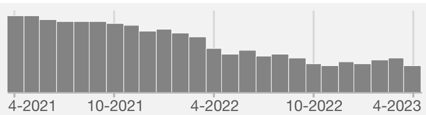
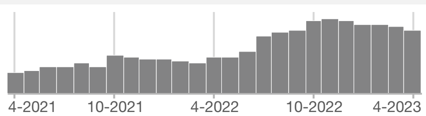
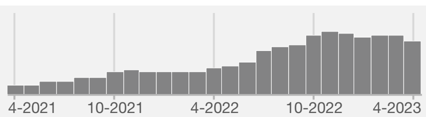
Current as of May 13, 2023. All data from Great Plains Regional MLS. Report © 2023 ShowingTime.

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.

GREAT PLAINS REGIONAL MLS

Omaha Area Region

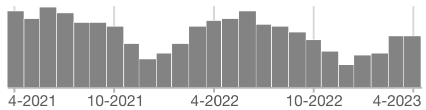
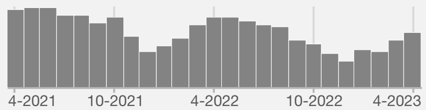
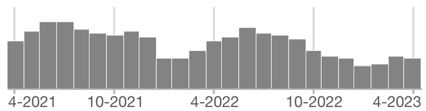
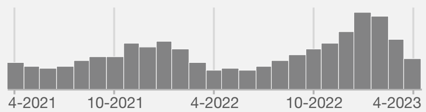
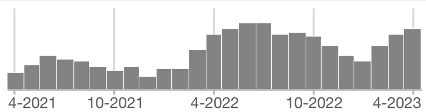
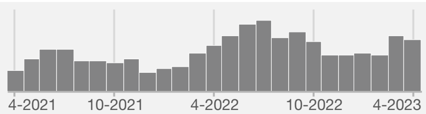
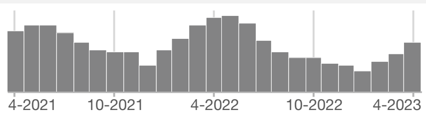
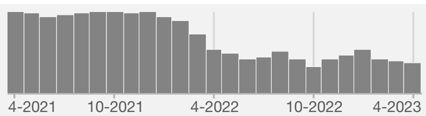
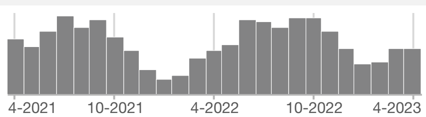
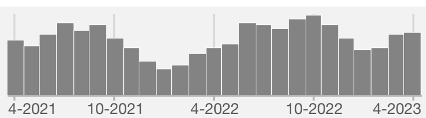
Key Metrics	Historical Sparkbars	4-2022	4-2023	% Change	YTD 2022	YTD 2023	% Change
New Listings		272	**181**	- 33.5%	990	**1,028**	+ 3.8%
Pending Sales		146	**167**	+ 14.4%	725	**709**	- 2.2%
Closed Sales		184	**114**	- 38.0%	688	**528**	- 23.3%
Days on Market Until Sale		38	**55**	+ 44.7%	31	**69**	+ 122.6%
Median Closed Price		$417,622	**$476,078**	+ 14.0%	$405,515	**$448,200**	+ 10.5%
Average Closed Price		$462,949	**$496,901**	+ 7.3%	$448,594	**$480,209**	+ 7.0%
Percent of List Price Received		102.2%	**101.1%**	- 1.1%	102.0%	**101.1%**	- 0.9%
Housing Affordability Index		90	**69**	- 23.3%	93	**74**	- 20.4%
Inventory of Homes for Sale		476	**847**	+ 77.9%	—	**—**	—
Months Supply of Inventory		3.6	**7.2**	+ 100.0%	—	**—**	—

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.

GREAT PLAINS REGIONAL MLS

Omaha Area Region

Key Metrics	Historical Sparkbars	4-2022	4-2023	% Change	YTD 2022	YTD 2023	% Change
New Listings		1,497	**1,146**	- 23.4%	4,634	**3,782**	- 18.4%
Pending Sales		1,266	**1,000**	- 21.0%	4,009	**3,181**	- 20.7%
Closed Sales		1,052	**679**	- 35.5%	3,261	**2,483**	- 23.9%
Days on Market Until Sale		5	**9**	+ 80.0%	9	**15**	+ 66.7%
Median Closed Price		$270,000	**$275,000**	+ 1.9%	$250,500	**$265,000**	+ 5.8%
Average Closed Price		$301,526	**$309,715**	+ 2.7%	$286,677	**$302,665**	+ 5.6%
Percent of List Price Received		104.4%	**101.5%**	- 2.8%	102.8%	**100.0%**	- 2.7%
Housing Affordability Index		139	**120**	- 13.7%	149	**124**	- 16.8%
Inventory of Homes for Sale		587	**613**	+ 4.4%	—	**—**	—
Months Supply of Inventory		0.5	**0.7**	+ 40.0%	—	**—**	—

New Listings

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

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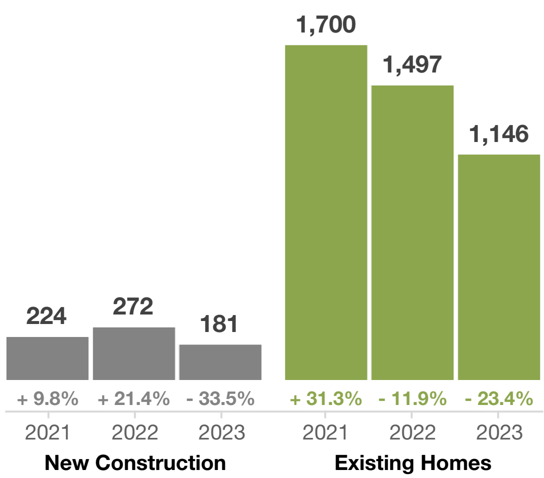
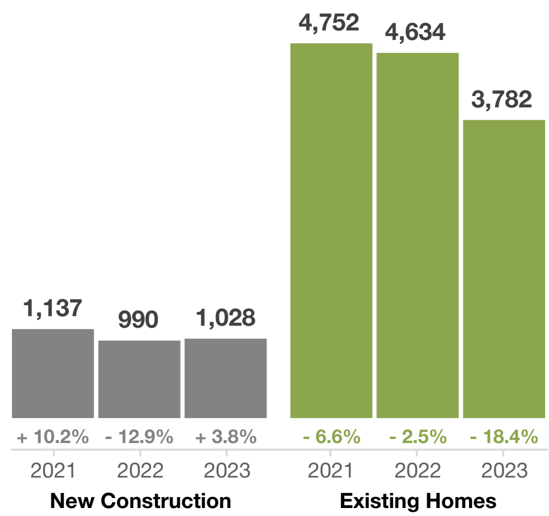
Omaha Area Region

