

Monthly Indicators

Omaha Area Region



April 2024

U.S. existing-home sales recently fell from a one-year high, dropping 4.3% month-over-month to a seasonally adjusted annual rate of 4.19 million, according to the National Association of REALTORS® (NAR), as higher interest rates and rising sales prices continue to keep some prospective buyers on the sidelines. Average 30-year mortgage rates have topped 7% in recent weeks, while the median existing-home sales price hit \$393,500 as of last measure, a 4.8% increase from the previous month, according to NAR.

New Listings increased 38.8 percent for New Construction and 26.0 percent for Existing Homes. Pending Sales decreased 2.0 percent for New Construction but increased 4.5 percent for Existing Homes. Inventory increased 22.4 percent for New Construction and 57.0 percent for Existing Homes.

Median Closed Price increased 1.5 percent for New Construction and 5.5 percent for Existing Homes. Days on Market increased 6.4 percent for New Construction and 55.6 percent for Existing Homes. Months Supply of Inventory remained flat for New Construction but increased 71.4 percent for Existing Homes properties.

Warmer temperatures appear to have helped bring some sellers back to the market, providing additional options to home shoppers during the spring buying season. Total inventory was up 4.7% month-over-month and 14.4% year-over-year, for a 3.2 months' supply at the current sales pace, according to NAR. Nevertheless, demand continues to outpace supply and properties are selling quickly, with the typical home spending 33 days on market nationwide, down from 38 days the month before.

Quick Facts

+ 13.0%

Change in
Closed Sales
All Properties

+ 3.3%

Change in
Median Closed Price
All Properties

+ 37.0%

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: 68016, 68037, 68048, 68307, 68403, 68409, 68413, 68455 and 68463. 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	4-2023	4-2024	% Change	YTD 2023	YTD 2024	% Change
New Listings		224	311	+ 38.8%	1,142	1,327	+ 16.2%
Pending Sales		205	201	- 2.0%	820	821	+ 0.1%
Closed Sales		146	149	+ 2.1%	563	551	- 2.1%
Days on Market Until Sale		78	83	+ 6.4%	74	71	- 4.1%
Median Closed Price		\$446,176	\$453,071	+ 1.5%	\$442,490	\$425,975	- 3.7%
Average Closed Price		\$474,195	\$495,083	+ 4.4%	\$475,417	\$469,211	- 1.3%
Percent of List Price Received		100.9%	100.3%	- 0.6%	101.1%	100.3%	- 0.8%
Housing Affordability Index		81	75	- 7.4%	81	79	- 2.5%
Inventory of Homes for Sale		853	1,044	+ 22.4%	—	—	—
Months Supply of Inventory		6.8	6.8	0.0%	—	—	—

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	4-2023	4-2024	% Change	YTD 2023	YTD 2024	% Change
New Listings		1,160	1,462	+ 26.0%	3,806	4,599	+ 20.8%
Pending Sales		1,004	1,049	+ 4.5%	3,190	3,374	+ 5.8%
Closed Sales		708	816	+ 15.3%	2,526	2,673	+ 5.8%
Days on Market Until Sale		9	14	+ 55.6%	15	18	+ 20.0%
Median Closed Price		\$275,000	\$290,000	+ 5.5%	\$265,000	\$280,000	+ 5.7%
Average Closed Price		\$309,651	\$336,192	+ 8.6%	\$302,503	\$321,640	+ 6.3%
Percent of List Price Received		101.5%	99.4%	- 2.1%	100.0%	98.9%	- 1.1%
Housing Affordability Index		130	116	- 10.8%	135	120	- 11.1%
Inventory of Homes for Sale		625	981	+ 57.0%	—	—	—
Months Supply of Inventory		0.7	1.2	+ 71.4%	—	—	—

