

Monthly Indicators

Omaha Area Region



March 2026

U.S. existing-home sales unexpectedly rose 1.7% month-over-month to a seasonally adjusted annual rate of 4.09 million, as lower mortgage rates helped boost buyer activity, according to the National Association of REALTORS® (NAR). Monthly sales increased in the Midwest, South, and West but decreased in the Northeast. Sales increased year-over-year in the South, but fell in the Northeast, Midwest, and West.

New Listings increased 6.0 percent for New Construction and 5.8 percent for Existing Homes. Pending Sales decreased 9.8 percent for New Construction but increased 3.1 percent for Existing Homes. Inventory decreased 7.1 percent for New Construction but increased 14.5 percent for Existing Homes.

Median Closed Price remained flat for New Construction but increased 7.5 percent for Existing Homes properties. Days on Market decreased 21.2 percent for New Construction but increased 10.0 percent for Existing Homes. Months Supply of Inventory decreased 9.8 percent for New Construction but increased 8.3 percent for Existing Homes.

Data from NAR show that inventory continued to grow nationwide, ticking up 2.4% month-over-month and 4.9% year-over-year to 1.29 million units heading into March, representing a 3.8-month supply at the current sales pace. Meanwhile, home prices increased for the 32nd consecutive month, climbing 0.3% year-over-year to \$398,000.

Quick Facts

+ 10.9%

Change in
Closed Sales
All Properties

+ 3.2%

Change in
Median Closed Price
All Properties

+ 3.9%

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	3-2025	3-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		298	316	+ 6.0%	907	931	+ 2.6%
Pending Sales		265	239	- 9.8%	603	654	+ 8.5%
Closed Sales		165	201	+ 21.8%	428	432	+ 0.9%
Days on Market Until Sale		104	82	- 21.2%	93	81	- 12.9%
Median Closed Price		\$400,000	\$399,990	- 0.0%	\$411,911	\$424,995	+ 3.2%
Average Closed Price		\$456,875	\$447,810	- 2.0%	\$460,976	\$480,280	+ 4.2%
Percent of List Price Received		100.6%	100.0%	- 0.6%	100.8%	100.3%	- 0.5%
Housing Affordability Index		92	94	+ 2.2%	90	89	- 1.1%
Inventory of Homes for Sale		991	921	- 7.1%	—	—	—
Months Supply of Inventory		6.1	5.5	- 9.8%	—	—	—

Existing Homes Overview

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



Omaha Area Region

Key Metrics	Historical Sparkbars	3-2025	3-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,300	1,375	+ 5.8%	3,371	3,603	+ 6.9%
Pending Sales		966	996	+ 3.1%	2,404	2,553	+ 6.2%
Closed Sales		732	794	+ 8.5%	1,943	1,992	+ 2.5%
Days on Market Until Sale		20	22	+ 10.0%	22	27	+ 22.7%
Median Closed Price		\$279,000	\$300,000	+ 7.5%	\$285,000	\$299,000	+ 4.9%
Average Closed Price		\$323,957	\$344,195	+ 6.2%	\$320,830	\$344,879	+ 7.5%
Percent of List Price Received		98.8%	99.3%	+ 0.5%	98.6%	98.6%	0.0%
Housing Affordability Index		131	125	- 4.6%	128	125	- 2.3%
Inventory of Homes for Sale		1,031	1,180	+ 14.5%	—	—	—
Months Supply of Inventory		1.2	1.3	+ 8.3%	—	—	—