April

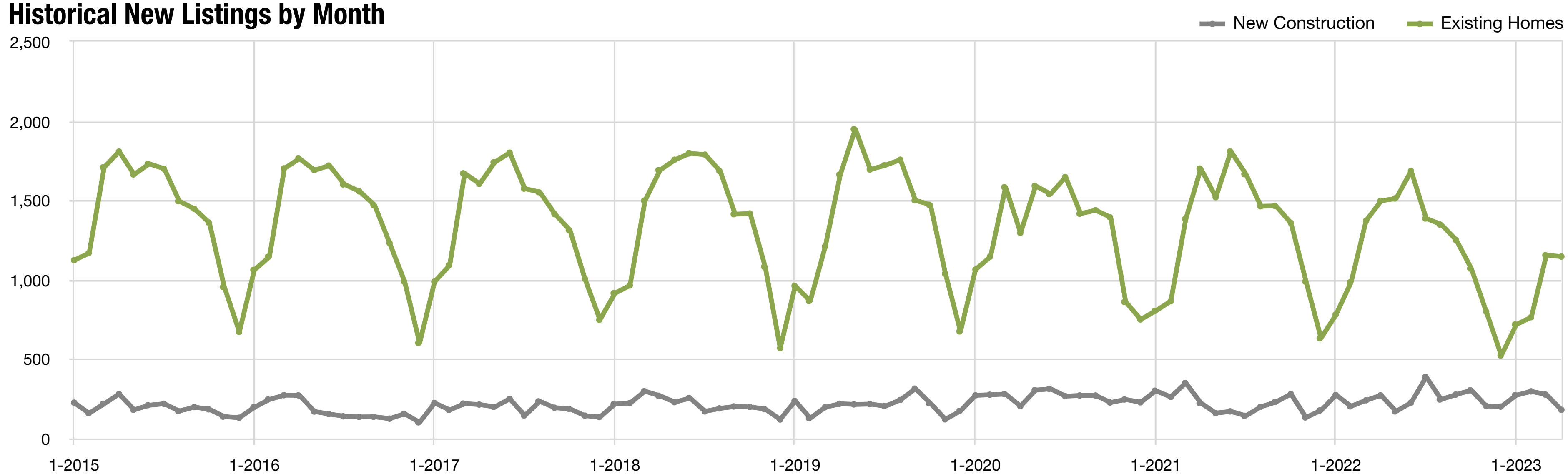


Year to Date



New Listings	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
May-2022	171	+ 6.9%	1,512	- 0.5%
Jun-2022	226	+ 32.2%	1,685	- 6.8%
Jul-2022	388	+ 171.3%	1,386	- 16.8%
Aug-2022	246	+ 23.0%	1,348	- 7.9%
Sep-2022	277	+ 20.4%	1,251	- 14.6%
Oct-2022	304	+ 8.6%	1,071	- 21.1%
Nov-2022	205	+ 54.1%	799	- 19.2%
Dec-2022	201	+ 13.6%	523	- 17.2%
Jan-2023	273	- 0.4%	718	- 8.1%
Feb-2023	297	+ 46.3%	764	- 22.4%
Mar-2023	277	+ 14.9%	1,154	- 15.9%
Apr-2023	**181**	**- 33.5%**	**1,146**	**- 23.4%**
12-Month Avg	254	+ 22.7%	1,113	- 14.0%

Historical New Listings by Month



Pending Sales

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

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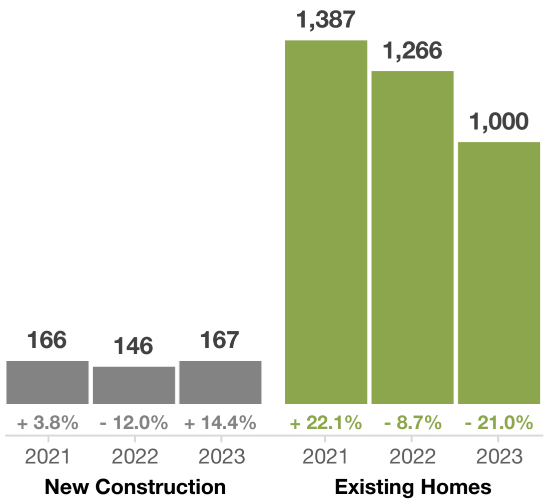
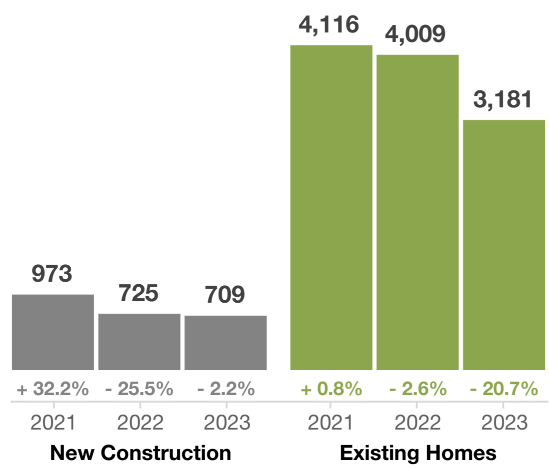
Omaha Area Region

April

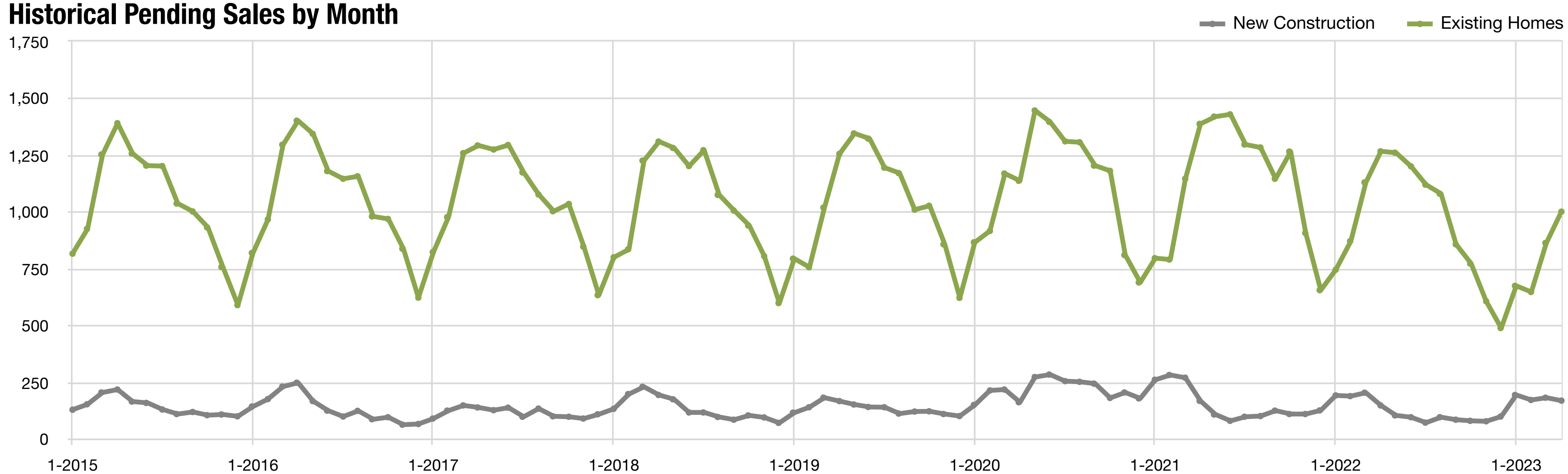


Year to Date



Pending Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
May-2022	102	- 3.8%	1,260	- 11.2%
Jun-2022	94	+ 20.5%	1,200	- 16.0%
Jul-2022	70	- 27.1%	1,119	- 13.7%
Aug-2022	94	- 5.1%	1,079	- 15.9%
Sep-2022	83	- 32.5%	856	- 25.2%
Oct-2022	78	- 27.8%	771	- 39.1%
Nov-2022	76	- 29.6%	605	- 33.2%
Dec-2022	97	- 21.8%	487	- 25.5%
Jan-2023	192	+ 1.1%	673	- 9.5%
Feb-2023	170	- 9.1%	646	- 25.7%
Mar-2023	180	- 10.9%	862	- 23.6%
Apr-2023	**167**	**+ 14.4%**	**1,000**	**- 21.0%**
12-Month Avg	117	- 10.7%	880	- 21.2%