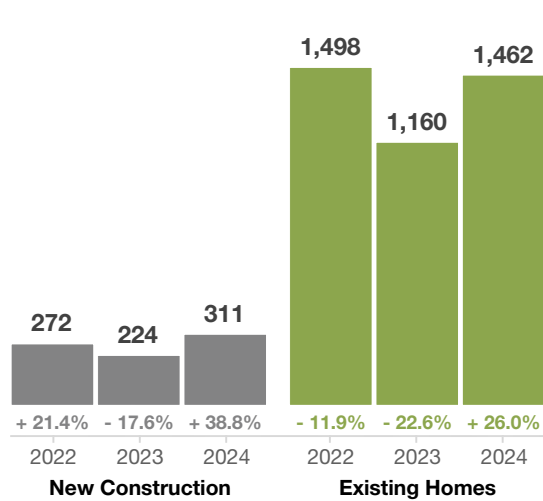
New Listings

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

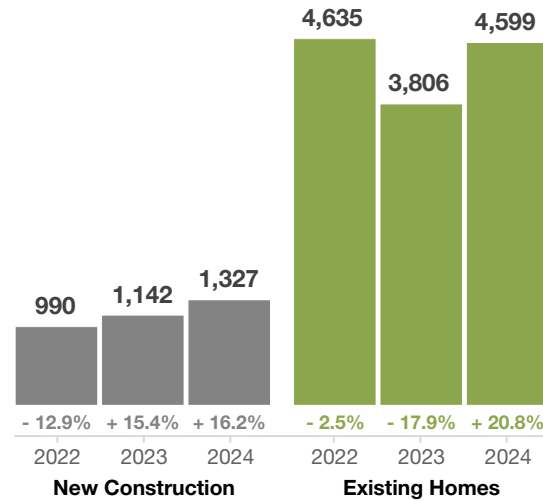


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April

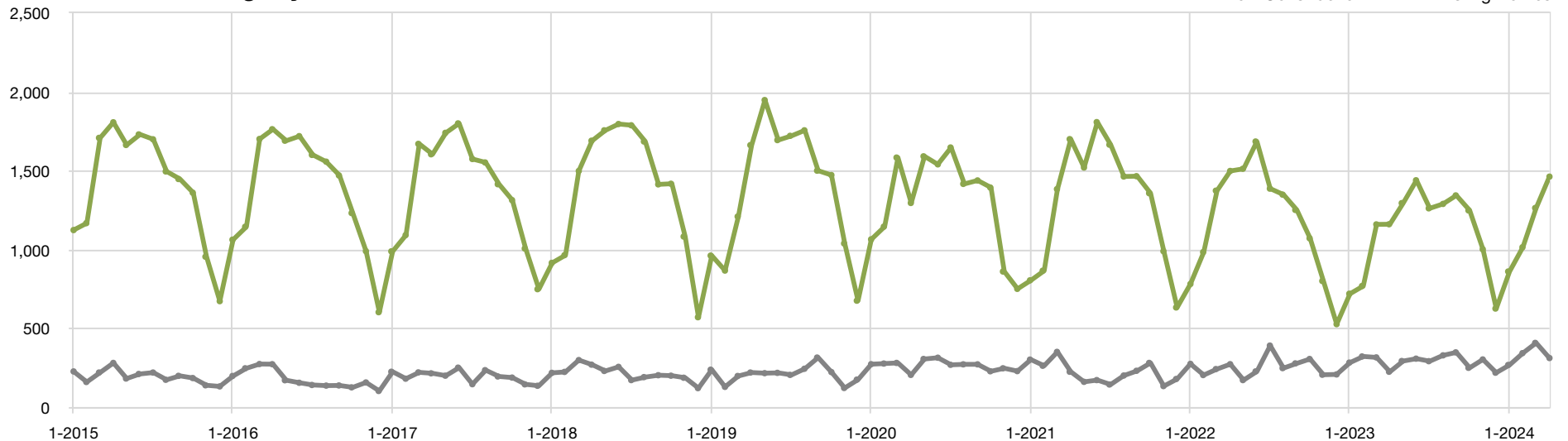


Year to Date



New Listings	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
May-2023	292	+ 70.8%	1,294	- 14.4%
Jun-2023	307	+ 35.8%	1,439	- 14.6%
Jul-2023	291	- 25.4%	1,261	- 9.0%
Aug-2023	328	+ 32.8%	1,289	- 4.4%
Sep-2023	347	+ 25.3%	1,343	+ 7.4%
Oct-2023	249	- 18.4%	1,248	+ 16.5%
Nov-2023	302	+ 47.3%	1,001	+ 25.1%
Dec-2023	218	+ 5.3%	625	+ 18.8%
Jan-2024	267	- 5.3%	860	+ 19.6%
Feb-2024	342	+ 6.5%	1,014	+ 32.0%
Mar-2024	407	+ 29.2%	1,263	+ 9.0%
Apr-2024	311	+ 38.8%	1,462	+ 26.0%
12-Month Avg	305	+ 15.5%	1,175	+ 5.4%

Historical New Listings by Month



Pending Sales

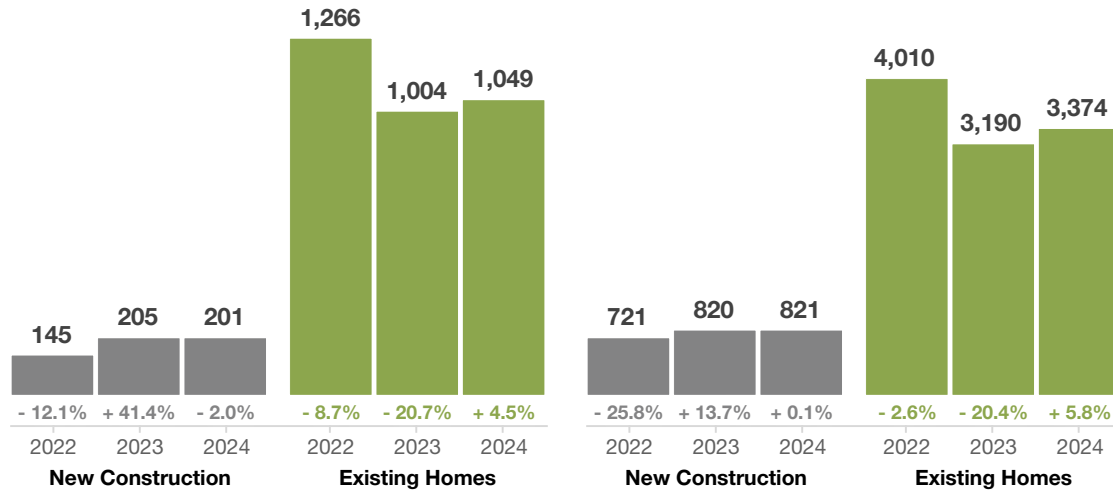
A count of the properties on which offers have been accepted in a given month.



Omaha Area Region

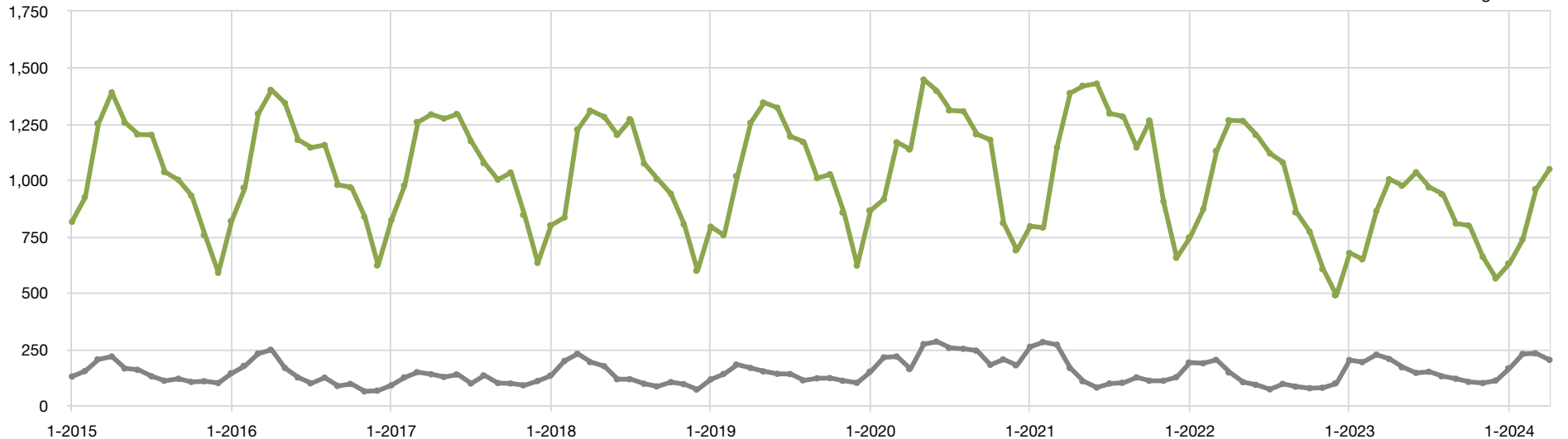
April

Year to Date



Pending Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
May-2023	168	+ 64.7%	975	- 22.8%
Jun-2023	143	+ 58.9%	1,035	- 13.8%
Jul-2023	148	+ 111.4%	968	- 13.5%
Aug-2023	128	+ 36.2%	938	- 13.1%
Sep-2023	117	+ 42.7%	807	- 5.8%
Oct-2023	103	+ 37.3%	798	+ 3.5%
Nov-2023	98	+ 27.3%	659	+ 8.9%
Dec-2023	109	+ 13.5%	563	+ 15.4%
Jan-2024	163	- 18.5%	629	- 7.0%
Feb-2024	227	+ 18.8%	736	+ 13.6%
Mar-2024	230	+ 2.7%	960	+ 11.4%
Apr-2024	201	- 2.0%	1,049	+ 4.5%
12-Month Avg	153	+ 21.4%	843	- 4.3%