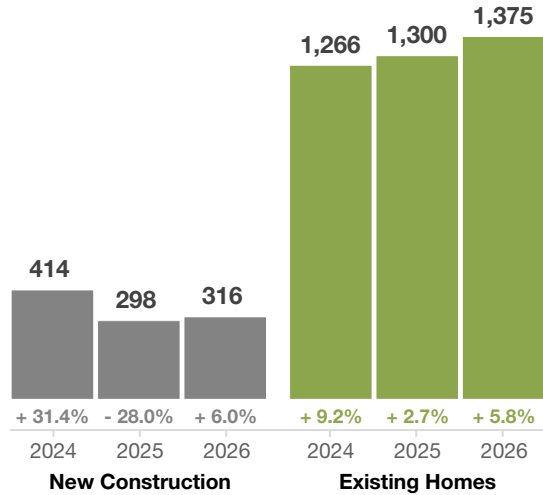
New Listings

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

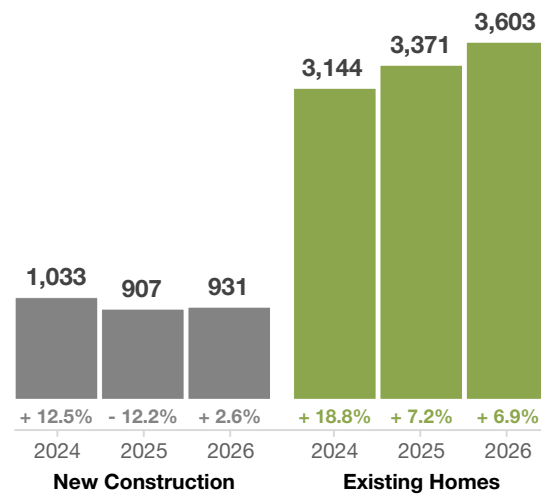


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March

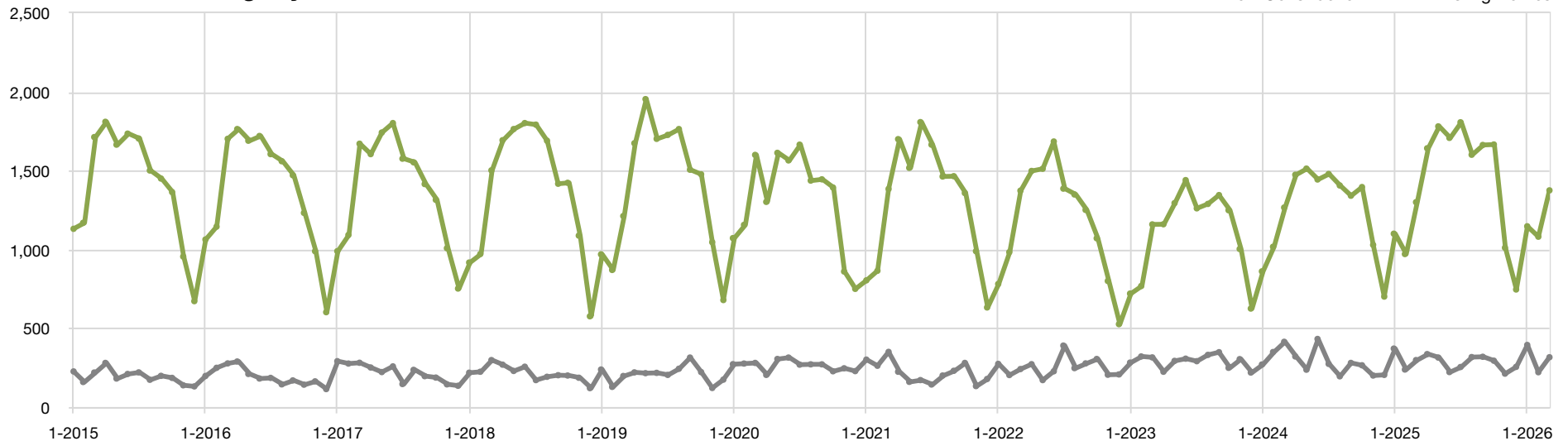


Year to Date



New Listings	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Apr-2025	336	+ 4.7%	1,642	+ 11.4%
May-2025	314	+ 32.5%	1,781	+ 17.7%
Jun-2025	222	- 48.6%	1,708	+ 18.3%
Jul-2025	254	- 7.3%	1,807	+ 22.2%
Aug-2025	317	+ 62.6%	1,601	+ 13.9%
Sep-2025	319	+ 13.9%	1,663	+ 24.0%
Oct-2025	294	+ 10.9%	1,666	+ 19.3%
Nov-2025	212	+ 6.0%	1,011	- 1.7%
Dec-2025	255	+ 25.0%	746	+ 6.4%
Jan-2026	394	+ 6.2%	1,147	+ 4.3%
Feb-2026	221	- 7.1%	1,081	+ 11.3%
Mar-2026	316	+ 6.0%	1,375	+ 5.8%
12-Month Avg	288	+ 4.3%	1,436	+ 13.7%