Historical Pending Sales by Month



Closed Sales

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

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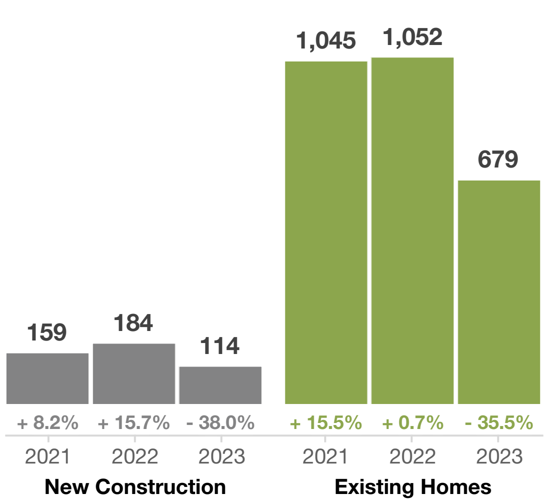
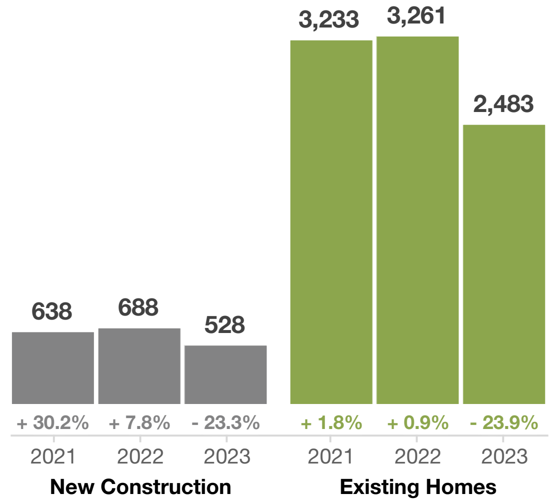
April

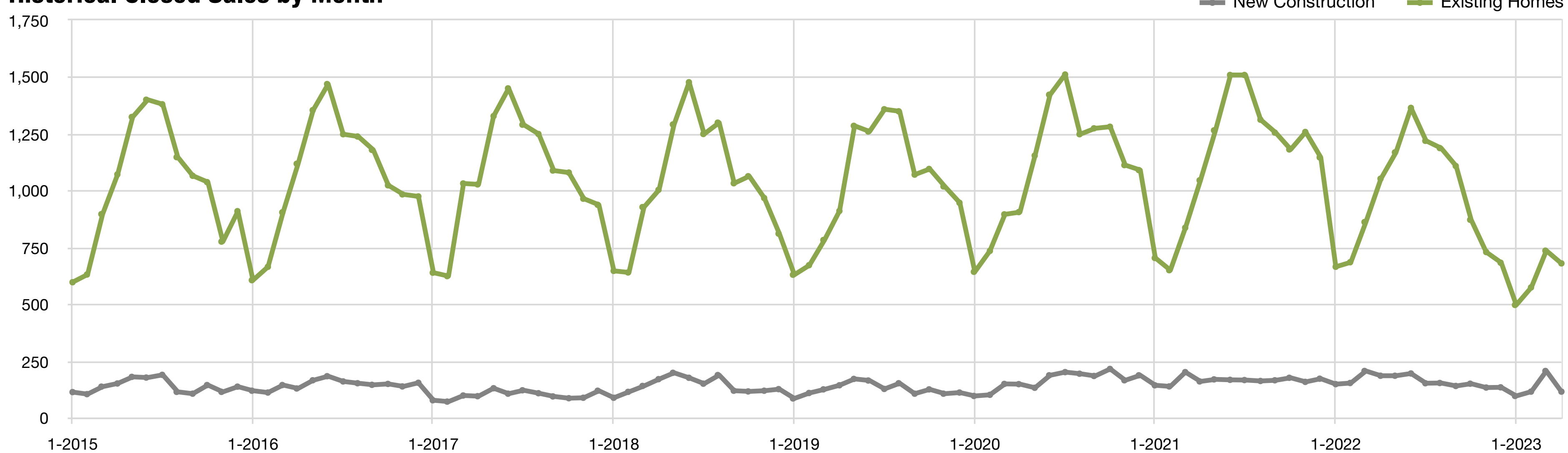


Year to Date



Closed Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
May-2022	184	+ 9.5%	1,168	- 7.7%
Jun-2022	194	+ 16.9%	1,364	- 9.6%
Jul-2022	151	- 8.5%	1,219	- 19.2%
Aug-2022	152	- 5.6%	1,187	- 9.5%
Sep-2022	139	- 15.2%	1,108	- 11.7%
Oct-2022	149	- 14.9%	871	- 26.2%
Nov-2022	132	- 15.9%	729	- 42.1%
Dec-2022	133	- 22.2%	682	- 40.5%
Jan-2023	95	- 35.4%	496	- 25.3%
Feb-2023	114	- 25.0%	573	- 16.2%
Mar-2023	205	0.0%	735	- 14.6%
Apr-2023	**114**	**- 38.0%**	**679**	**- 35.5%**
12-Month Avg	147	- 12.5%	901	- 21.0%

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.

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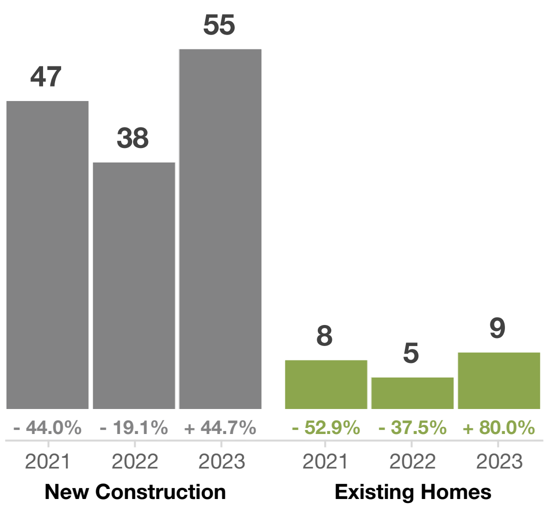
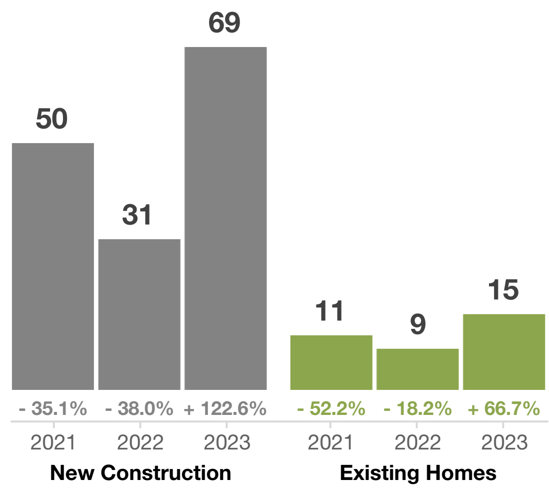
Omaha Area Region