Historical Pending Sales by Month



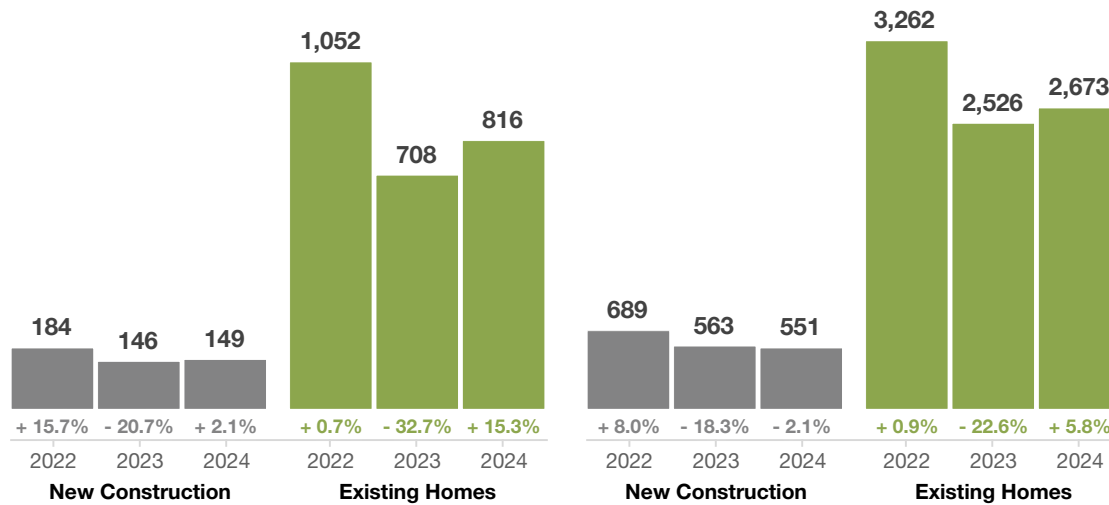
Closed Sales

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

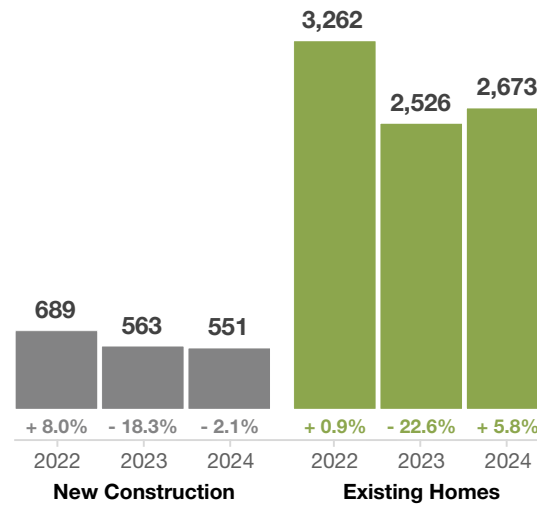


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April

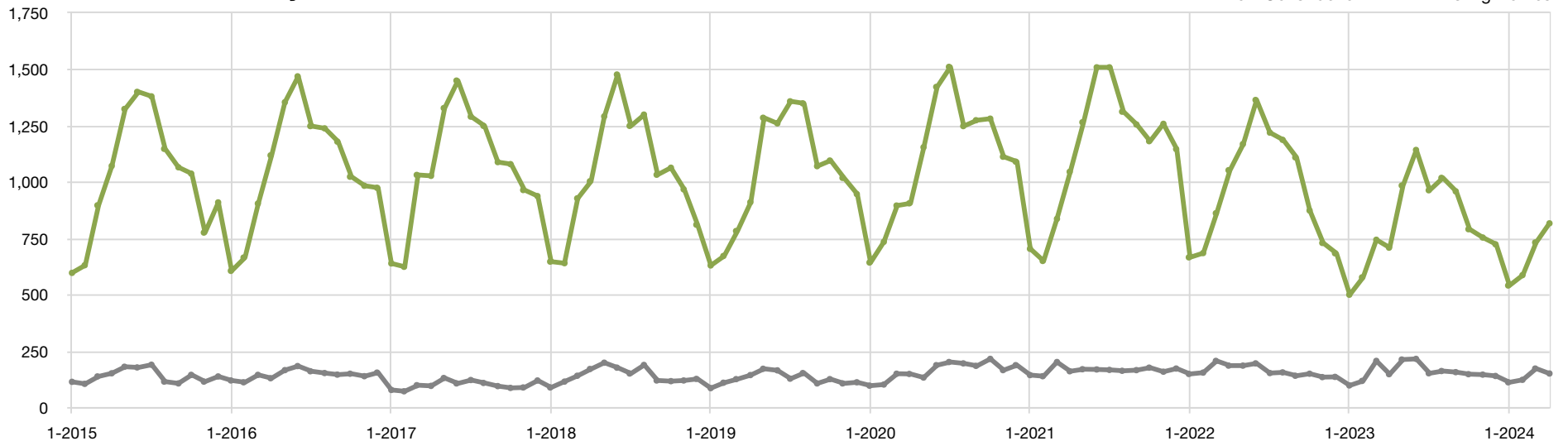


Year to Date



Closed Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
May-2023	211	+ 14.7%	984	- 15.8%
Jun-2023	214	+ 10.3%	1,142	- 16.3%
Jul-2023	150	- 0.7%	963	- 21.0%
Aug-2023	160	+ 3.9%	1,018	- 14.2%
Sep-2023	155	+ 11.5%	958	- 13.6%
Oct-2023	146	- 1.4%	790	- 9.5%
Nov-2023	144	+ 8.3%	753	+ 3.3%
Dec-2023	138	+ 3.0%	723	+ 5.9%
Jan-2024	110	+ 14.6%	540	+ 8.2%
Feb-2024	121	+ 4.3%	586	+ 1.7%
Mar-2024	171	- 16.6%	731	- 1.6%
Apr-2024	149	+ 2.1%	816	+ 15.3%
12-Month Avg	156	+ 4.0%	834	- 7.8%

