

# Monthly Indicators

Lincoln Area Region



## September 2026

U.S. existing-home sales fell 2.0% from the previous month and 1.2% from a year earlier to a seasonally adjusted annual rate of 3.98 million, the first reading below 4 million since June 2025, according to the National Association of REALTORS® (NAR). Sales held steady in the West and declined in the Northeast, Midwest, and South. Compared with a year earlier, sales were unchanged in the South and declined in the Northeast, Midwest, and West.

New Listings decreased 26.1 percent for New Construction but increased 4.6 percent for Existing Homes. Pending Sales decreased 58.8 percent for New Construction and 9.7 percent for Existing Homes. Inventory increased 1.4 percent for New Construction and 19.7 percent for Existing Homes.

Median Closed Price decreased 9.5 percent for New Construction but increased 4.1 percent for Existing Homes. Days on Market increased 18.2 percent for New Construction but remained flat for Existing Homes. Months Supply of Inventory decreased 1.3 percent for New Construction but increased 23.8 percent for Existing Homes.

Heading into September, there were 1.62 million homes listed for sale, up 3.2% from the previous month and 5.9% from a year earlier, the first time inventory has exceeded 1.6 million units since November 2019, NAR reported. That represents a 4.9-month supply at the current sales pace, up from 4.6 months a month earlier and the highest level in over ten years, according to NAR Chief Economist Lawrence Yun. The median existing-home sales price rose 1.6% year-over-year to \$429,100, marking 38 consecutive months of annual gains, and year-to-date sales are up 1.6%. The Federal Reserve raised its benchmark rate by a quarter point on September 16 to a range of 3.75% to 4%, its first increase since July 2023, and the 30-year fixed-rate mortgage moved above 7% in late September, up from an August average of 6.67%, according to Freddie Mac.

## Quick Facts

**- 12.2%**

Change in  
**Closed Sales**  
All Properties

**+ 3.4%**

Change in  
**Median Closed Price**  
All Properties

**+ 13.7%**

Change in  
**Homes for Sale**  
All Properties

This report covers residential real estate activity in the Lincoln area, which includes all of Lancaster and Seward counties, as well as the following ZIP codes: 68003, 68304, 68347, 68349, 68366, 68407, 68418, 68454, 68461 and 68462. 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.



Lincoln Area Region

| Key Metrics                    | Historical Sparkbars | 9-2025    | 9-2026    | % Change | YTD 2025  | YTD 2026  | % Change |
|--------------------------------|----------------------|-----------|-----------|----------|-----------|-----------|----------|
| New Listings                   |                      | 153       | 113       | - 26.1%  | 1,139     | 1,155     | + 1.4%   |
| Pending Sales                  |                      | 51        | 21        | - 58.8%  | 455       | 462       | + 1.5%   |
| Closed Sales                   |                      | 50        | 42        | - 16.0%  | 450       | 456       | + 1.3%   |
| Days on Market Until Sale      |                      | 44        | 52        | + 18.2%  | 40        | 49        | + 22.5%  |
| Median Closed Price            |                      | \$439,950 | \$398,225 | - 9.5%   | \$457,323 | \$439,466 | - 3.9%   |
| Average Closed Price           |                      | \$469,664 | \$445,062 | - 5.2%   | \$487,532 | \$488,319 | + 0.2%   |
| Percent of List Price Received |                      | 100.2%    | 100.4%    | + 0.2%   | 100.4%    | 100.2%    | - 0.2%   |
| Housing Affordability Index    |                      | 86        | 90        | + 4.7%   | 83        | 81        | - 2.4%   |
| Inventory of Homes for Sale    |                      | 356       | 361       | + 1.4%   | —         | —         | —        |
| Months Supply of Inventory     |                      | 7.5       | 7.4       | - 1.3%   | —         | —         | —        |

# 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.



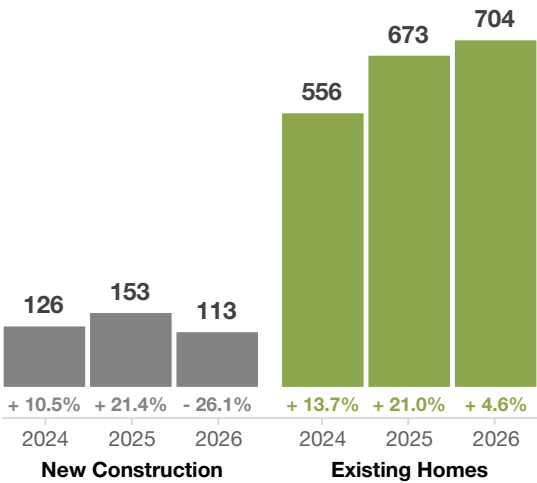
Lincoln Area Region

| Key Metrics                    | Historical Sparkbars | 9-2025    | 9-2026    | % Change | YTD 2025  | YTD 2026  | % Change |
|--------------------------------|----------------------|-----------|-----------|----------|-----------|-----------|----------|
| New Listings                   |                      | 673       | 704       | + 4.6%   | 5,408     | 5,878     | + 8.7%   |
| Pending Sales                  |                      | 319       | 288       | - 9.7%   | 3,259     | 3,246     | - 0.4%   |
| Closed Sales                   |                      | 353       | 312       | - 11.6%  | 3,109     | 3,144     | + 1.1%   |
| Days on Market Until Sale      |                      | 19        | 19        | 0.0%     | 18        | 19        | + 5.6%   |
| Median Closed Price            |                      | \$290,000 | \$301,750 | + 4.1%   | \$290,000 | \$300,000 | + 3.4%   |
| Average Closed Price           |                      | \$346,063 | \$363,121 | + 4.9%   | \$339,218 | \$347,568 | + 2.5%   |
| Percent of List Price Received |                      | 98.1%     | 98.4%     | + 0.3%   | 98.7%     | 98.8%     | + 0.1%   |
| Housing Affordability Index    |                      | 131       | 118       | - 9.9%   | 131       | 119       | - 9.2%   |
| Inventory of Homes for Sale    |                      | 720       | 862       | + 19.7%  | —         | —         | —        |
| Months Supply of Inventory     |                      | 2.1       | 2.6       | + 23.8%  | —         | —         | —        |