April



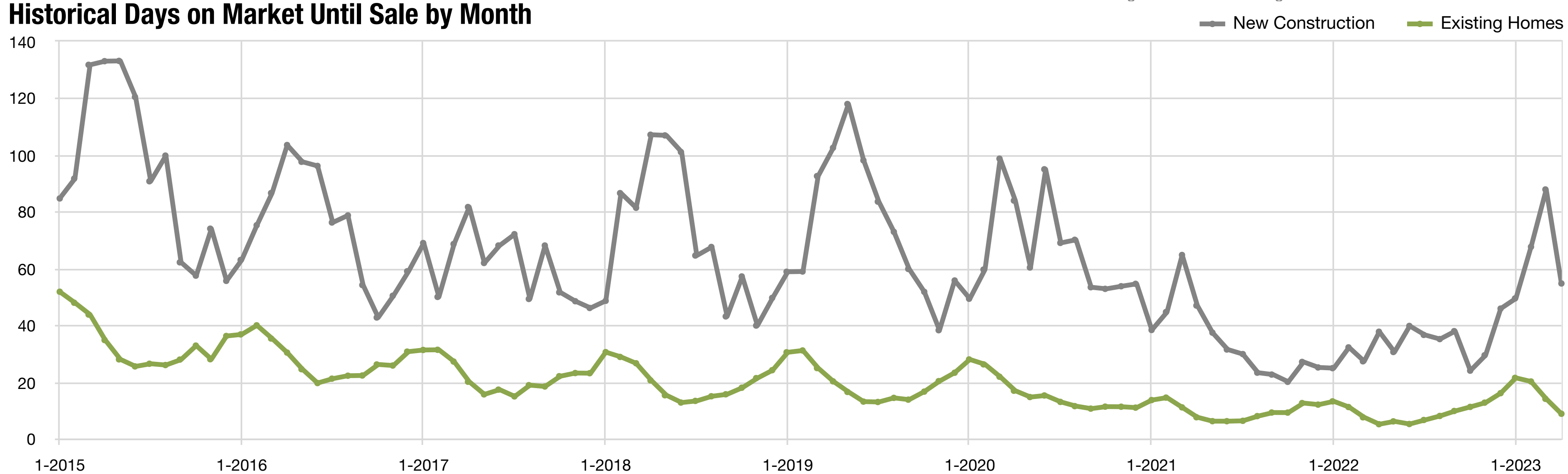
Year to Date



Days on Market	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
May-2022	31	- 16.2%	6	0.0%
Jun-2022	40	+ 29.0%	5	- 16.7%
Jul-2022	37	+ 23.3%	7	+ 16.7%
Aug-2022	35	+ 52.2%	8	0.0%
Sep-2022	38	+ 65.2%	10	+ 11.1%
Oct-2022	24	+ 20.0%	11	+ 22.2%
Nov-2022	29	+ 7.4%	13	0.0%
Dec-2022	46	+ 84.0%	16	+ 33.3%
Jan-2023	49	+ 96.0%	21	+ 61.5%
Feb-2023	68	+ 112.5%	20	+ 81.8%
Mar-2023	88	+ 225.9%	14	+ 100.0%
Apr-2023	**55**	**+ 44.7%**	**9**	**+ 80.0%**
12-Month Avg*	45	+ 60.0%	10	+ 20.0%

* Days on Market for all properties from May 2022 through April 2023. 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.

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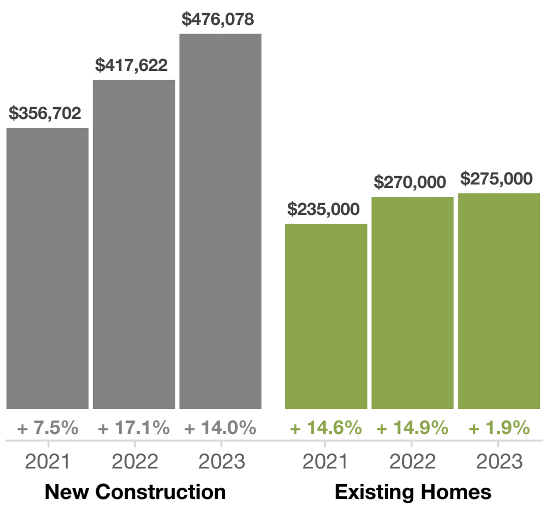
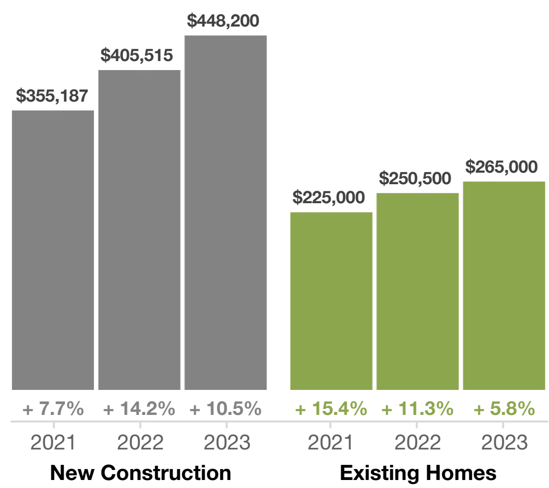
April



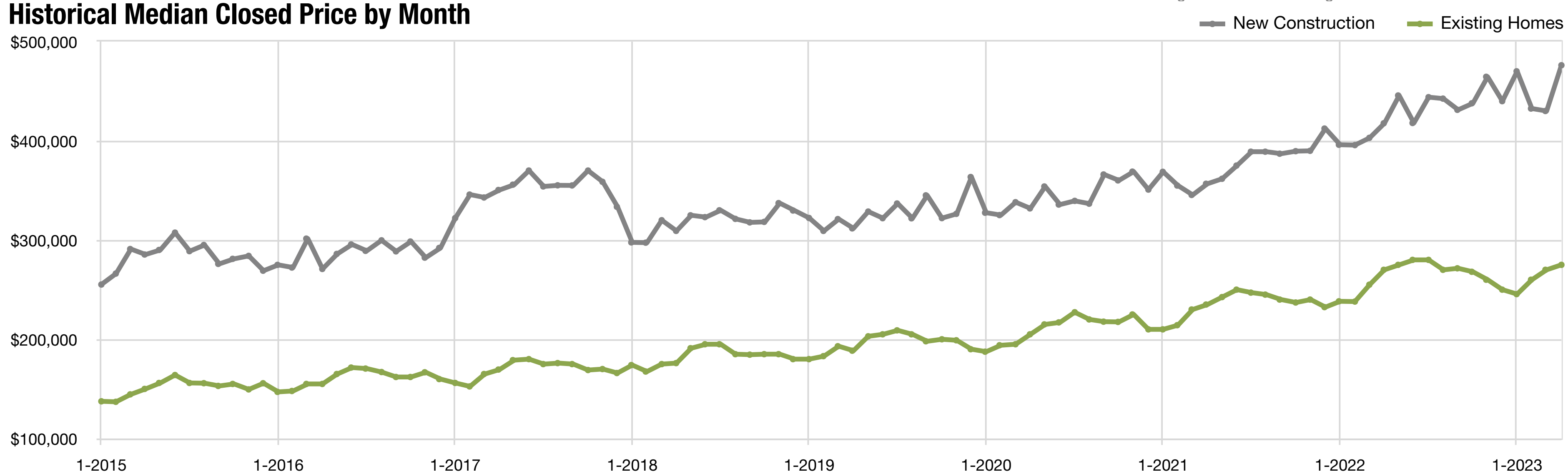
Year to Date



Median Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
May-2022	$445,633	+ 23.2%	$275,000	+ 13.4%
Jun-2022	$417,930	+ 11.4%	$280,000	+ 12.0%
Jul-2022	$443,931	+ 14.1%	$280,000	+ 13.4%
Aug-2022	$442,492	+ 13.8%	$270,000	+ 10.2%
Sep-2022	$431,185	+ 11.4%	$271,500	+ 13.1%
Oct-2022	$437,760	+ 12.4%	$268,000	+ 13.1%
Nov-2022	$464,455	+ 19.1%	$260,000	+ 8.3%
Dec-2022	$439,921	+ 6.7%	$250,000	+ 7.6%
Jan-2023	$470,000	+ 18.7%	$245,500	+ 3.0%
Feb-2023	$432,459	+ 9.3%	$260,000	+ 9.2%
Mar-2023	$430,000	+ 6.7%	$270,000	+ 5.9%
Apr-2023	**$476,078**	**+ 14.0%**	**$275,000**	**+ 1.9%**
12-Month Avg*	$440,011	+ 11.4%	$270,000	+ 10.2%

* Median Closed Price for all properties from May 2022 through April 2023. 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.