Historical Closed Sales by Month



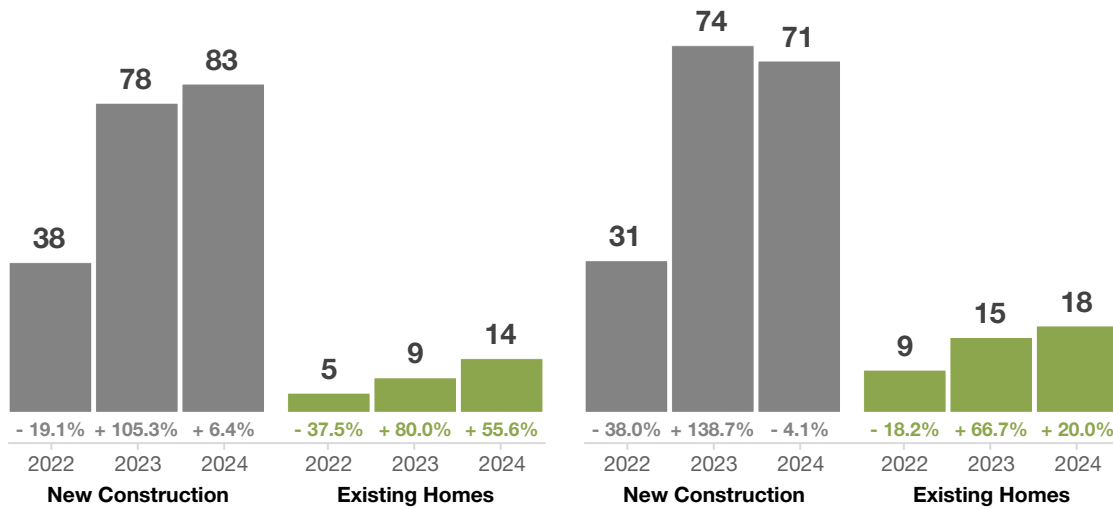
Days on Market Until Sale

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



Omaha Area Region

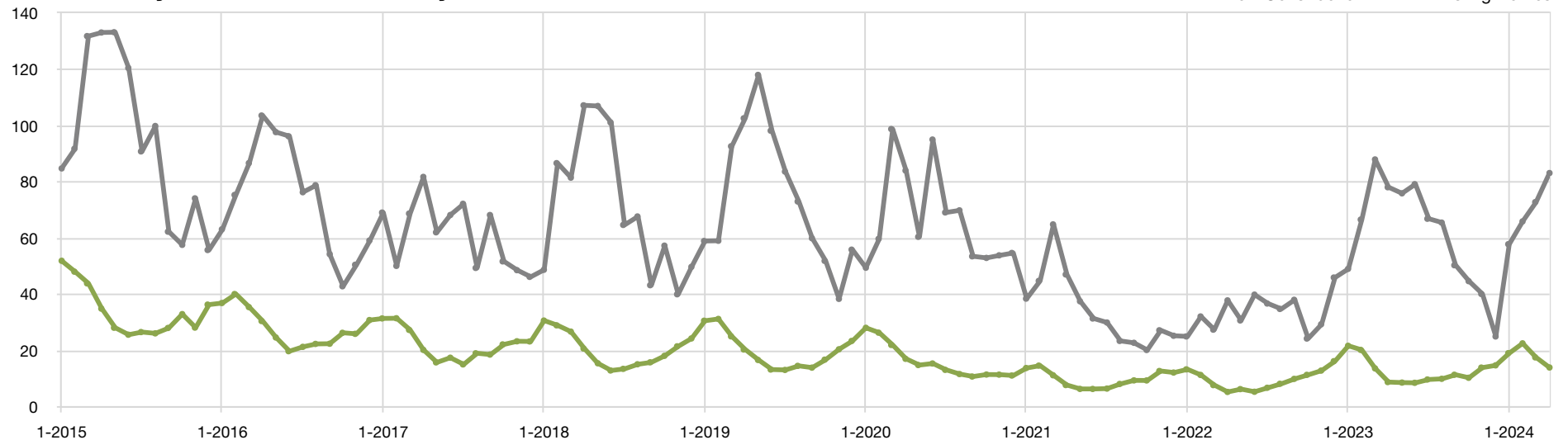
April



Days on Market	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
May-2023	76	+ 145.2%	8	+ 33.3%
Jun-2023	79	+ 97.5%	8	+ 60.0%
Jul-2023	67	+ 81.1%	9	+ 28.6%
Aug-2023	65	+ 85.7%	10	+ 25.0%
Sep-2023	50	+ 31.6%	11	+ 10.0%
Oct-2023	45	+ 87.5%	10	- 9.1%
Nov-2023	40	+ 37.9%	14	+ 7.7%
Dec-2023	25	- 45.7%	15	- 6.3%
Jan-2024	58	+ 18.4%	19	- 9.5%
Feb-2024	66	0.0%	22	+ 10.0%
Mar-2024	73	- 17.0%	17	+ 30.8%
Apr-2024	83	+ 6.4%	14	+ 55.6%
12-Month Avg*	62	+ 31.7%	12	+ 21.4%

* Days on Market for all properties from May 2023 through April 2024. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month



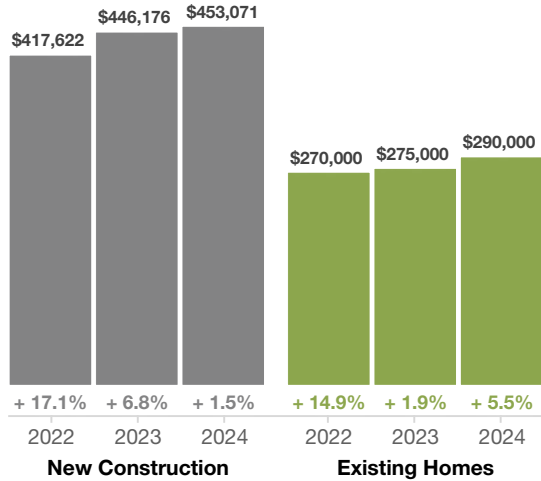
Median Closed Price

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

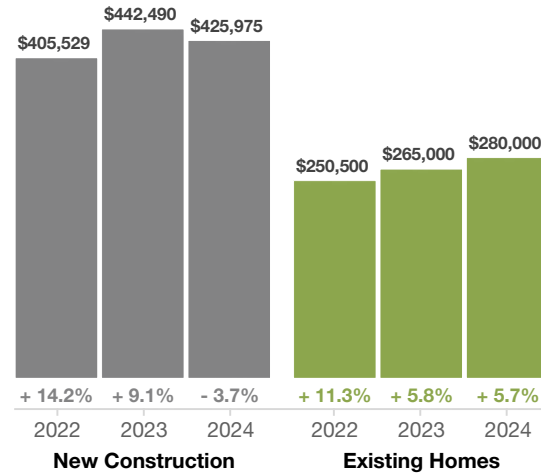


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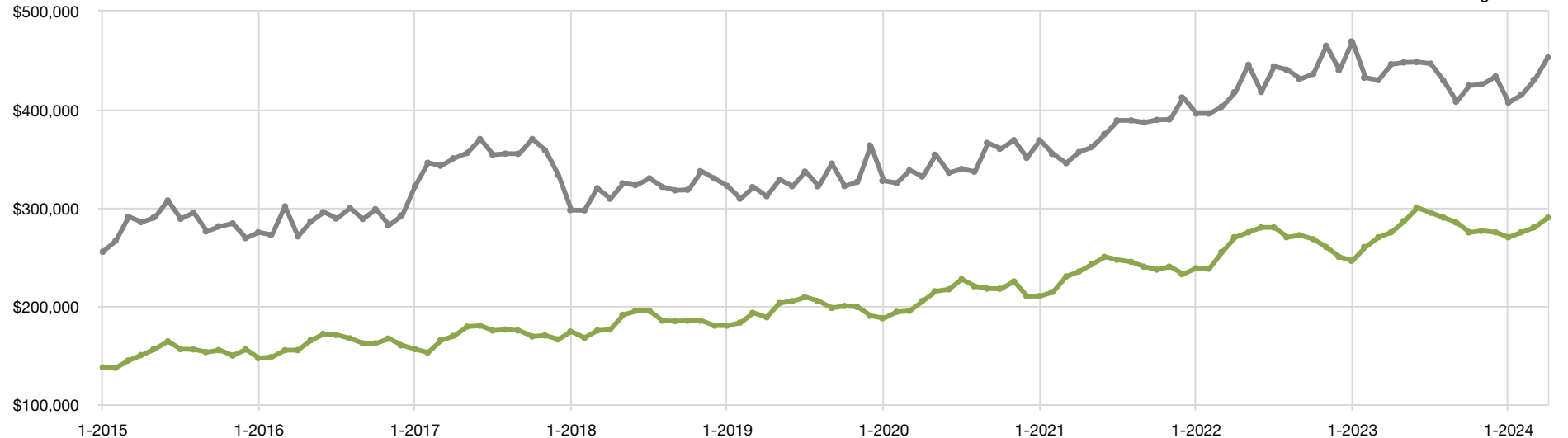
Year to Date