Historical New Listings by Month



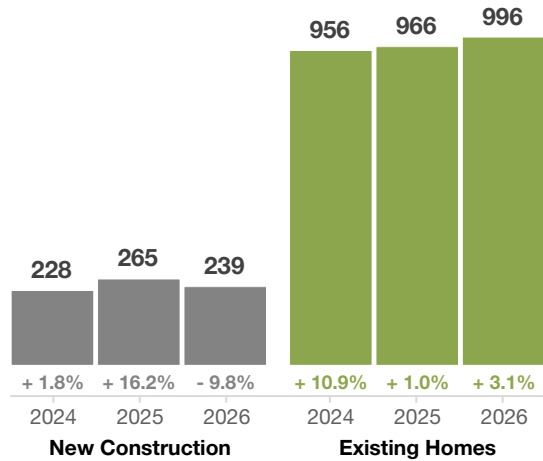
Pending Sales

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

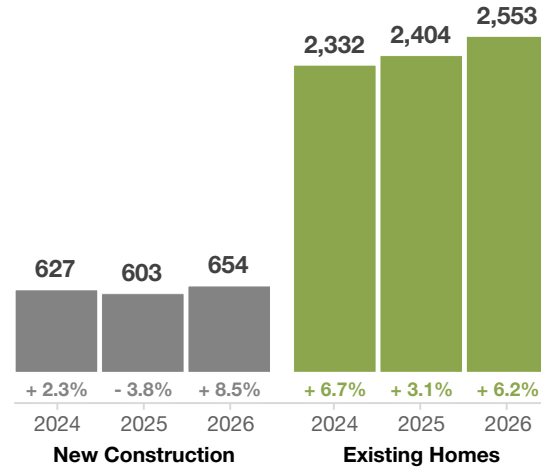


Omaha Area Region

March

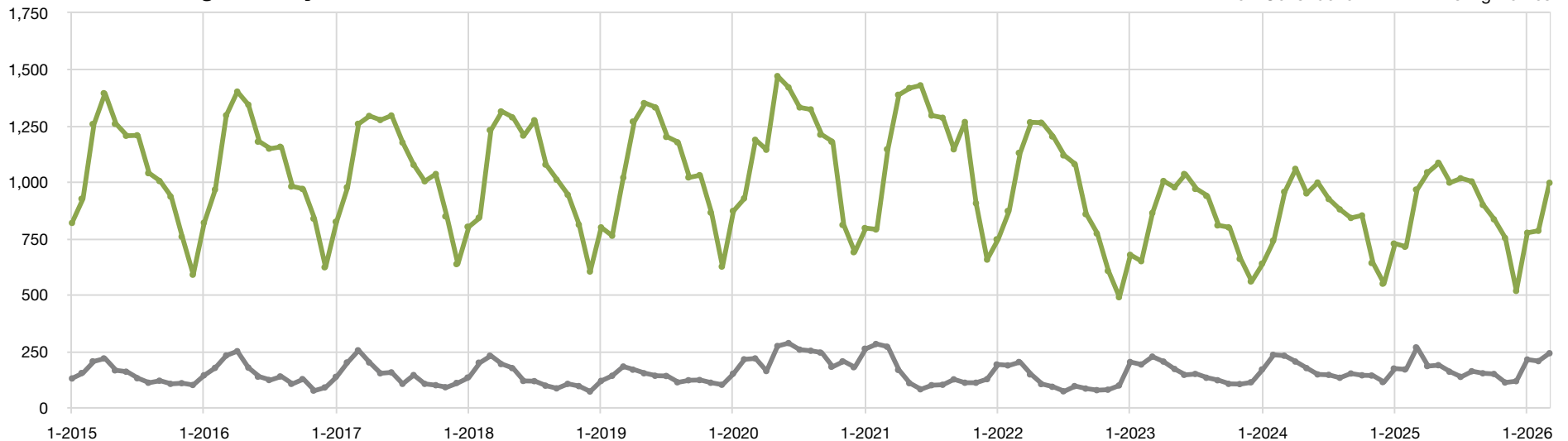


Year to Date



Pending Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Apr-2025	182	- 9.9%	1,043	- 1.4%
May-2025	186	+ 7.5%	1,085	+ 14.3%
Jun-2025	157	+ 8.3%	997	0.0%
Jul-2025	134	- 6.3%	1,016	+ 10.0%
Aug-2025	159	+ 22.3%	1,002	+ 14.1%
Sep-2025	150	+ 0.7%	898	+ 6.9%
Oct-2025	147	+ 4.3%	834	- 2.0%
Nov-2025	109	- 22.1%	751	+ 17.3%
Dec-2025	115	+ 3.6%	516	- 5.8%
Jan-2026	211	+ 23.4%	774	+ 6.6%
Feb-2026	204	+ 22.2%	783	+ 10.0%
Mar-2026	239	- 9.8%	996	+ 3.1%
12-Month Avg	166	+ 3.1%	891	+ 5.9%