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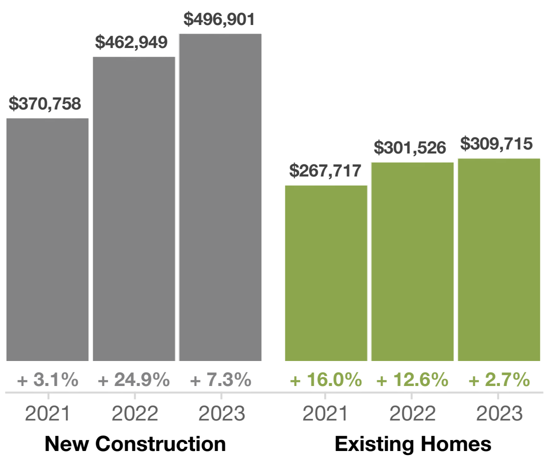
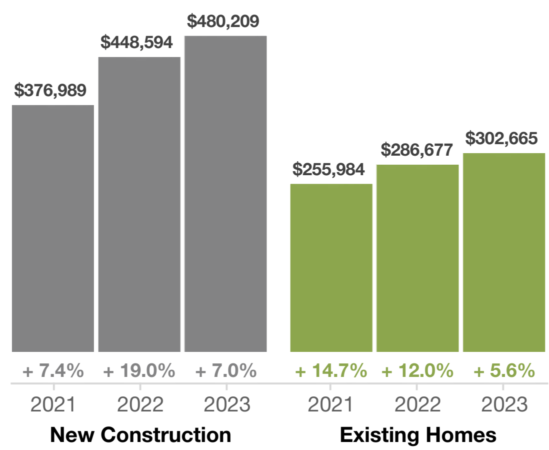


Year to Date

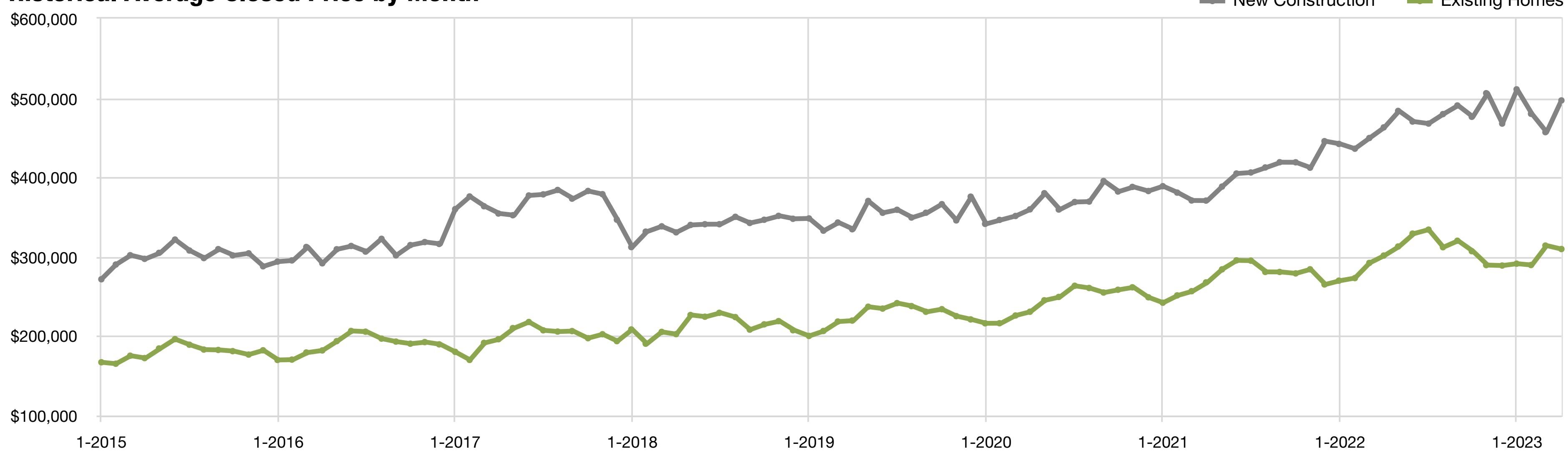


Average Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
May-2022	$483,693	+ 24.5%	$312,915	+ 10.1%
Jun-2022	$470,296	+ 16.2%	$329,154	+ 11.4%
Jul-2022	$467,782	+ 15.2%	$334,182	+ 13.2%
Aug-2022	$479,691	+ 16.3%	$312,024	+ 11.1%
Sep-2022	$490,556	+ 17.1%	$320,163	+ 14.0%
Oct-2022	$476,286	+ 13.7%	$307,045	+ 10.0%
Nov-2022	$506,023	+ 22.8%	$289,515	+ 1.9%
Dec-2022	$467,736	+ 5.0%	$288,935	+ 9.0%
Jan-2023	$510,877	+ 15.5%	$291,284	+ 7.9%
Feb-2023	$480,075	+ 10.1%	$289,584	+ 6.0%
Mar-2023	$456,952	+ 1.6%	$314,095	+ 7.5%
Apr-2023	**$496,901**	**+ 7.3%**	**$309,715**	**+ 2.7%**
12-Month Avg*	$479,848	+ 12.8%	$312,094	+ 9.7%

* Average Closed Price for all properties from May 2022 through April 2023. This is not the average of the individual figures above.

Historical Average Closed Price by Month

New Construction Existing Homes



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.