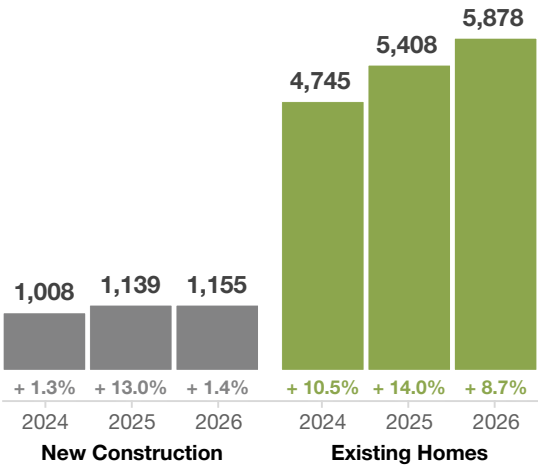
# New Listings

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

## September

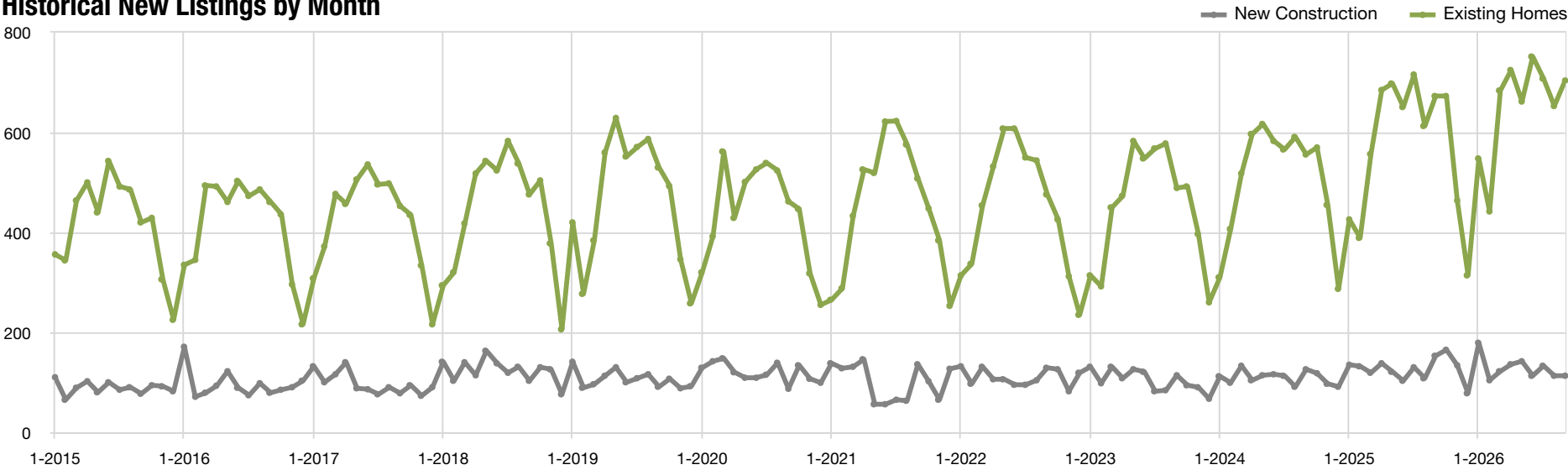


## Year to Date



| New Listings | New Construction | Year-Over-Year Change | Existing Homes | Year-Over-Year Change |
|--------------|------------------|-----------------------|----------------|-----------------------|
| Oct-2025     | 165              | + 39.8%               | 673            | + 18.1%               |
| Nov-2025     | 134              | + 38.1%               | 464            | + 2.0%                |
| Dec-2025     | 78               | - 14.3%               | 314            | + 9.4%                |
| Jan-2026     | 179              | + 32.6%               | 548            | + 28.6%               |
| Feb-2026     | 104              | - 21.2%               | 442            | + 13.6%               |
| Mar-2026     | 122              | + 2.5%                | 684            | + 22.8%               |
| Apr-2026     | 136              | - 1.4%                | 725            | + 5.8%                |
| May-2026     | 142              | + 17.4%               | 662            | - 5.2%                |
| Jun-2026     | 113              | + 9.7%                | 752            | + 15.5%               |
| Jul-2026     | 133              | + 2.3%                | 708            | - 1.1%                |
| Aug-2026     | 113              | + 4.6%                | 653            | + 6.5%                |
| Sep-2026     | 113              | - 26.1%               | 704            | + 4.6%                |
| 12-Month Avg | 128              | + 6.7%                | 611            | + 9.1%                |

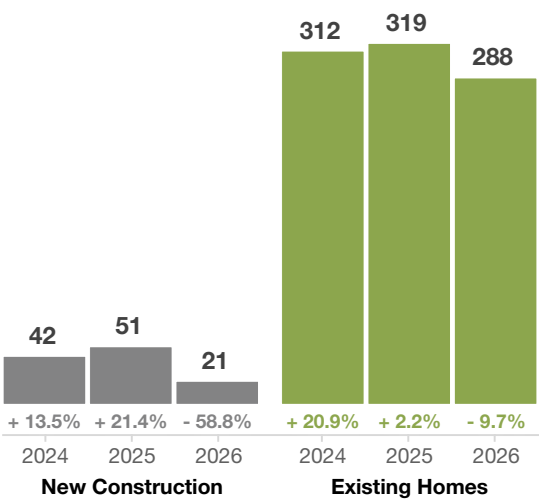
## Historical New Listings by Month



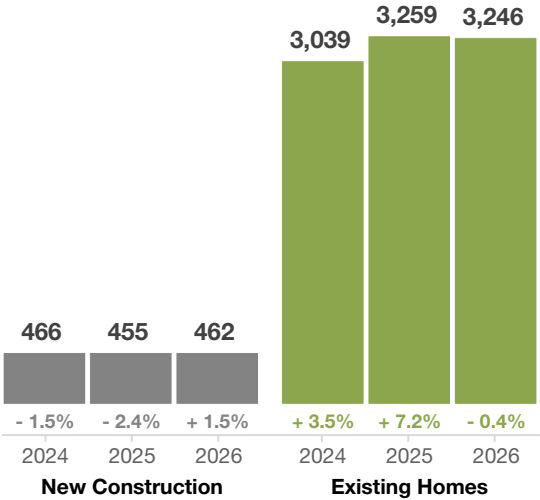
# Pending Sales

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

## September

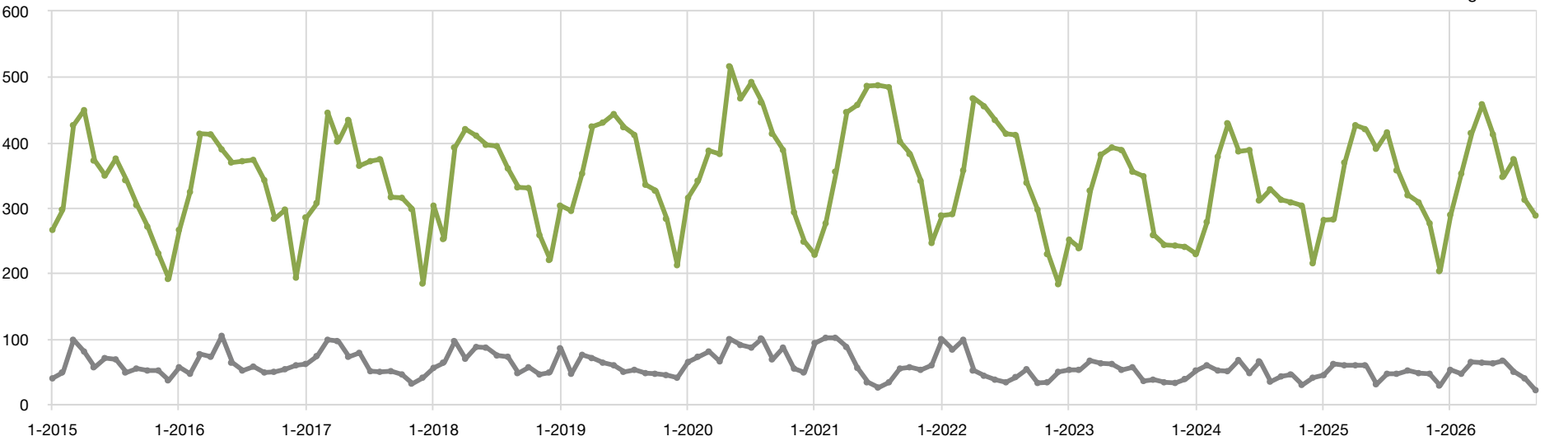


## Year to Date



| Pending Sales | New Construction | Year-Over-Year Change | Existing Homes | Year-Over-Year Change |
|---------------|------------------|-----------------------|----------------|-----------------------|
| Oct-2025      | 47               | + 4.4%                | 308            | 0.0%                  |
| Nov-2025      | 46               | + 58.6%               | 276            | - 8.9%                |
| Dec-2025      | 28               | - 30.0%               | 203            | - 5.6%                |
| Jan-2026      | 52               | + 18.2%               | 289            | + 2.8%                |
| Feb-2026      | 46               | - 24.6%               | 352            | + 24.8%               |
| Mar-2026      | 64               | + 8.5%                | 414            | + 12.2%               |
| Apr-2026      | 63               | + 6.8%                | 458            | + 7.5%                |
| May-2026      | 62               | + 5.1%                | 412            | - 1.9%                |
| Jun-2026      | 66               | + 120.0%              | 347            | - 11.0%               |
| Jul-2026      | 49               | + 6.5%                | 374            | - 9.9%                |
| Aug-2026      | 39               | - 15.2%               | 312            | - 12.6%               |
| Sep-2026      | 21               | - 58.8%               | 288            | - 9.7%                |
| 12-Month Avg  | 49               | + 4.3%                | 336            | - 1.2%                |