Historical Pending Sales by Month



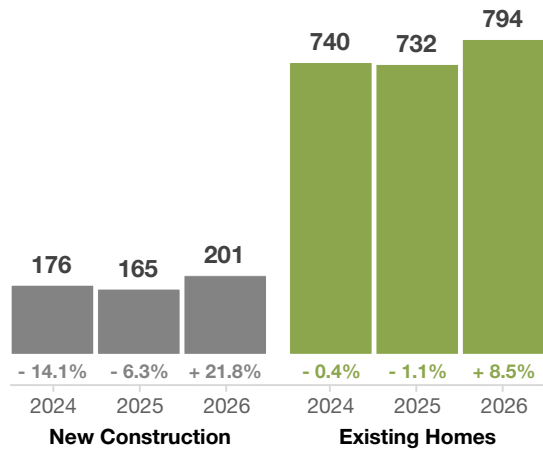
Closed Sales

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

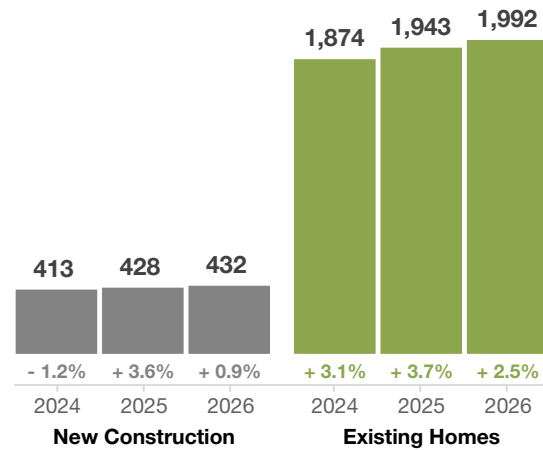


Omaha Area Region

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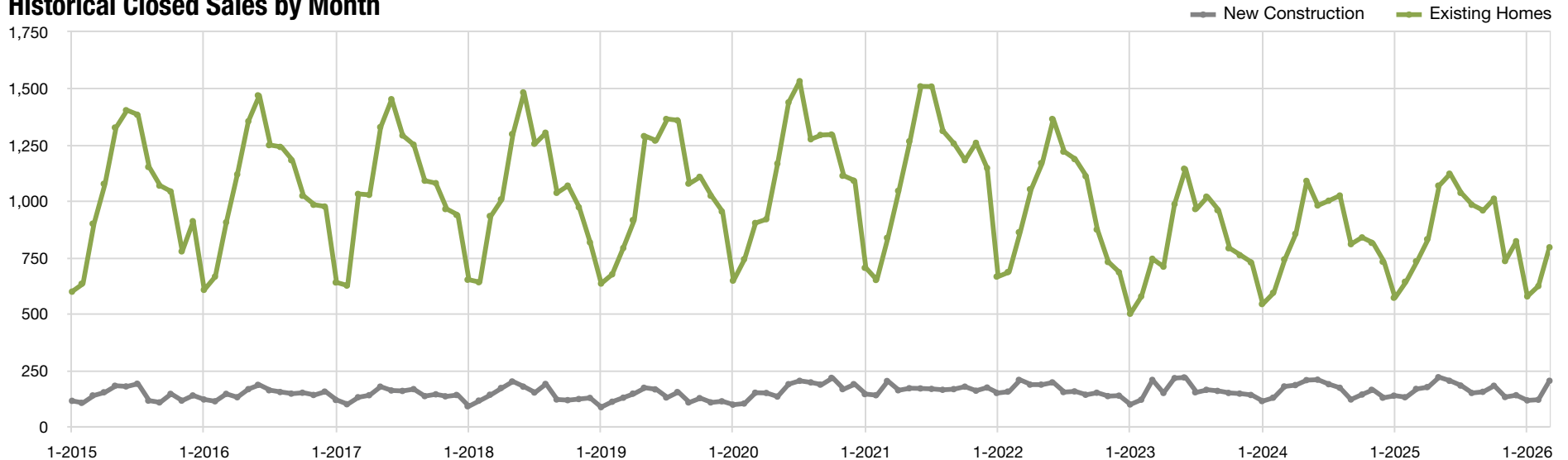


Year to Date



Closed Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Apr-2025	173	- 4.9%	830	- 2.8%
May-2025	217	+ 6.4%	1,068	- 1.9%
Jun-2025	201	- 2.4%	1,121	+ 14.4%
Jul-2025	180	- 3.2%	1,036	+ 3.5%
Aug-2025	147	- 13.5%	983	- 4.0%
Sep-2025	152	+ 28.8%	958	+ 18.6%
Oct-2025	179	+ 27.9%	1,010	+ 20.5%
Nov-2025	129	- 19.9%	733	- 10.0%
Dec-2025	137	+ 8.7%	821	+ 12.5%
Jan-2026	114	- 15.6%	576	+ 1.1%
Feb-2026	117	- 8.6%	622	- 3.0%
Mar-2026	201	+ 21.8%	794	+ 8.5%
12-Month Avg	162	+ 1.3%	879	+ 4.6%