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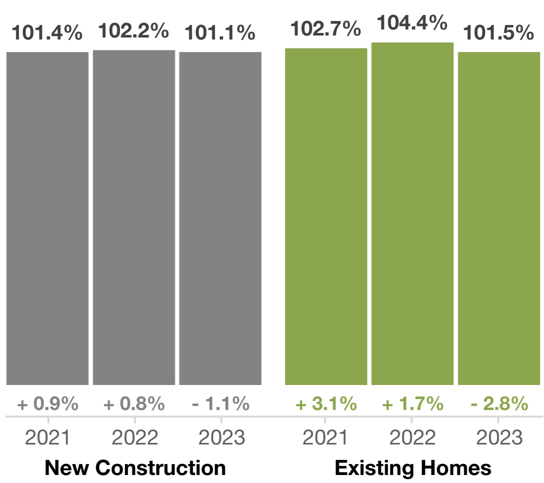
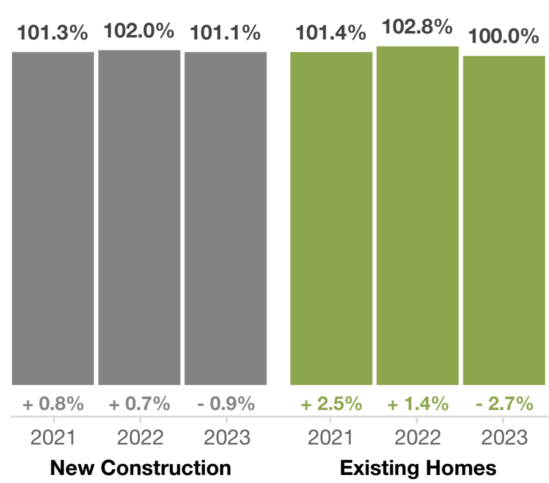


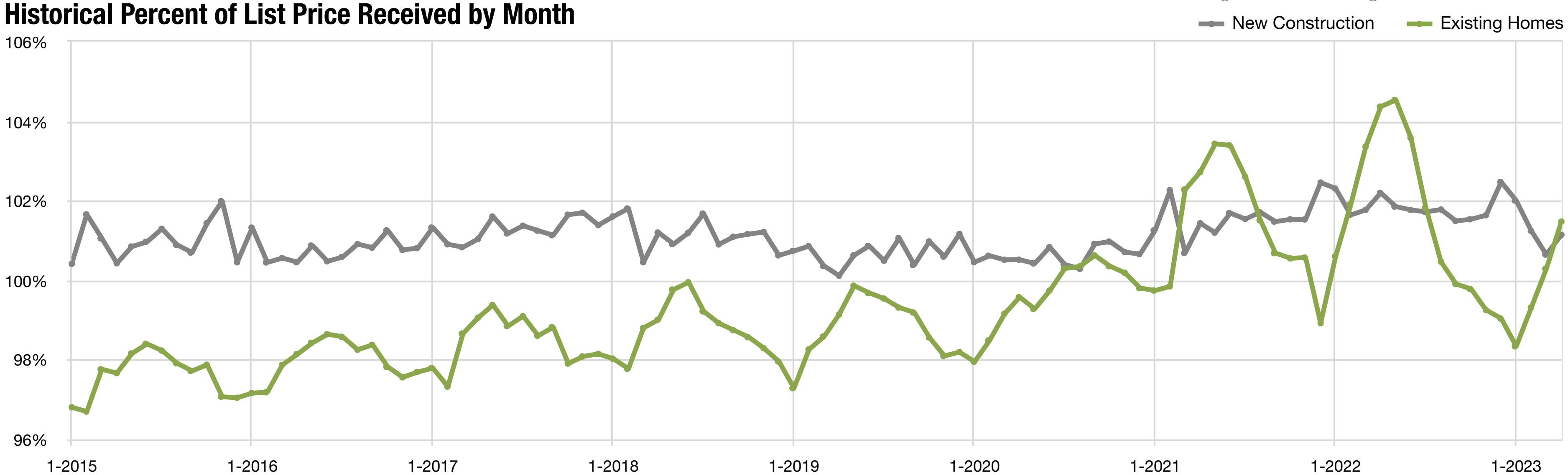
Year to Date



Pct. of List Price Received	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
May-2022	101.9%	+ 0.7%	104.5%	+ 1.1%
Jun-2022	101.8%	+ 0.1%	103.6%	+ 0.2%
Jul-2022	101.7%	+ 0.2%	101.8%	- 0.8%
Aug-2022	101.8%	+ 0.1%	100.5%	- 1.0%
Sep-2022	101.5%	0.0%	99.9%	- 0.8%
Oct-2022	101.5%	0.0%	99.8%	- 0.8%
Nov-2022	101.6%	+ 0.1%	99.3%	- 1.3%
Dec-2022	102.5%	0.0%	99.0%	+ 0.1%
Jan-2023	102.0%	- 0.3%	98.3%	- 2.3%
Feb-2023	101.2%	- 0.4%	99.3%	- 2.6%
Mar-2023	100.6%	- 1.2%	100.3%	- 3.0%
Apr-2023	**101.1%**	**- 1.1%**	**101.5%**	**- 2.8%**
12-Month Avg*	101.6%	- 0.2%	101.1%	- 0.8%

* Pct. of List Price Received for all properties from May 2022 through April 2023. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month



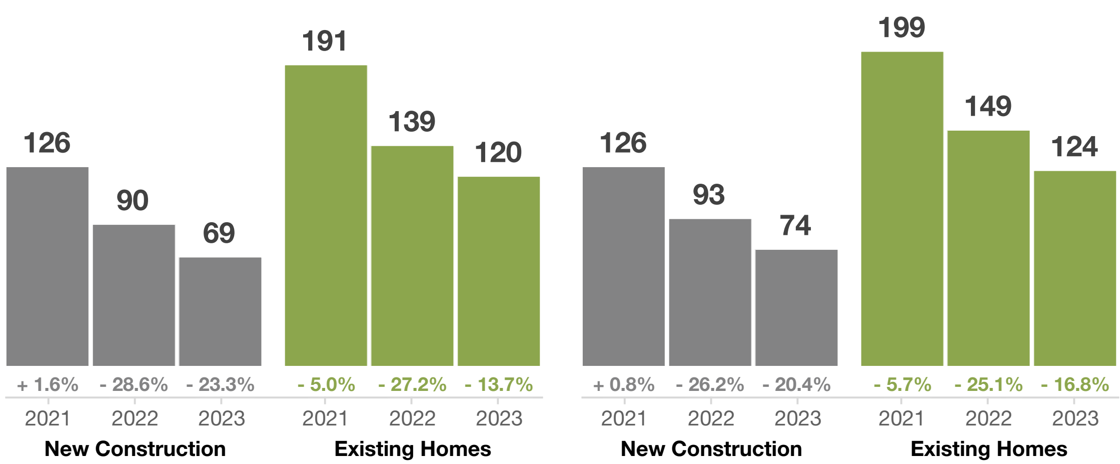
Housing Affordability Index

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.