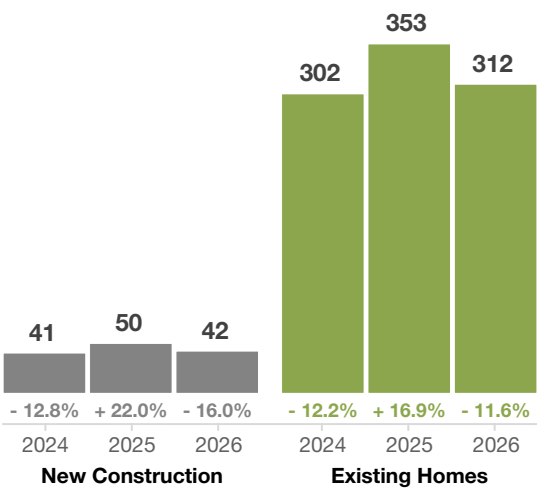
## Historical Pending Sales by Month



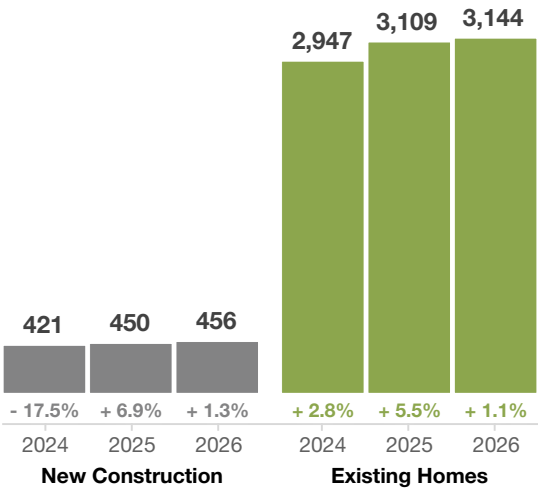
# Closed Sales

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

## September

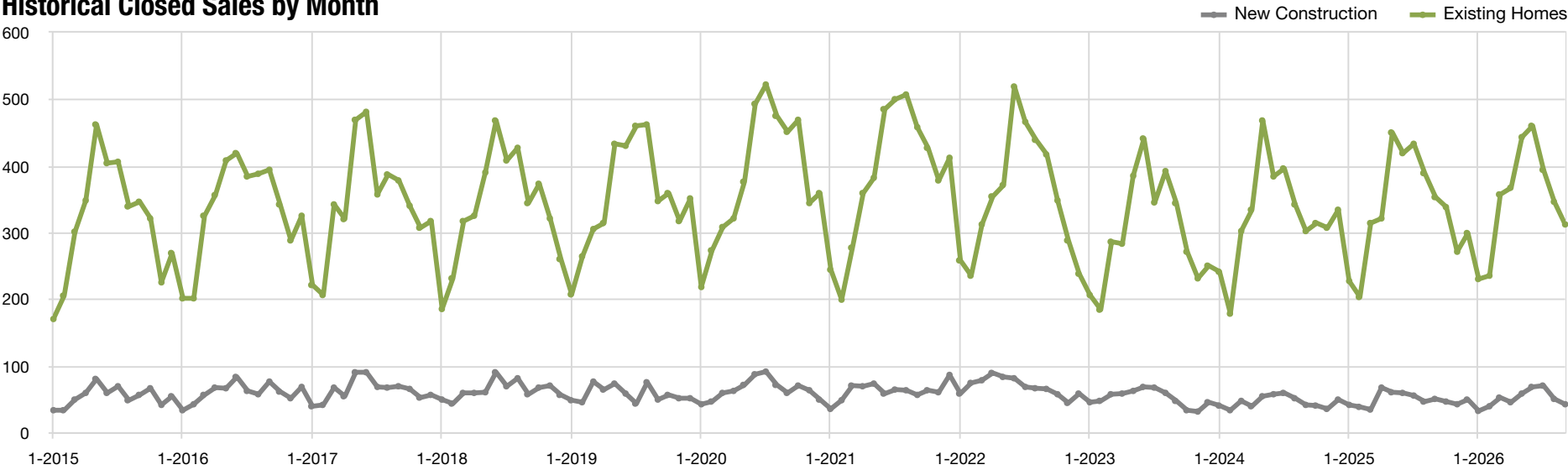


## Year to Date



| Closed Sales | New Construction | Year-Over-Year Change | Existing Homes | Year-Over-Year Change |
|--------------|------------------|-----------------------|----------------|-----------------------|
| Oct-2025     | 46               | + 15.0%               | 338            | + 7.6%                |
| Nov-2025     | 42               | + 20.0%               | 271            | - 11.7%               |
| Dec-2025     | 49               | 0.0%                  | 299            | - 10.5%               |
| Jan-2026     | 32               | - 22.0%               | 230            | + 1.3%                |
| Feb-2026     | 39               | + 2.6%                | 235            | + 15.8%               |
| Mar-2026     | 52               | + 52.9%               | 357            | + 13.7%               |
| Apr-2026     | 45               | - 32.8%               | 367            | + 14.3%               |
| May-2026     | 58               | - 3.3%                | 443            | - 1.6%                |
| Jun-2026     | 68               | + 15.3%               | 460            | + 9.8%                |
| Jul-2026     | 70               | + 27.3%               | 394            | - 9.0%                |
| Aug-2026     | 50               | + 8.7%                | 346            | - 11.1%               |
| Sep-2026     | 42               | - 16.0%               | 312            | - 11.6%               |
| 12-Month Avg | 49               | + 2.1%                | 338            | - 0.3%                |