Median Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
May-2023	\$448,000	+ 0.5%	\$286,500	+ 4.2%
Jun-2023	\$448,390	+ 7.3%	\$300,000	+ 7.1%
Jul-2023	\$446,784	+ 0.6%	\$295,000	+ 5.4%
Aug-2023	\$429,548	- 2.5%	\$290,000	+ 7.4%
Sep-2023	\$407,990	- 5.4%	\$285,000	+ 4.8%
Oct-2023	\$424,481	- 2.7%	\$275,000	+ 2.6%
Nov-2023	\$425,782	- 8.4%	\$276,500	+ 6.3%
Dec-2023	\$433,689	- 1.5%	\$275,000	+ 10.0%
Jan-2024	\$407,140	- 13.3%	\$270,000	+ 9.8%
Feb-2024	\$414,990	- 4.0%	\$275,000	+ 5.8%
Mar-2024	\$430,319	+ 0.1%	\$280,000	+ 3.7%
Apr-2024	\$453,071	+ 1.5%	\$290,000	+ 5.5%
12-Month Avg*	\$430,580	- 1.9%	\$285,000	+ 5.6%

* Median Closed Price for all properties from May 2023 through April 2024. This is not the average of the individual figures above.

Historical Median Closed Price by Month



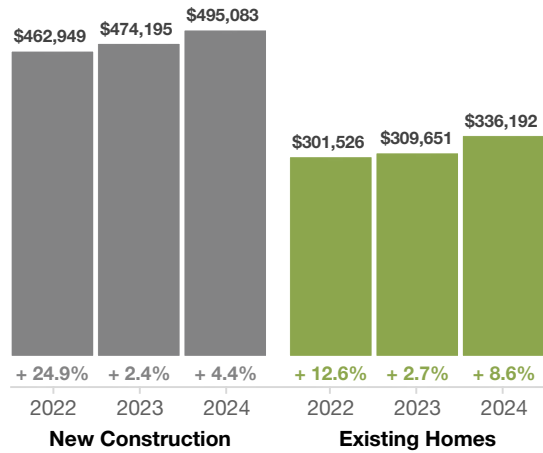
Average Closed Price

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

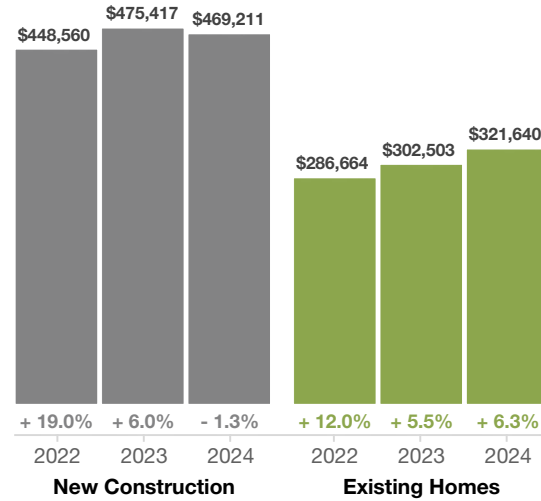


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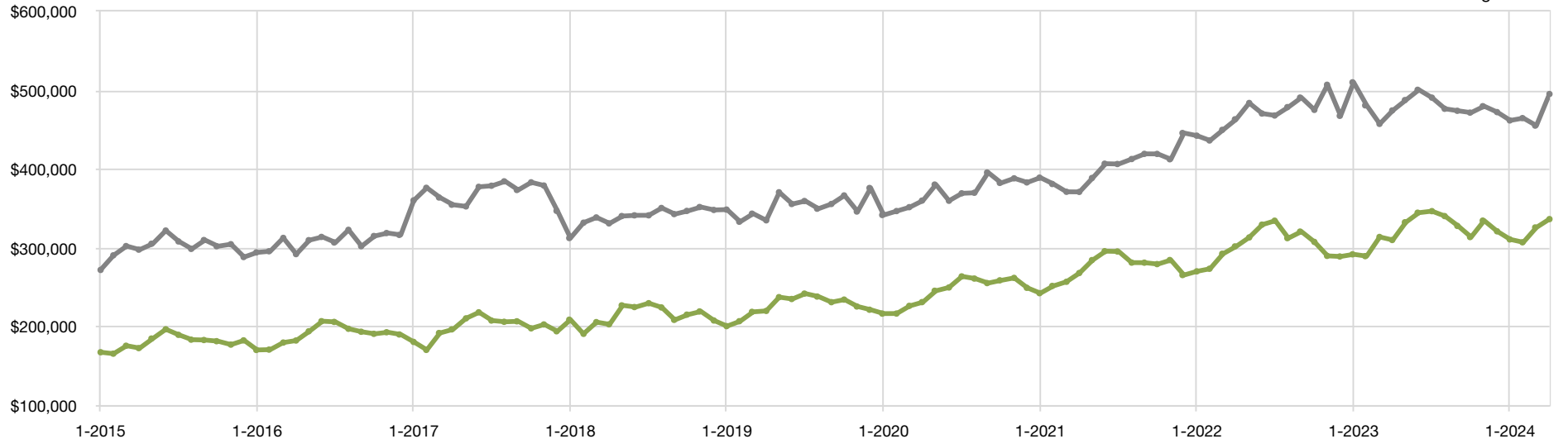
Year to Date



Average Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
May-2023	\$487,376	+ 0.8%	\$332,187	+ 6.2%
Jun-2023	\$500,438	+ 6.4%	\$344,345	+ 4.6%
Jul-2023	\$490,468	+ 4.8%	\$346,307	+ 3.6%
Aug-2023	\$476,331	- 0.4%	\$340,019	+ 9.0%
Sep-2023	\$473,764	- 3.4%	\$327,539	+ 2.2%
Oct-2023	\$471,450	- 0.7%	\$313,386	+ 2.0%
Nov-2023	\$479,606	- 5.4%	\$334,289	+ 15.5%
Dec-2023	\$472,107	+ 1.0%	\$320,695	+ 11.1%
Jan-2024	\$461,532	- 9.5%	\$310,420	+ 6.5%
Feb-2024	\$464,490	- 3.4%	\$306,738	+ 6.1%
Mar-2024	\$454,948	- 0.5%	\$325,592	+ 3.9%
Apr-2024	\$495,083	+ 4.4%	\$336,192	+ 8.6%
12-Month Avg*	\$478,714	+ 0.1%	\$330,310	+ 5.9%

* Average Closed Price for all properties from May 2023 through April 2024. This is not the average of the individual figures above.