GREAT PLAINS REGIONAL MLS

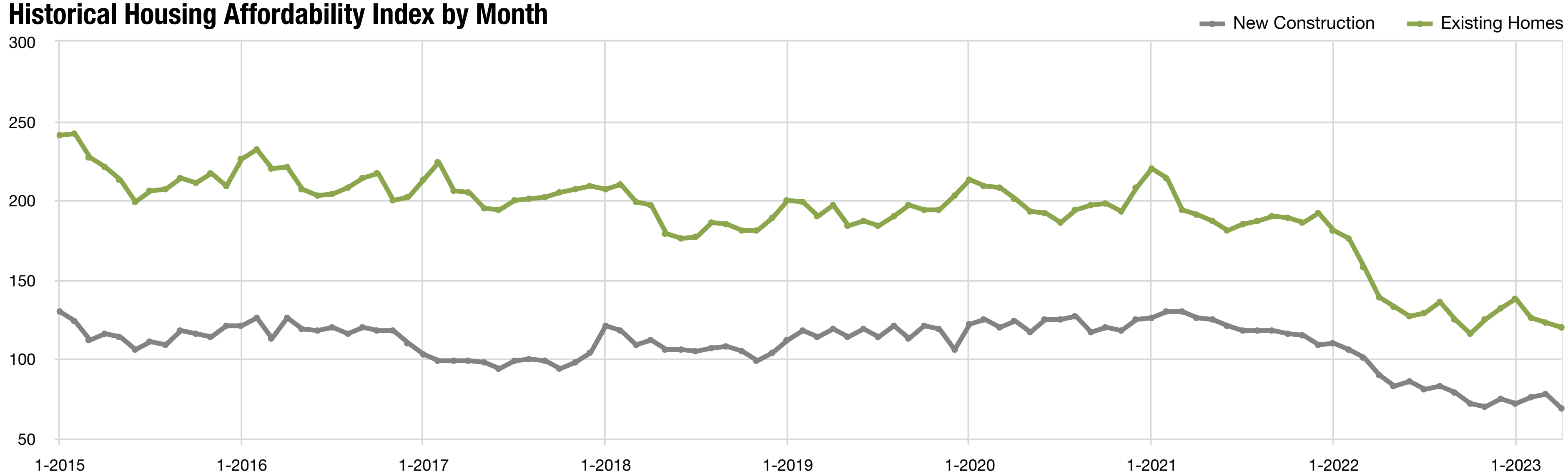
Omaha Area Region

April / Year to Date



Affordability Index	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
May-2022	83	- 33.6%	133	- 28.9%
Jun-2022	86	- 28.9%	127	- 29.8%
Jul-2022	81	- 31.4%	129	- 30.3%
Aug-2022	83	- 29.7%	136	- 27.3%
Sep-2022	79	- 33.1%	125	- 34.2%
Oct-2022	72	- 37.9%	116	- 38.6%
Nov-2022	70	- 39.1%	125	- 32.8%
Dec-2022	75	- 31.2%	132	- 31.3%
Jan-2023	72	- 34.5%	138	- 23.8%
Feb-2023	76	- 28.3%	126	- 28.4%
Mar-2023	78	- 22.8%	123	- 22.2%
Apr-2023	**69**	**- 23.3%**	**120**	**- 13.7%**
12-Month Avg	77	- 31.3%	128	- 28.5%

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.

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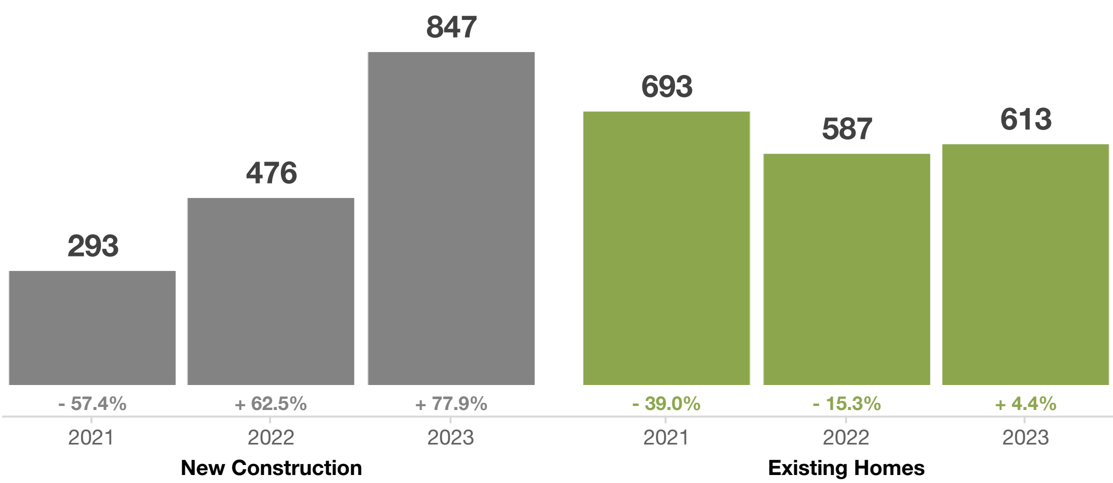
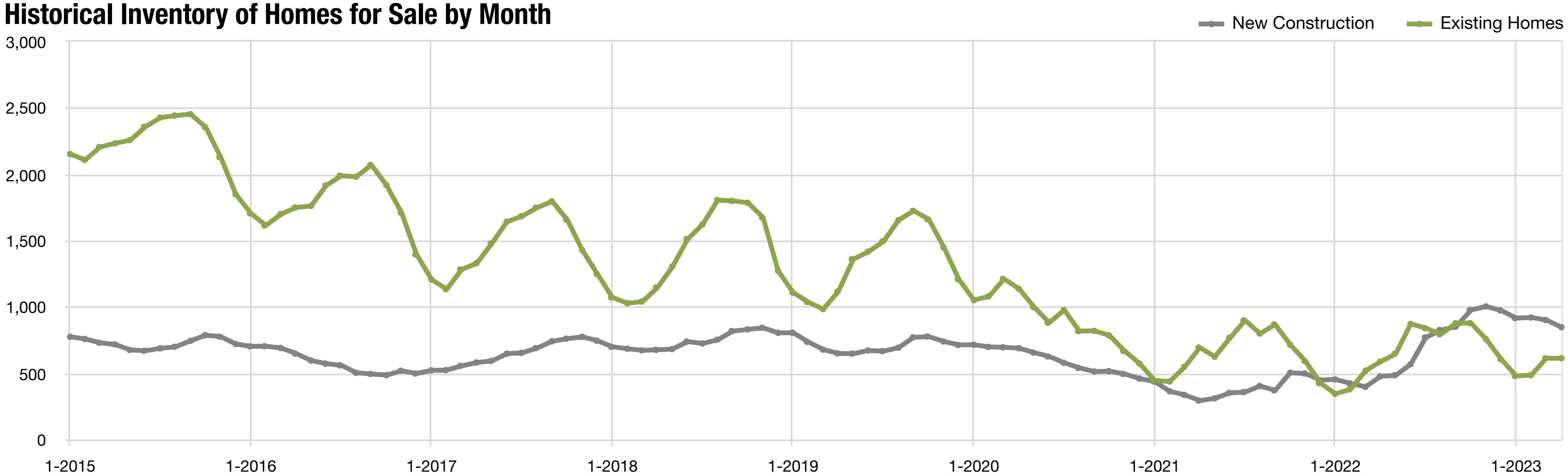
Omaha Area Region

April



Homes for Sale	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
May-2022	484	+ 56.1%	645	+ 3.4%
Jun-2022	567	+ 61.5%	871	+ 13.9%
Jul-2022	769	+ 115.4%	840	- 6.5%
Aug-2022	825	+ 104.7%	793	- 0.8%
Sep-2022	850	+ 129.7%	876	+ 1.0%
Oct-2022	976	+ 94.0%	877	+ 22.7%
Nov-2022	1,003	+ 101.8%	757	+ 27.9%
Dec-2022	973	+ 117.2%	606	+ 42.6%
Jan-2023	915	+ 102.0%	479	+ 39.2%
Feb-2023	920	+ 117.5%	485	+ 28.3%
Mar-2023	901	+ 127.0%	612	+ 18.1%
Apr-2023	**847**	**+ 77.9%**	**613**	**+ 4.4%**
12-Month Avg	836	+ 101.0%	705	+ 12.6%

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.