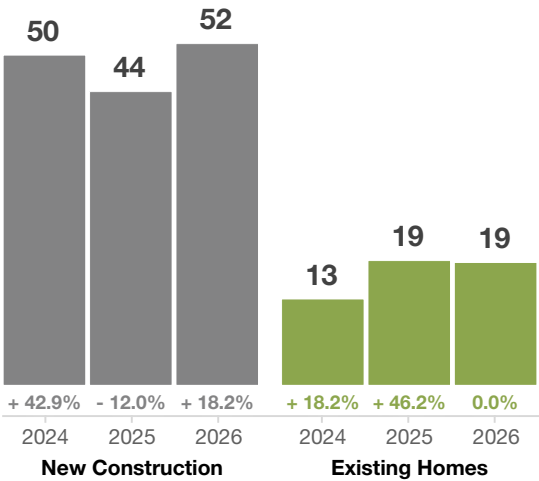
## Historical Closed Sales by Month



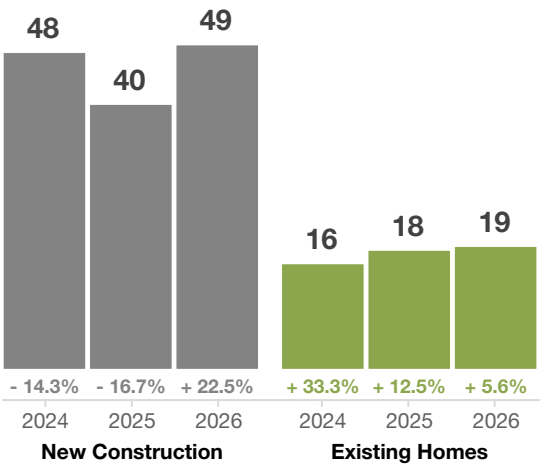
# Days on Market Until Sale

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

## September



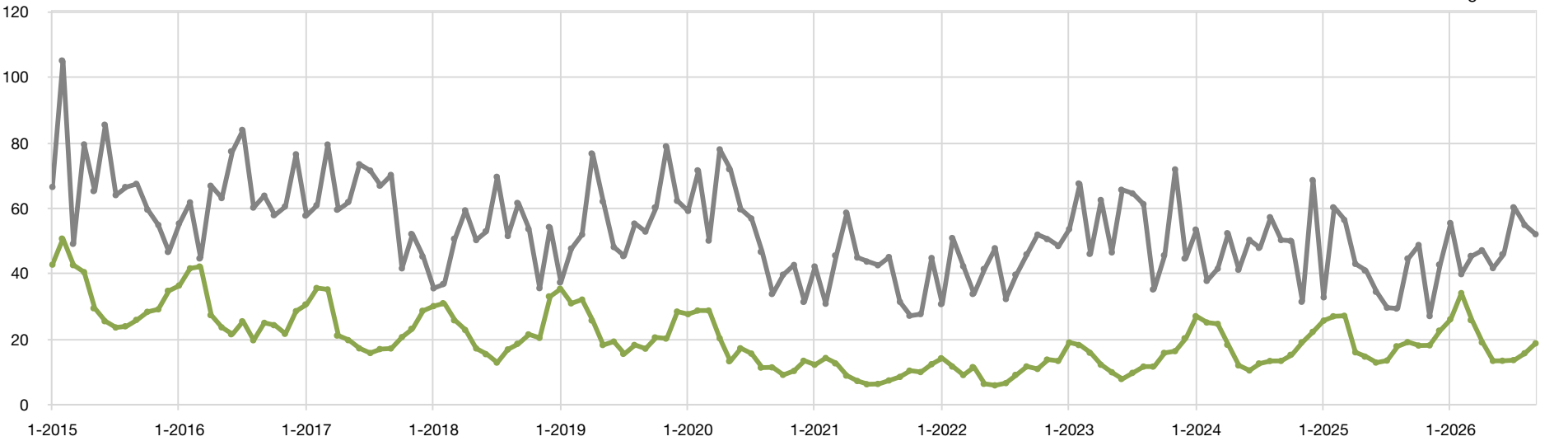
## Year to Date



| Days on Market | New Construction | Year-Over-Year Change | Existing Homes | Year-Over-Year Change |
|----------------|------------------|-----------------------|----------------|-----------------------|
| Oct-2025       | 49               | - 2.0%                | 18             | + 20.0%               |
| Nov-2025       | 27               | - 12.9%               | 18             | - 5.3%                |
| Dec-2025       | 43               | - 36.8%               | 22             | 0.0%                  |
| Jan-2026       | 55               | + 66.7%               | 26             | + 4.0%                |
| Feb-2026       | 40               | - 33.3%               | 34             | + 25.9%               |
| Mar-2026       | 45               | - 19.6%               | 26             | - 3.7%                |
| Apr-2026       | 47               | + 9.3%                | 19             | + 18.8%               |
| May-2026       | 42               | + 2.4%                | 13             | - 7.1%                |
| Jun-2026       | 46               | + 35.3%               | 13             | 0.0%                  |
| Jul-2026       | 60               | + 106.9%              | 13             | 0.0%                  |
| Aug-2026       | 55               | + 89.7%               | 15             | - 16.7%               |
| Sep-2026       | 52               | + 18.2%               | 19             | 0.0%                  |
| 12-Month Avg*  | 47               | + 10.1%               | 19             | + 3.3%                |

\* Days on Market for all properties from October 2025 through September 2026. This is not the average of the individual figures above.

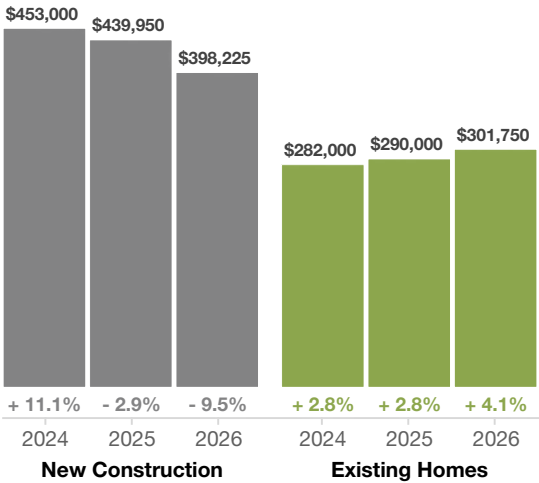
## Historical Days on Market Until Sale by Month