Historical Closed Sales by Month



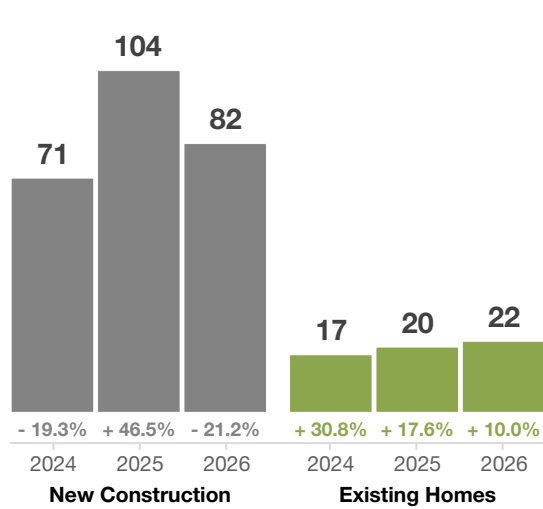
Days on Market Until Sale

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

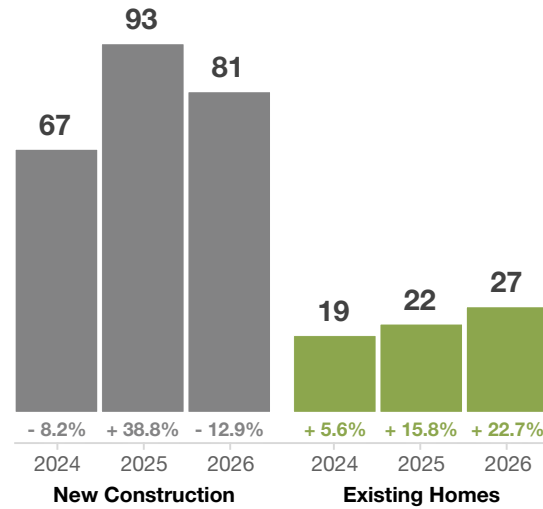


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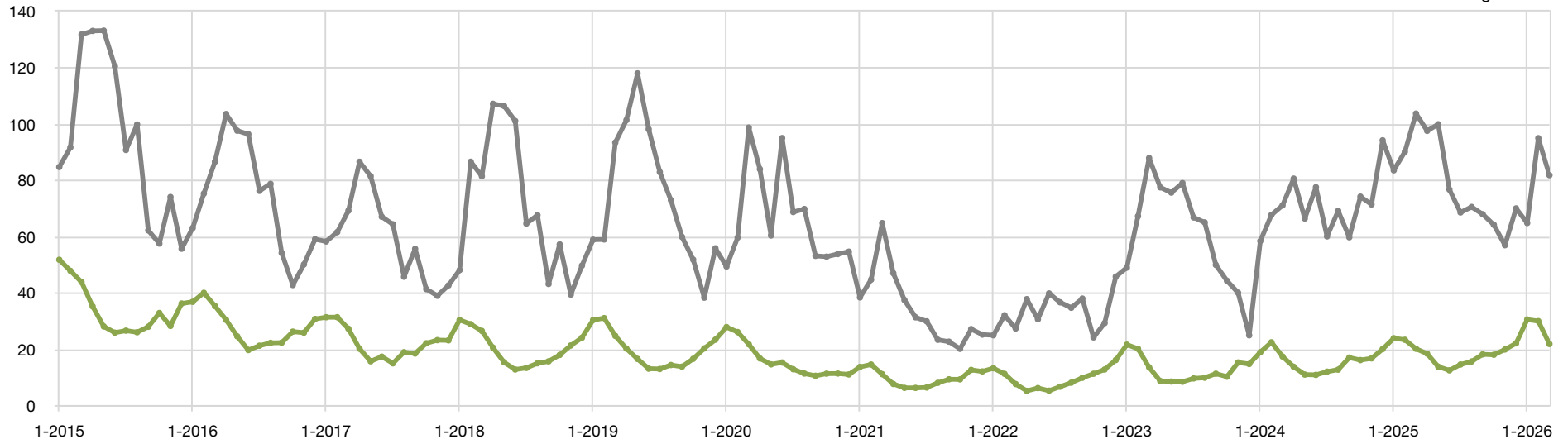
Year to Date



Days on Market	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Apr-2025	98	+ 21.0%	18	+ 28.6%
May-2025	100	+ 51.5%	14	+ 27.3%
Jun-2025	77	0.0%	12	+ 9.1%
Jul-2025	69	+ 15.0%	14	+ 16.7%
Aug-2025	70	+ 1.4%	16	+ 23.1%
Sep-2025	68	+ 13.3%	18	+ 5.9%
Oct-2025	64	- 13.5%	18	+ 12.5%
Nov-2025	57	- 19.7%	20	+ 17.6%
Dec-2025	70	- 25.5%	22	+ 10.0%
Jan-2026	65	- 21.7%	30	+ 25.0%
Feb-2026	95	+ 5.6%	30	+ 30.4%
Mar-2026	82	- 21.2%	22	+ 10.0%
12-Month Avg*	77	+ 0.4%	18	+ 18.7%