Historical Average Closed Price by Month



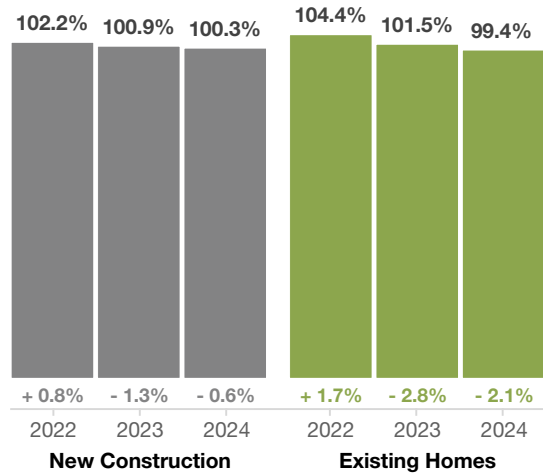
Percent of List Price Received

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.

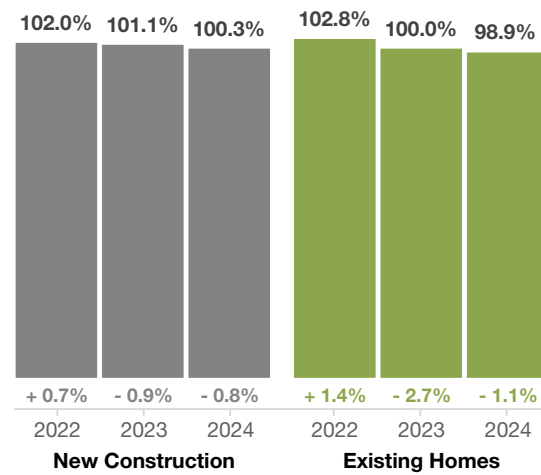


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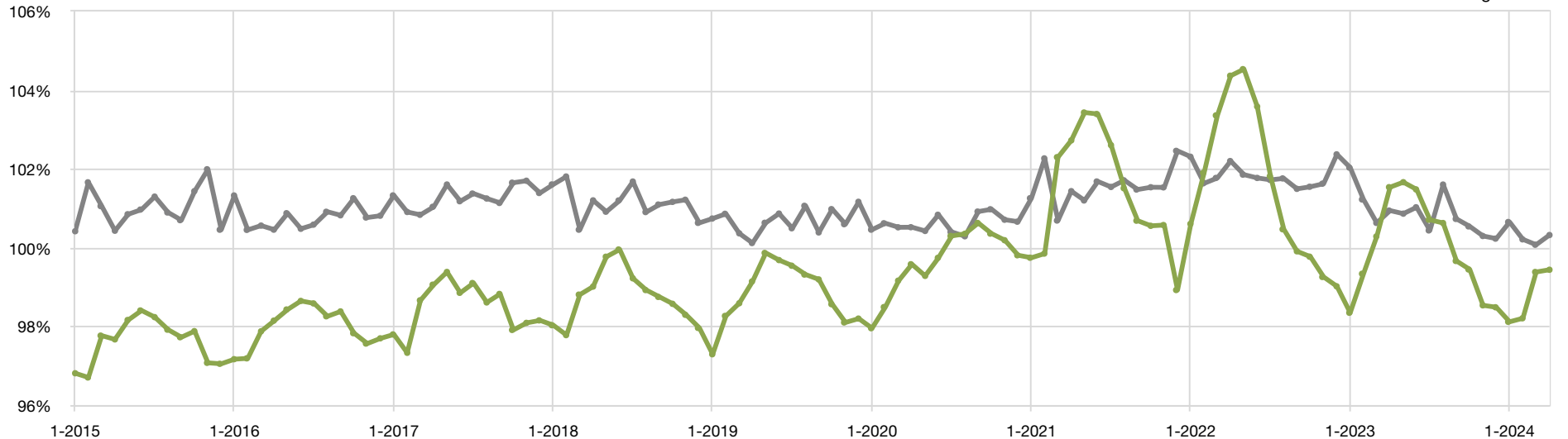
Year to Date



Pct. of List Price Received	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
May-2023	100.9%	- 1.0%	101.7%	- 2.7%
Jun-2023	101.0%	- 0.8%	101.5%	- 2.0%
Jul-2023	100.4%	- 1.3%	100.7%	- 1.1%
Aug-2023	101.6%	- 0.2%	100.6%	+ 0.1%
Sep-2023	100.7%	- 0.8%	99.7%	- 0.2%
Oct-2023	100.5%	- 1.0%	99.4%	- 0.4%
Nov-2023	100.3%	- 1.3%	98.5%	- 0.8%
Dec-2023	100.2%	- 2.1%	98.5%	- 0.5%
Jan-2024	100.6%	- 1.4%	98.1%	- 0.2%
Feb-2024	100.2%	- 1.0%	98.2%	- 1.1%
Mar-2024	100.1%	- 0.5%	99.4%	- 0.9%
Apr-2024	100.3%	- 0.6%	99.4%	- 2.1%
12-Month Avg*	100.6%	- 0.9%	99.9%	- 1.2%

* Pct. of List Price Received for all properties from May 2023 through April 2024. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month



Housing Affordability Index

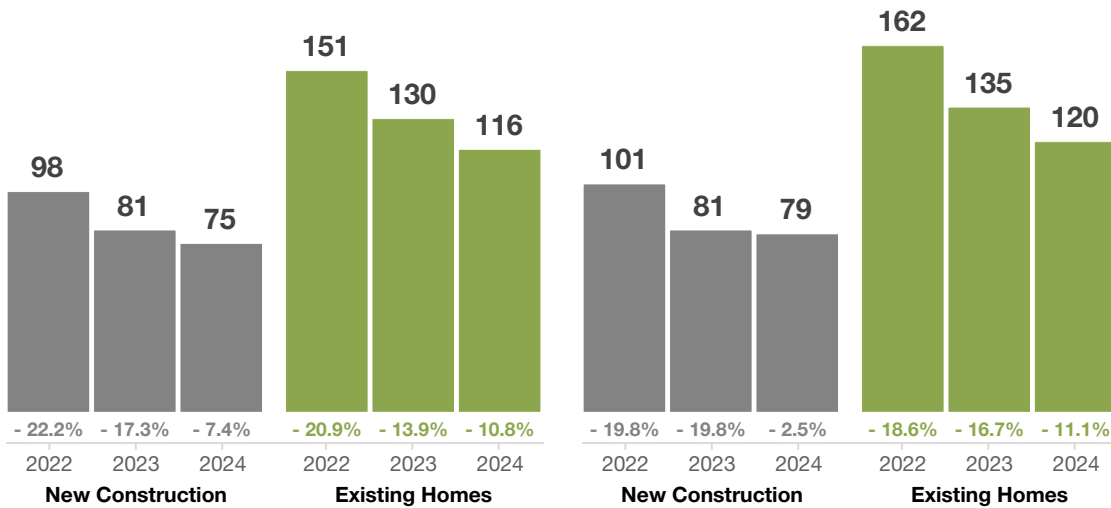
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