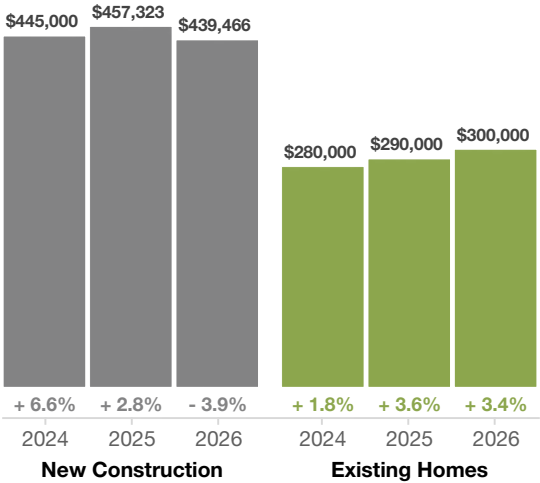
# Median Closed Price

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

## September



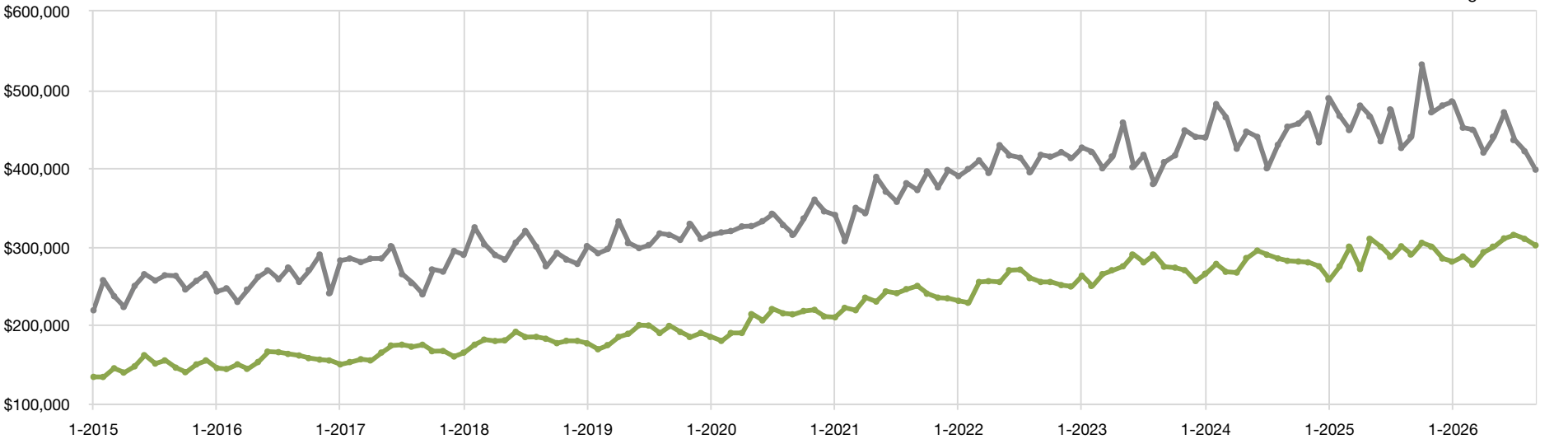
## Year to Date



| Median Closed Price | New Construction | Year-Over-Year Change | Existing Homes | Year-Over-Year Change |
|---------------------|------------------|-----------------------|----------------|-----------------------|
| Oct-2025            | \$532,274        | + 16.5%               | \$304,950      | + 8.5%                |
| Nov-2025            | \$471,373        | + 0.3%                | \$300,000      | + 7.1%                |
| Dec-2025            | \$480,000        | + 10.8%               | \$284,900      | + 3.6%                |
| Jan-2026            | \$485,152        | - 0.8%                | \$281,000      | + 8.9%                |
| Feb-2026            | \$451,665        | - 3.2%                | \$287,500      | + 4.5%                |
| Mar-2026            | \$449,117        | + 0.1%                | \$277,000      | - 7.7%                |
| Apr-2026            | \$419,950        | - 12.5%               | \$293,000      | + 7.9%                |
| May-2026            | \$440,156        | - 5.5%                | \$300,000      | - 3.2%                |
| Jun-2026            | \$471,298        | + 8.5%                | \$310,550      | + 3.6%                |
| Jul-2026            | \$435,925        | - 8.2%                | \$315,000      | + 9.8%                |
| Aug-2026            | \$421,648        | - 1.0%                | \$309,950      | + 3.1%                |
| Sep-2026            | \$398,225        | - 9.5%                | \$301,750      | + 4.1%                |
| 12-Month Avg*       | \$451,665        | - 0.9%                | \$300,000      | + 4.3%                |

\* Median Closed Price for all properties from October 2025 through September 2026. This is not the average of the individual figures above.

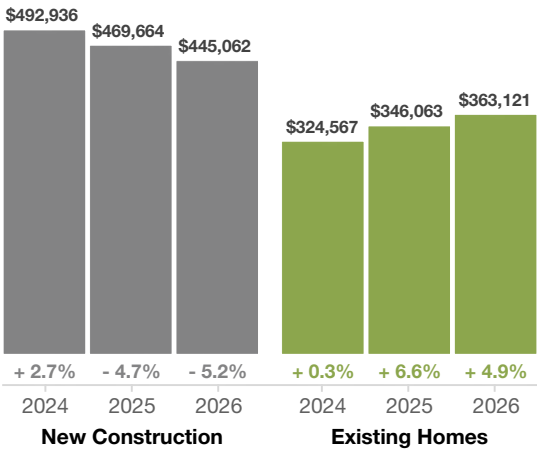
## Historical Median Closed Price by Month



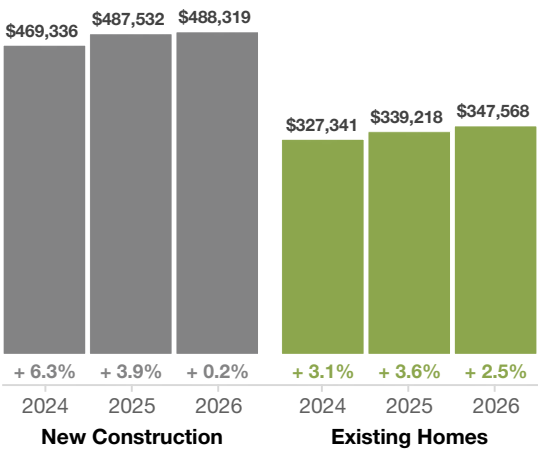
# Average Closed Price

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

## September



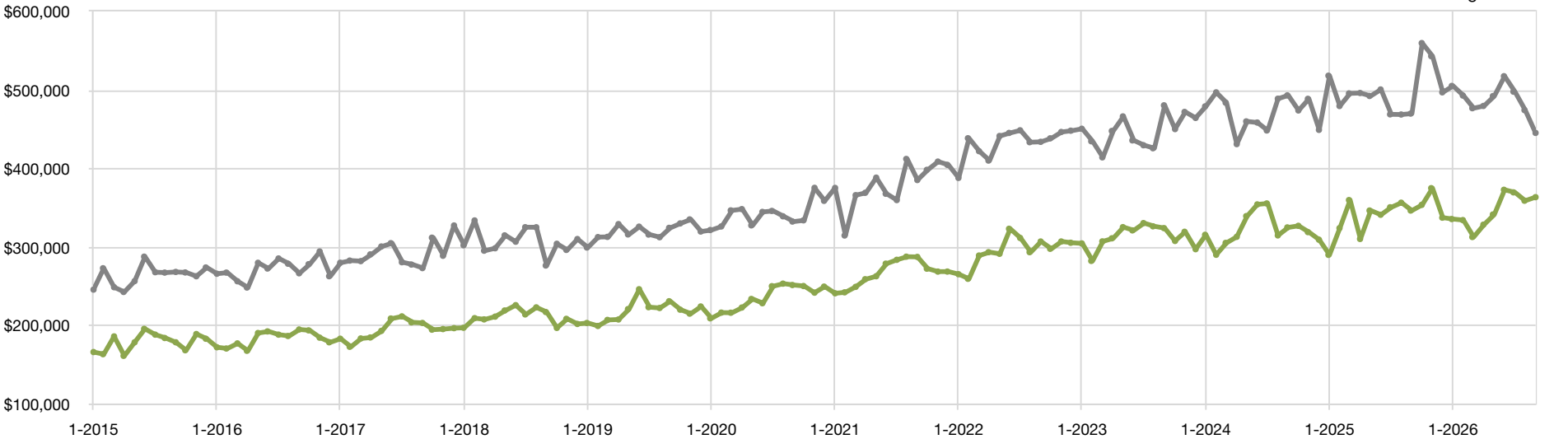
## Year to Date



| Average Closed Price | New Construction | Year-Over-Year Change | Existing Homes | Year-Over-Year Change |
|----------------------|------------------|-----------------------|----------------|-----------------------|
| Oct-2025             | \$559,555        | + 18.1%               | \$353,353      | + 8.2%                |
| Nov-2025             | \$542,915        | + 11.1%               | \$374,579      | + 17.6%               |
| Dec-2025             | \$496,766        | + 10.7%               | \$336,998      | + 9.1%                |
| Jan-2026             | \$504,923        | - 2.5%                | \$335,214      | + 15.8%               |
| Feb-2026             | \$492,722        | + 2.8%                | \$333,879      | + 3.2%                |
| Mar-2026             | \$476,554        | - 3.8%                | \$312,331      | - 13.1%               |
| Apr-2026             | \$479,408        | - 3.3%                | \$328,079      | + 5.9%                |
| May-2026             | \$491,983        | - 0.0%                | \$341,022      | - 1.5%                |
| Jun-2026             | \$517,339        | + 3.4%                | \$372,528      | + 9.3%                |
| Jul-2026             | \$497,621        | + 6.2%                | \$369,227      | + 5.4%                |
| Aug-2026             | \$474,108        | + 1.2%                | \$358,613      | + 0.7%                |
| Sep-2026             | \$445,062        | - 5.2%                | \$363,121      | + 4.9%                |
| 12-Month Avg*        | \$498,409        | + 3.1%                | \$349,077      | + 4.5%                |

\* Average Closed Price for all properties from October 2025 through September 2026. This is not the average of the individual figures above.