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

Historical Days on Market Until Sale by Month



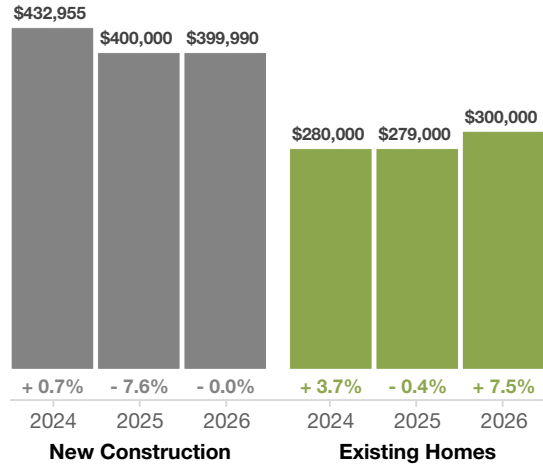
Median Closed Price

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

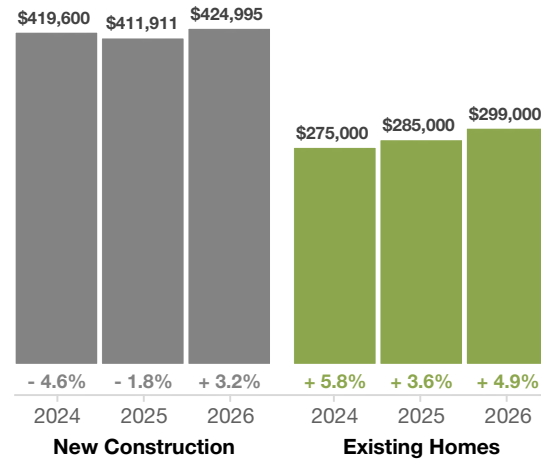


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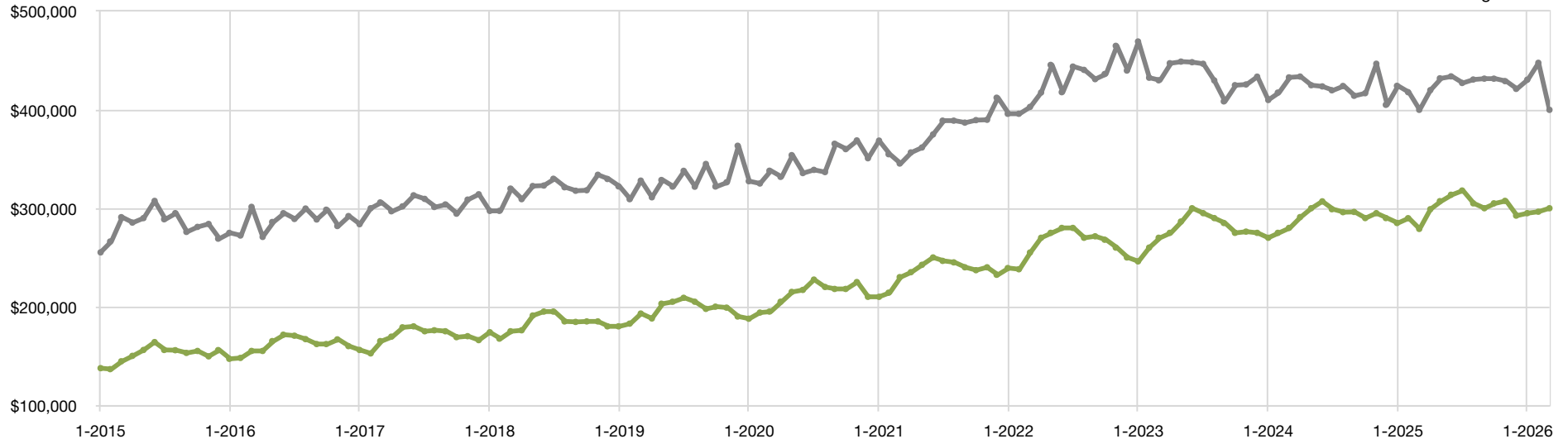
Year to Date



Median Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Apr-2025	\$419,990	- 3.2%	\$299,000	+ 2.7%
May-2025	\$432,022	+ 1.7%	\$307,200	+ 2.4%
Jun-2025	\$434,000	+ 2.4%	\$313,700	+ 2.2%
Jul-2025	\$427,276	+ 1.8%	\$318,000	+ 6.4%
Aug-2025	\$430,800	+ 1.5%	\$305,000	+ 3.0%
Sep-2025	\$431,682	+ 4.2%	\$300,000	+ 1.3%
Oct-2025	\$431,650	+ 3.5%	\$305,000	+ 5.2%
Nov-2025	\$429,173	- 4.0%	\$307,500	+ 4.2%
Dec-2025	\$421,306	+ 4.0%	\$292,500	+ 0.9%
Jan-2026	\$430,594	+ 1.5%	\$295,000	+ 3.5%
Feb-2026	\$447,775	+ 7.1%	\$296,500	+ 2.3%
Mar-2026	\$399,990	- 0.0%	\$300,000	+ 7.5%
12-Month Avg*	\$427,990	+ 1.9%	\$305,000	+ 3.4%