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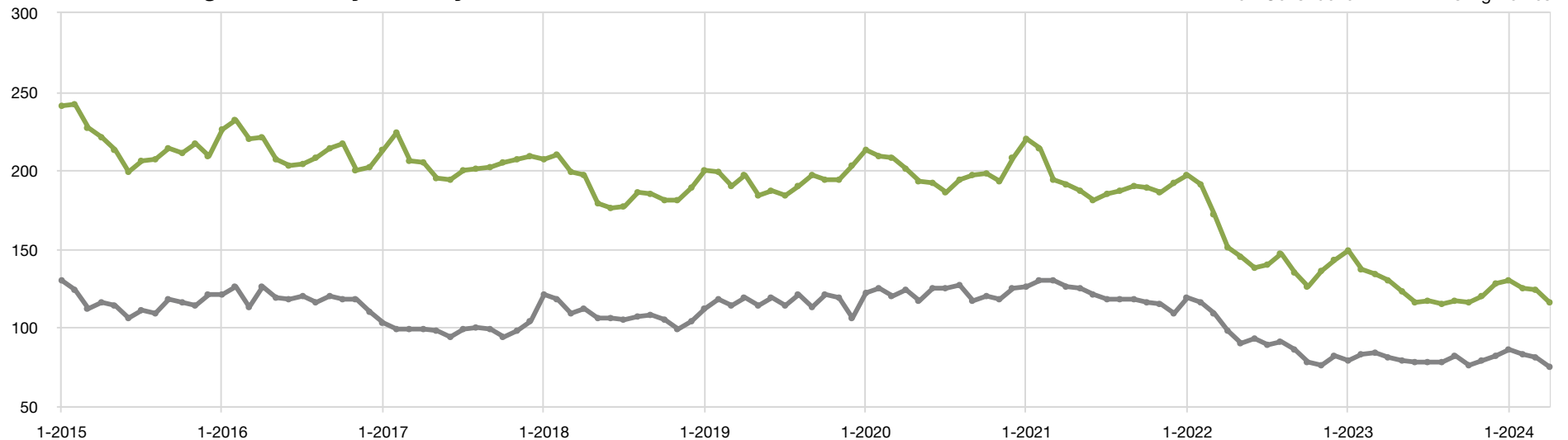
April

Year to Date



Affordability Index	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
May-2023	79	- 12.2%	123	- 15.2%
Jun-2023	78	- 16.1%	116	- 15.9%
Jul-2023	78	- 12.4%	117	- 16.4%
Aug-2023	78	- 14.3%	115	- 21.8%
Sep-2023	82	- 4.7%	117	- 13.3%
Oct-2023	76	- 2.6%	116	- 7.9%
Nov-2023	79	+ 3.9%	120	- 11.8%
Dec-2023	82	0.0%	128	- 10.5%
Jan-2024	86	+ 8.9%	130	- 12.8%
Feb-2024	83	0.0%	125	- 8.8%
Mar-2024	81	- 3.6%	124	- 7.5%
Apr-2024	75	- 7.4%	116	- 10.8%
12-Month Avg	80	- 4.8%	121	- 12.3%

Historical Housing Affordability Index by Month



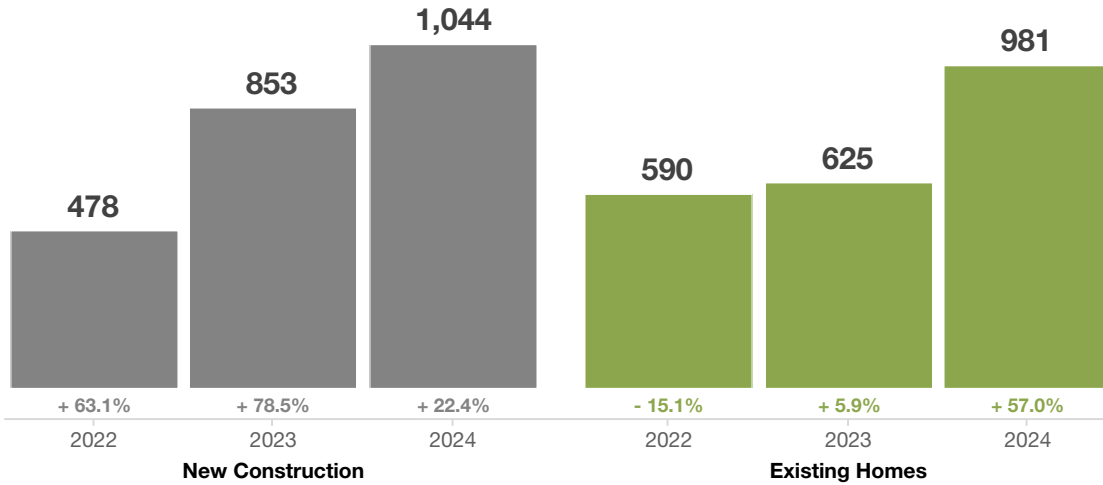
Inventory of Homes for Sale

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



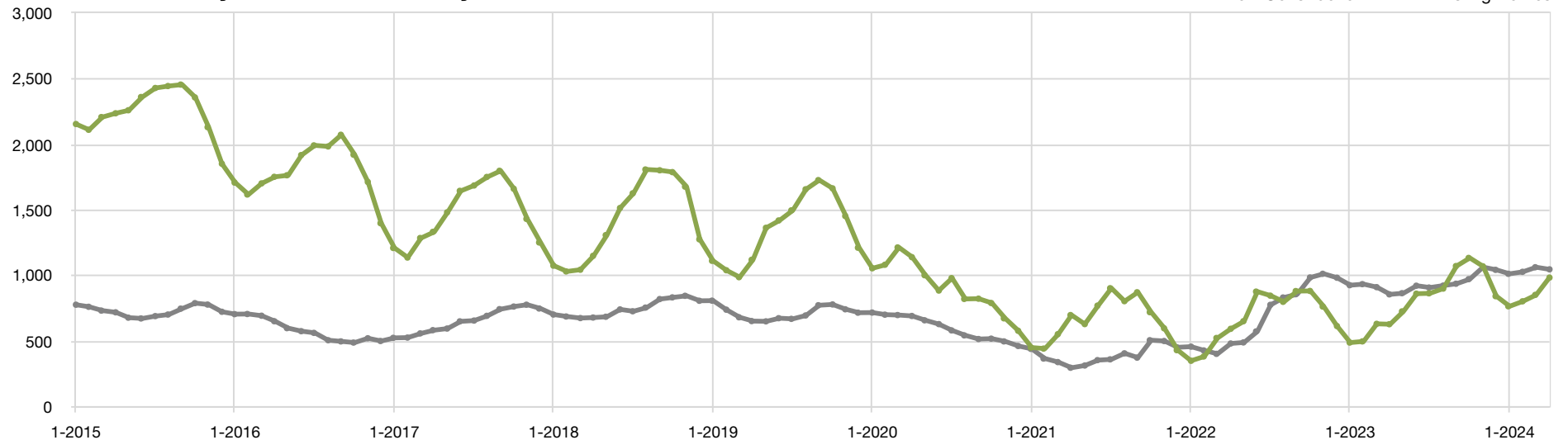
Omaha Area Region

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Homes for Sale	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
May-2023	862	+ 77.4%	723	+ 11.6%
Jun-2023	919	+ 61.2%	858	- 1.8%
Jul-2023	905	+ 17.1%	861	+ 2.1%
Aug-2023	920	+ 11.0%	897	+ 12.7%
Sep-2023	934	+ 9.4%	1,069	+ 21.8%
Oct-2023	969	- 1.3%	1,131	+ 28.7%
Nov-2023	1,061	+ 5.0%	1,067	+ 40.4%
Dec-2023	1,040	+ 6.1%	839	+ 37.3%
Jan-2024	1,010	+ 9.4%	762	+ 57.1%
Feb-2024	1,025	+ 10.1%	800	+ 61.9%
Mar-2024	1,060	+ 16.7%	849	+ 35.2%
Apr-2024	1,044	+ 22.4%	981	+ 57.0%
12-Month Avg	979	+ 16.3%	903	+ 27.2%