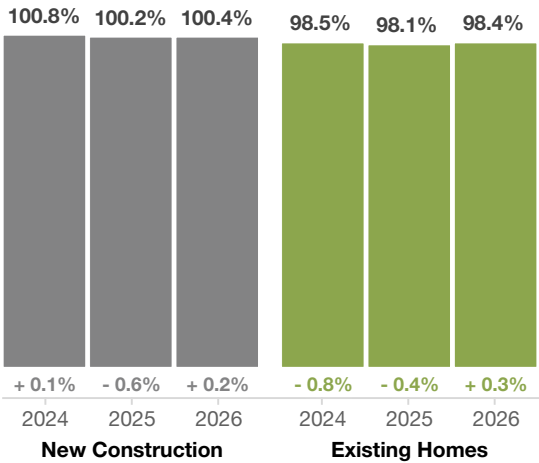
## Historical Average Closed Price by Month



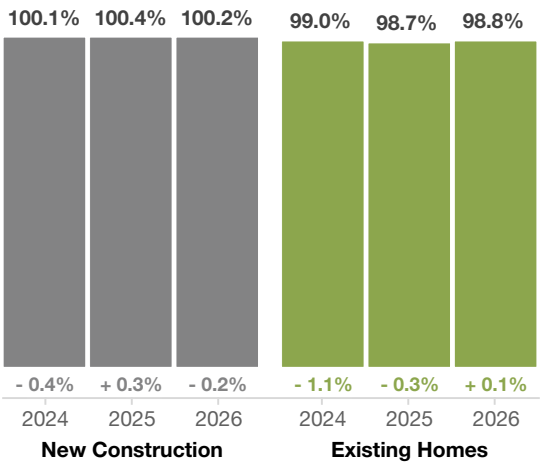
# Percent of List Price Received

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.

## September



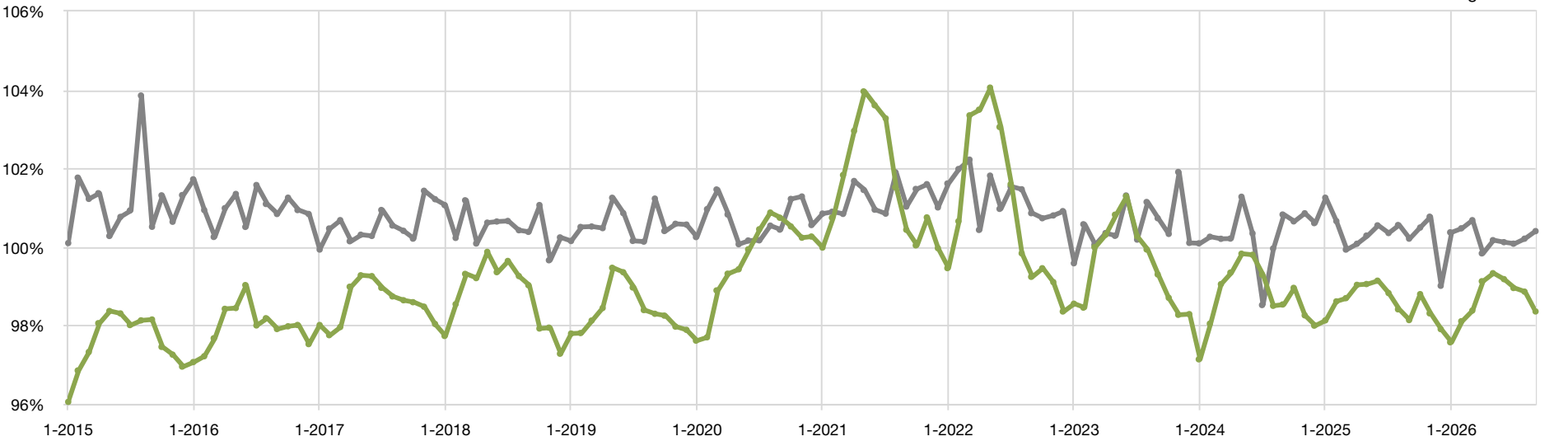
## Year to Date



| Pct. of List Price Received | New Construction | Year-Over-Year Change | Existing Homes | Year-Over-Year Change |
|-----------------------------|------------------|-----------------------|----------------|-----------------------|
| Oct-2025                    | 100.5%           | - 0.2%                | 98.8%          | - 0.2%                |
| Nov-2025                    | 100.8%           | - 0.1%                | 98.3%          | 0.0%                  |
| Dec-2025                    | 99.0%            | - 1.6%                | 97.9%          | - 0.1%                |
| Jan-2026                    | 100.4%           | - 0.9%                | 97.6%          | - 0.5%                |
| Feb-2026                    | 100.5%           | - 0.2%                | 98.1%          | - 0.5%                |
| Mar-2026                    | 100.7%           | + 0.8%                | 98.4%          | - 0.3%                |
| Apr-2026                    | 99.8%            | - 0.3%                | 99.1%          | + 0.1%                |
| May-2026                    | 100.2%           | - 0.1%                | 99.3%          | + 0.2%                |
| Jun-2026                    | 100.1%           | - 0.4%                | 99.2%          | + 0.1%                |
| Jul-2026                    | 100.1%           | - 0.3%                | 99.0%          | + 0.2%                |
| Aug-2026                    | 100.2%           | - 0.4%                | 98.9%          | + 0.5%                |
| Sep-2026                    | 100.4%           | + 0.2%                | 98.4%          | + 0.3%                |
| 12-Month Avg*               | 100.2%           | - 0.3%                | 98.7%          | + 0.0%                |

\* Pct. of List Price Received for all properties from October 2025 through September 2026. This is not the average of the individual figures above.

## Historical Percent of List Price Received by Month

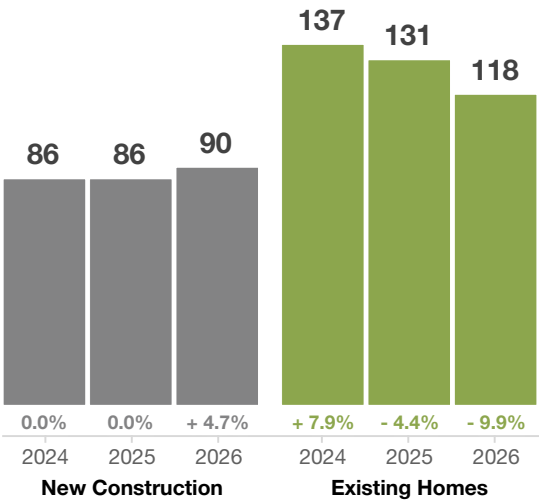


# Housing Affordability Index

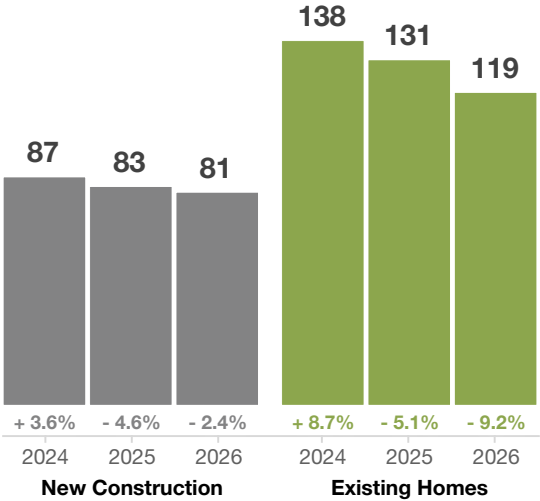
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