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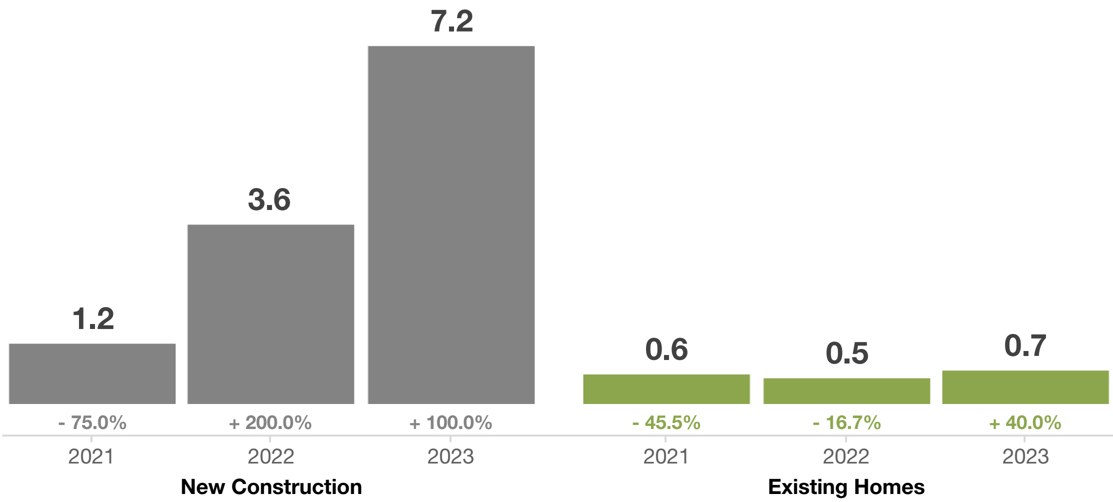
Omaha Area Region

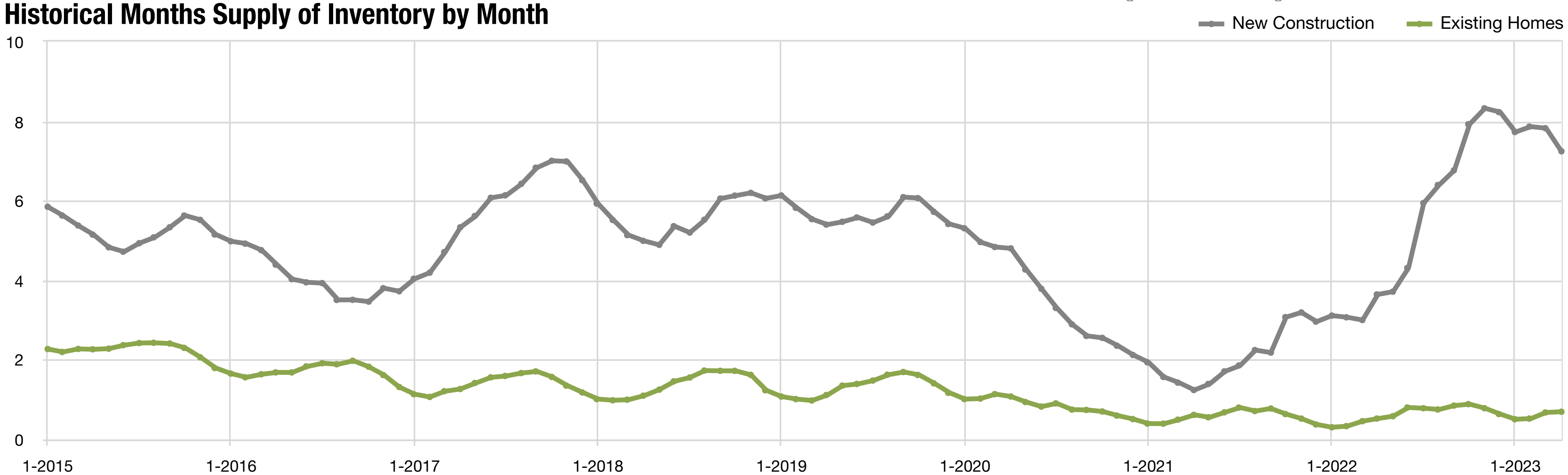
April



Months Supply	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
May-2022	3.7	+ 164.3%	0.6	0.0%
Jun-2022	4.3	+ 152.9%	0.8	+ 14.3%
Jul-2022	5.9	+ 210.5%	0.8	0.0%
Aug-2022	6.4	+ 190.9%	0.8	+ 14.3%
Sep-2022	6.8	+ 209.1%	0.9	+ 12.5%
Oct-2022	7.9	+ 154.8%	0.9	+ 50.0%
Nov-2022	8.3	+ 159.4%	0.8	+ 60.0%
Dec-2022	8.2	+ 173.3%	0.6	+ 50.0%
Jan-2023	7.7	+ 148.4%	0.5	+ 66.7%
Feb-2023	7.9	+ 154.8%	0.5	+ 66.7%
Mar-2023	7.8	+ 160.0%	0.7	+ 40.0%
Apr-2023	**7.2**	**+ 100.0%**	**0.7**	**+ 40.0%**
12-Month Avg*	6.9	+ 161.5%	0.7	+ 26.8%

* Months Supply for all properties from May 2022 through April 2023. 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.

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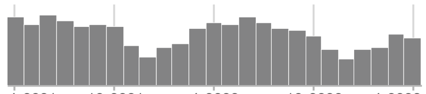
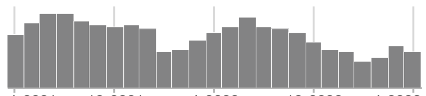
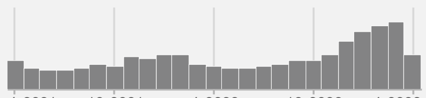
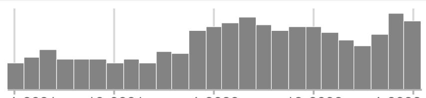
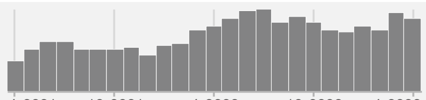
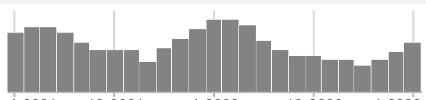
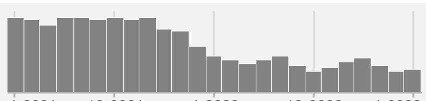
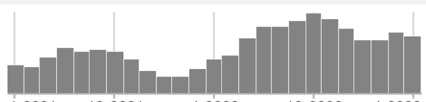
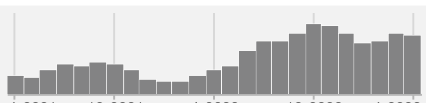
Omaha Area Region

Key Metrics	Historical Sparkbars	4-2022	4-2023	% Change	YTD 2022	YTD 2023	% Change
New Listings		1,769	**1,327**	- 25.0%	5,624	**4,810**	- 14.5%
Pending Sales		1,412	**1,167**	- 17.4%	4,734	**3,890**	- 17.8%
Closed Sales		1,236	**793**	- 35.8%	3,949	**3,011**	- 23.8%
Days on Market Until Sale		10	**15**	+ 50.0%	12	**25**	+ 108.3%
Median Closed Price		$290,000	**$295,550**	+ 1.9%	$275,000	**$290,000**	+ 5.5%
Average Closed Price		$325,576	**$336,388**	+ 3.3%	$314,867	**$333,763**	+ 6.0%
Percent of List Price Received		104.0%	**101.4%**	- 2.5%	102.7%	**100.2%**	- 2.4%
Housing Affordability Index		129	**111**	- 14.0%	136	**113**	- 16.9%
Inventory of Homes for Sale		1,063	**1,460**	+ 37.3%	—	**—**	—
Months Supply of Inventory		0.9	**1.5**	+ 66.7%	—	**—**	—