Historical Inventory of Homes for Sale by Month



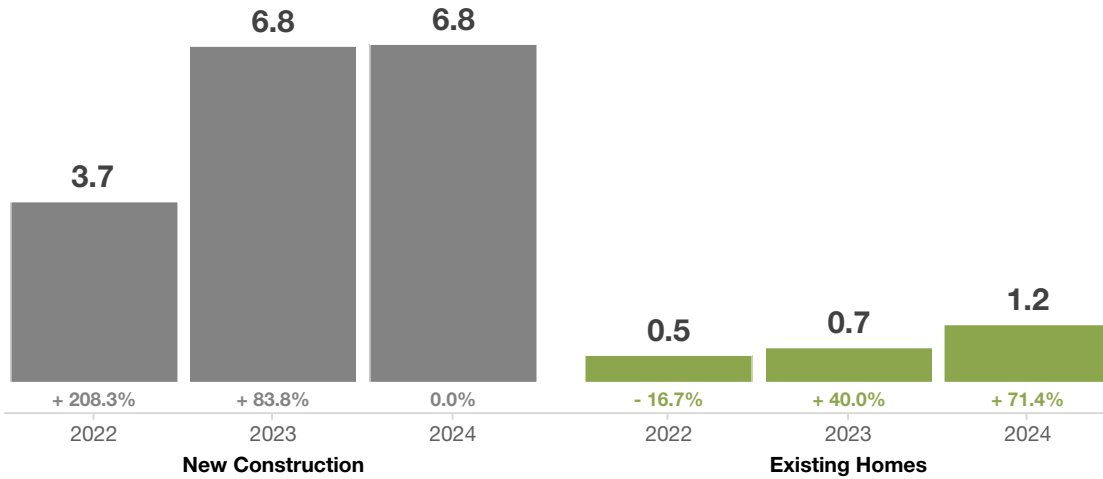
Months Supply of Inventory

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

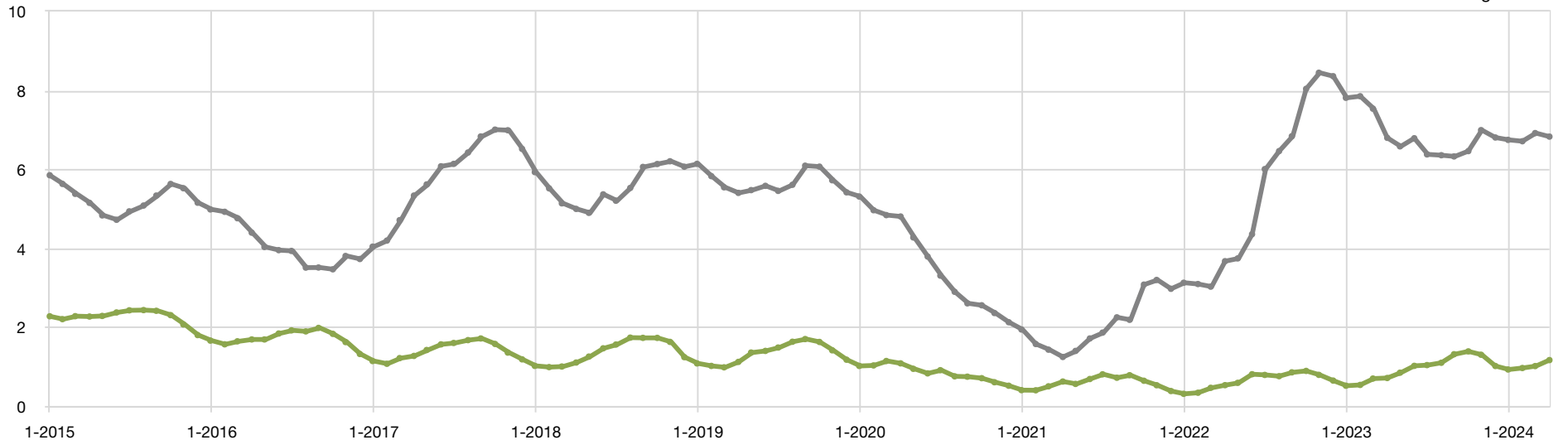
April



Months Supply	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
May-2023	6.6	+ 78.4%	0.8	+ 33.3%
Jun-2023	6.8	+ 54.5%	1.0	+ 25.0%
Jul-2023	6.4	+ 6.7%	1.0	+ 25.0%
Aug-2023	6.4	- 1.5%	1.1	+ 37.5%
Sep-2023	6.3	- 7.4%	1.3	+ 44.4%
Oct-2023	6.5	- 18.8%	1.4	+ 55.6%
Nov-2023	7.0	- 16.7%	1.3	+ 62.5%
Dec-2023	6.8	- 19.0%	1.0	+ 66.7%
Jan-2024	6.7	- 14.1%	0.9	+ 80.0%
Feb-2024	6.7	- 15.2%	1.0	+ 100.0%
Mar-2024	6.9	- 8.0%	1.0	+ 42.9%
Apr-2024	6.8	0.0%	1.2	+ 71.4%
12-Month Avg*	6.7	- 2.9%	1.1	+ 52.6%

* Months Supply for all properties from May 2023 through April 2024. 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	4-2023	4-2024	% Change	YTD 2023	YTD 2024	% Change
New Listings		1,384	1,773	+ 28.1%	4,948	5,926	+ 19.8%
Pending Sales		1,209	1,250	+ 3.4%	4,010	4,195	+ 4.6%
Closed Sales		854	965	+ 13.0%	3,089	3,224	+ 4.4%
Days on Market Until Sale		20	24	+ 20.0%	26	27	+ 3.8%
Median Closed Price		\$300,000	\$310,000	+ 3.3%	\$290,000	\$305,000	+ 5.2%
Average Closed Price		\$337,947	\$360,726	+ 6.7%	\$334,080	\$346,876	+ 3.8%
Percent of List Price Received		101.4%	99.6%	- 1.8%	100.2%	99.1%	- 1.1%
Housing Affordability Index		119	108	- 9.2%	123	110	- 10.6%
Inventory of Homes for Sale		1,478	2,025	+ 37.0%	—	—	—
Months Supply of Inventory		1.5	2.0	+ 33.3%	—	—	—