## September

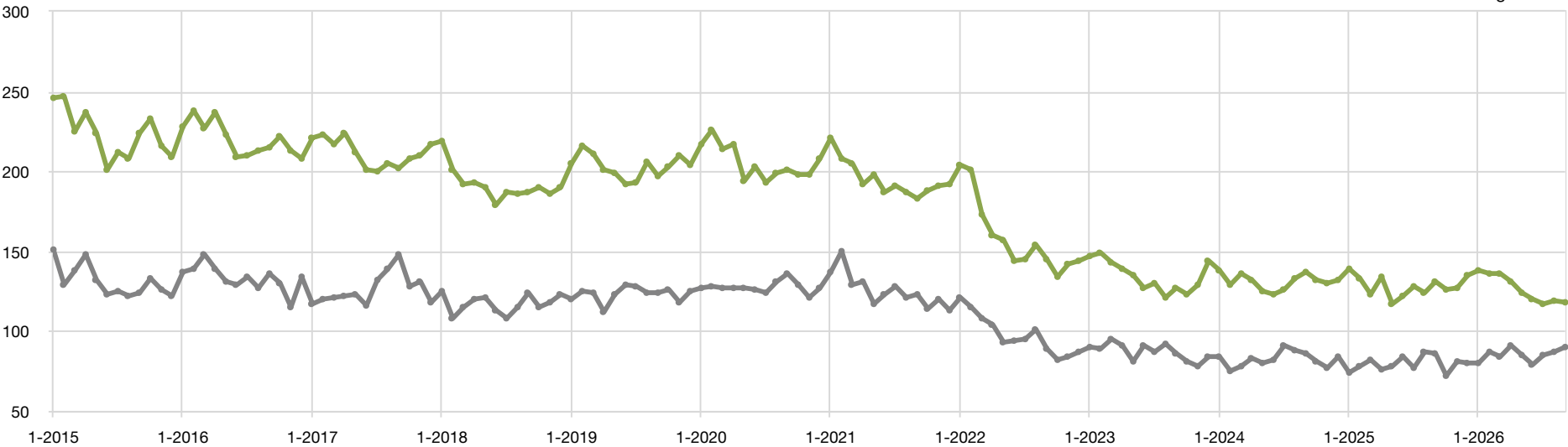


## Year to Date



| Affordability Index | New Construction | Year-Over-Year Change | Existing Homes | Year-Over-Year Change |
|---------------------|------------------|-----------------------|----------------|-----------------------|
| Oct-2025            | 72               | - 11.1%               | 126            | - 4.5%                |
| Nov-2025            | 81               | + 5.2%                | 127            | - 2.3%                |
| Dec-2025            | 80               | - 4.8%                | 135            | + 2.3%                |
| Jan-2026            | 80               | + 8.1%                | 138            | - 0.7%                |
| Feb-2026            | 87               | + 11.5%               | 136            | + 2.3%                |
| Mar-2026            | 84               | + 2.4%                | 136            | + 10.6%               |
| Apr-2026            | 91               | + 19.7%               | 131            | - 2.2%                |
| May-2026            | 85               | + 9.0%                | 124            | + 6.0%                |
| Jun-2026            | 79               | - 6.0%                | 120            | - 1.6%                |
| Jul-2026            | 85               | + 10.4%               | 117            | - 8.6%                |
| Aug-2026            | 87               | 0.0%                  | 119            | - 4.0%                |
| Sep-2026            | 90               | + 4.7%                | 118            | - 9.9%                |
| 12-Month Avg        | 83               | + 3.8%                | 127            | - 1.6%                |

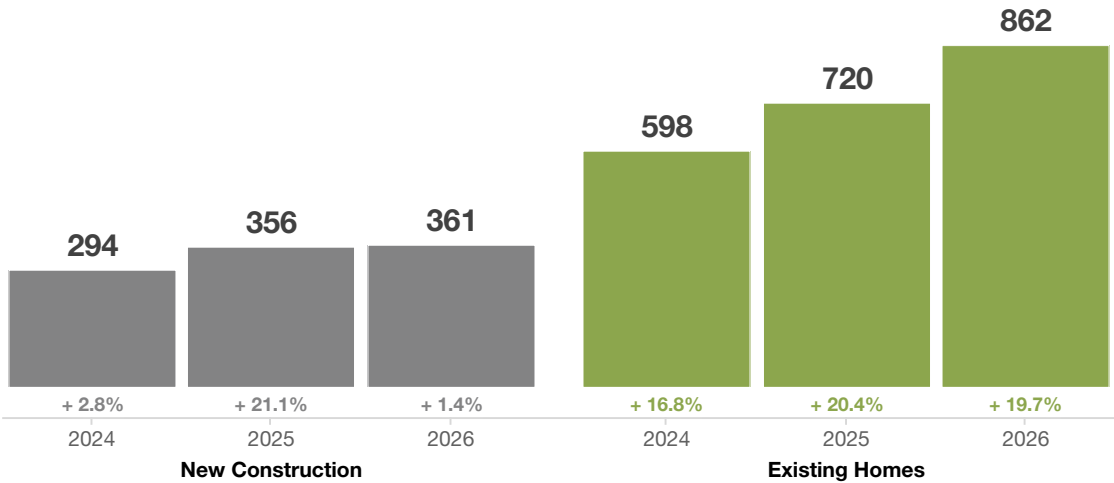
## Historical Housing Affordability Index by Month



# Inventory of Homes for Sale

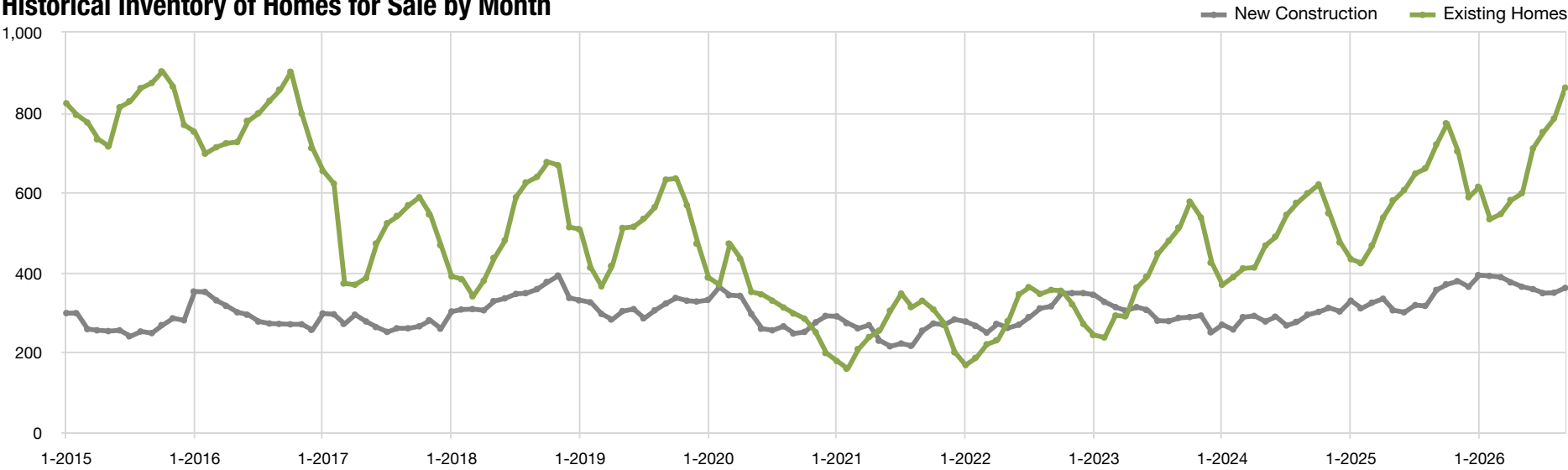
The number of properties available for sale in active status at the end of a given month.