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

Historical Median Closed Price by Month



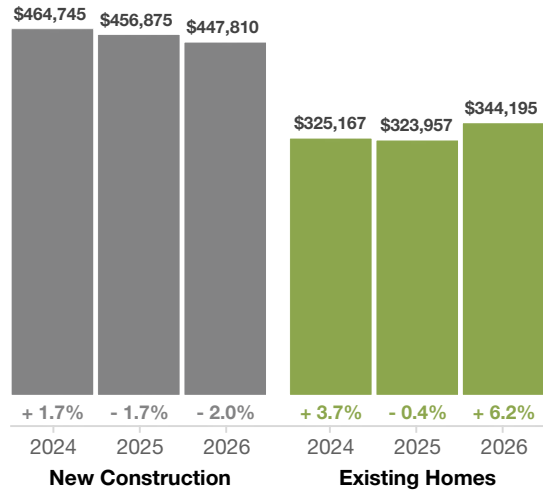
Average Closed Price

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

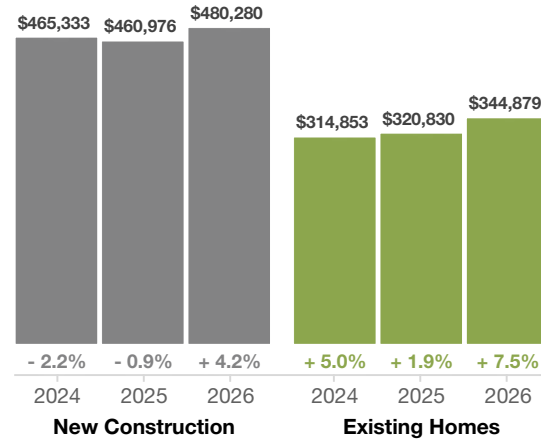


Omaha Area Region

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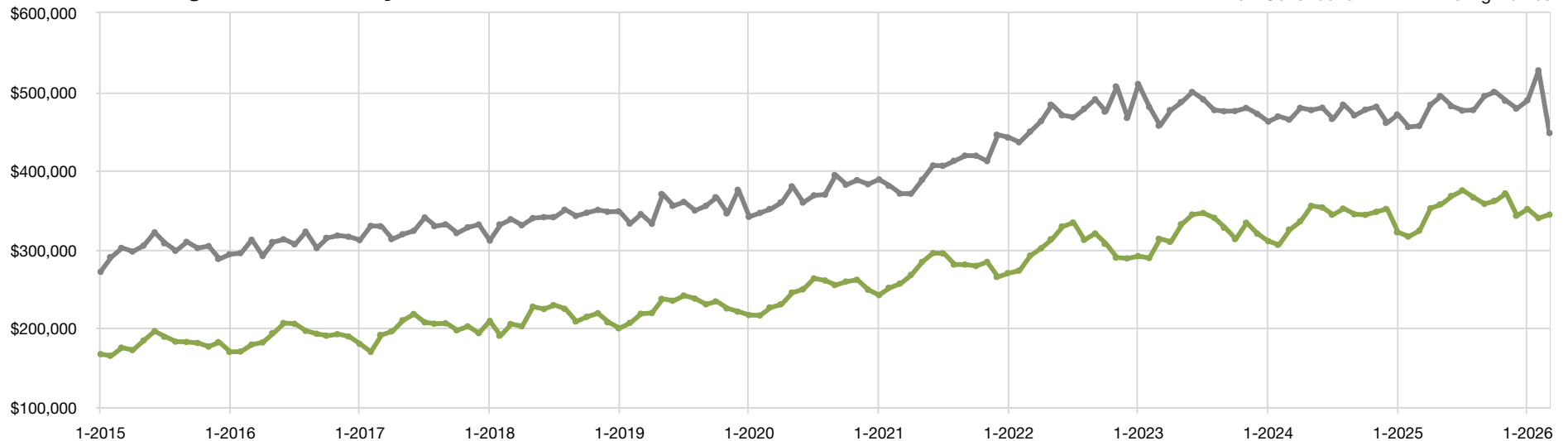
Year to Date



Average Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Apr-2025	\$483,658	+ 0.8%	\$352,174	+ 4.9%
May-2025	\$494,733	+ 3.8%	\$357,186	+ 0.5%
Jun-2025	\$481,888	+ 0.4%	\$367,780	+ 4.1%
Jul-2025	\$476,294	+ 2.3%	\$374,961	+ 9.0%
Aug-2025	\$476,987	- 1.4%	\$366,064	+ 4.0%
Sep-2025	\$494,664	+ 5.2%	\$357,875	+ 3.8%
Oct-2025	\$499,939	+ 4.7%	\$361,551	+ 5.1%
Nov-2025	\$488,750	+ 1.6%	\$371,089	+ 6.7%
Dec-2025	\$478,839	+ 3.9%	\$342,821	- 2.4%
Jan-2026	\$489,304	+ 3.8%	\$351,307	+ 9.1%
Feb-2026	\$527,271	+ 15.8%	\$339,808	+ 7.4%
Mar-2026	\$447,810	- 2.0%	\$344,195	+ 6.2%
12-Month Avg*	\$485,130	+ 2.7%	\$358,491	+ 4.6%