## September



| Homes for Sale | New Construction | Year-Over-Year Change | Existing Homes | Year-Over-Year Change |
|----------------|------------------|-----------------------|----------------|-----------------------|
| Oct-2025       | 370              | + 22.9%               | 773            | + 24.7%               |
| Nov-2025       | 378              | + 21.5%               | 703            | + 28.3%               |
| Dec-2025       | 364              | + 20.5%               | 588            | + 23.8%               |
| Jan-2026       | 393              | + 19.5%               | 614            | + 41.8%               |
| Feb-2026       | 391              | + 26.1%               | 533            | + 26.0%               |
| Mar-2026       | 388              | + 19.8%               | 546            | + 16.9%               |
| Apr-2026       | 375              | + 12.3%               | 581            | + 8.2%                |
| May-2026       | 364              | + 19.3%               | 598            | + 3.1%                |
| Jun-2026       | 358              | + 19.3%               | 710            | + 17.2%               |
| Jul-2026       | 348              | + 9.4%                | 751            | + 16.1%               |
| Aug-2026       | 349              | + 10.4%               | 785            | + 18.9%               |
| Sep-2026       | 361              | + 1.4%                | 862            | + 19.7%               |
| 12-Month Avg   | 370              | + 16.7%               | 670            | + 19.6%               |

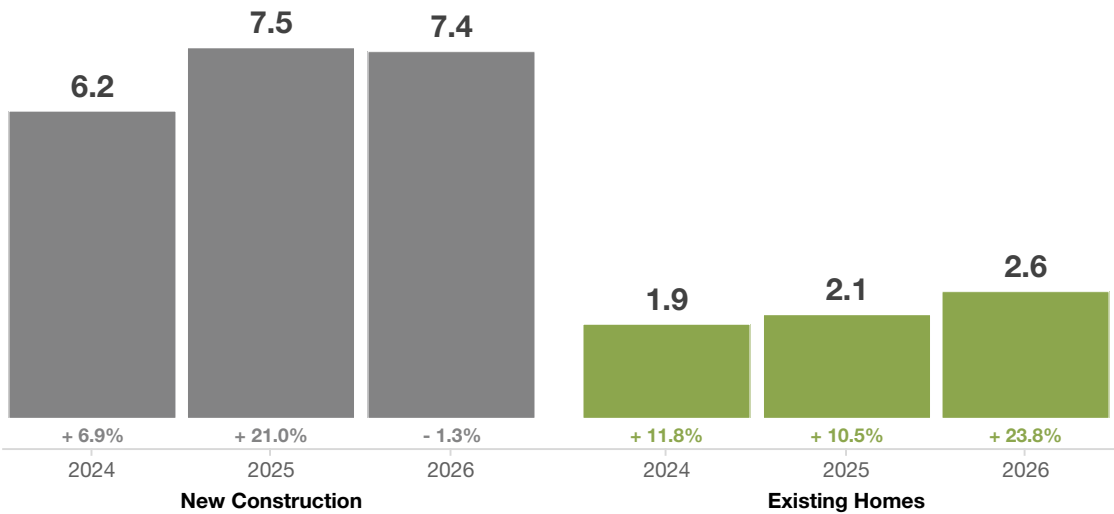
## Historical Inventory of Homes for Sale by Month



# 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.

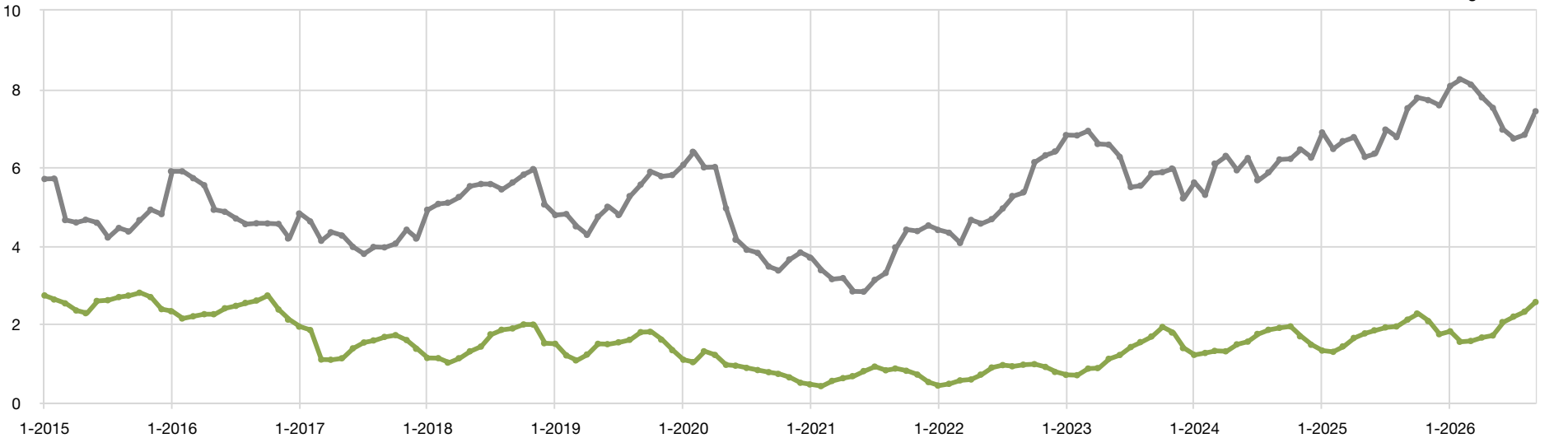
## September



| Months Supply | New Construction | Year-Over-Year Change | Existing Homes | Year-Over-Year Change |
|---------------|------------------|-----------------------|----------------|-----------------------|
| Oct-2025      | 7.8              | + 25.8%               | 2.3            | + 21.1%               |
| Nov-2025      | 7.7              | + 18.5%               | 2.1            | + 23.5%               |
| Dec-2025      | 7.6              | + 22.6%               | 1.7            | + 13.3%               |
| Jan-2026      | 8.1              | + 17.4%               | 1.8            | + 38.5%               |
| Feb-2026      | 8.2              | + 26.2%               | 1.6            | + 23.1%               |
| Mar-2026      | 8.1              | + 20.9%               | 1.6            | + 14.3%               |
| Apr-2026      | 7.8              | + 14.7%               | 1.7            | + 6.3%                |
| May-2026      | 7.5              | + 19.0%               | 1.7            | - 5.6%                |
| Jun-2026      | 7.0              | + 11.1%               | 2.1            | + 16.7%               |
| Jul-2026      | 6.7              | - 4.3%                | 2.2            | + 15.8%               |
| Aug-2026      | 6.8              | 0.0%                  | 2.3            | + 21.1%               |
| Sep-2026      | 7.4              | - 1.3%                | 2.6            | + 23.8%               |
| 12-Month Avg* | 7.6              | + 14.1%               | 2.0            | + 15.4%               |

\* Months Supply for all properties from October 2025 through September 2026. 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.



Lincoln Area Region

| Key Metrics                    | Historical Sparkbars | 9-2025    | 9-2026    | % Change | YTD 2025  | YTD 2026  | % Change |
|--------------------------------|----------------------|-----------|-----------|----------|-----------|-----------|----------|
| New Listings                   |                      | 826       | 817       | - 1.1%   | 6,547     | 7,033     | + 7.4%   |
| Pending Sales                  |                      | 370       | 309       | - 16.5%  | 3,714     | 3,708     | - 0.2%   |
| Closed Sales                   |                      | 403       | 354       | - 12.2%  | 3,559     | 3,600     | + 1.2%   |
| Days on Market Until Sale      |                      | 22        | 22        | 0.0%     | 21        | 22        | + 4.8%   |
| Median Closed Price            |                      | \$310,000 | \$320,500 | + 3.4%   | \$312,500 | \$316,875 | + 1.4%   |
| Average Closed Price           |                      | \$361,398 | \$372,843 | + 3.2%   | \$357,976 | \$365,396 | + 2.1%   |
| Percent of List Price Received |                      | 98.4%     | 98.6%     | + 0.2%   | 98.9%     | 98.9%     | 0.0%     |
| Housing Affordability Index    |                      | 123       | 111       | - 9.8%   | 122       | 113       | - 7.4%   |
| Inventory of Homes for Sale    |                      | 1,076     | 1,223     | + 13.7%  | —         | —         | —        |
| Months Supply of Inventory     |                      | 2.8       | 3.2       | + 14.3%  | —         | —         | —        |