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

Historical Average Closed Price by Month



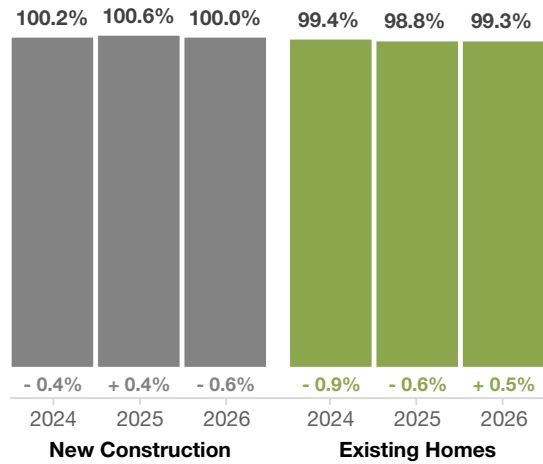
Percent of List Price Received

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.

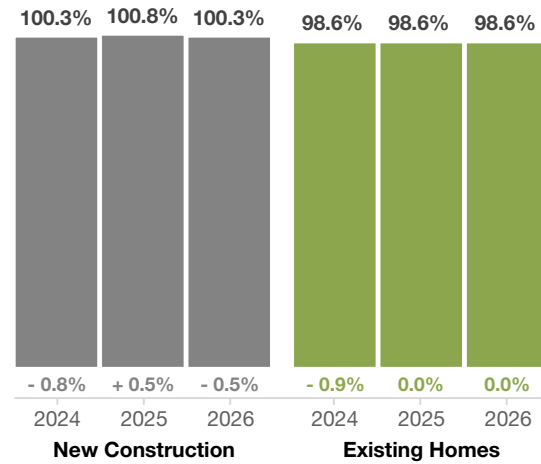


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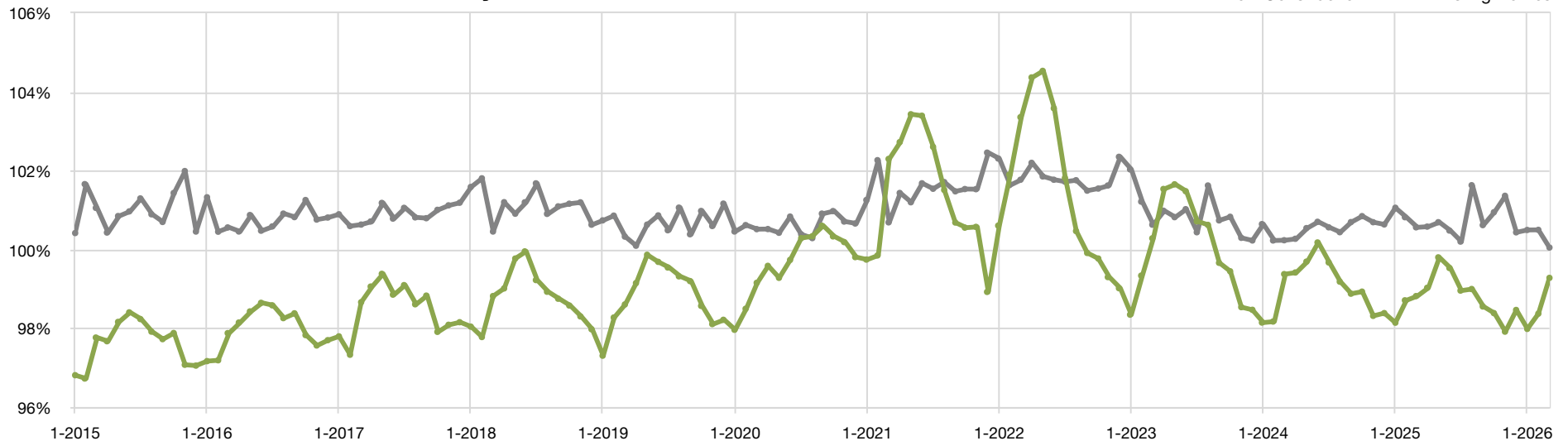
Year to Date



Pct. of List Price Received	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Apr-2025	100.6%	+ 0.3%	99.0%	- 0.4%
May-2025	100.7%	+ 0.2%	99.8%	+ 0.1%
Jun-2025	100.5%	- 0.2%	99.5%	- 0.7%
Jul-2025	100.2%	- 0.4%	99.0%	- 0.7%
Aug-2025	101.6%	+ 1.2%	99.0%	- 0.2%
Sep-2025	100.6%	- 0.1%	98.6%	- 0.3%
Oct-2025	100.9%	+ 0.1%	98.4%	- 0.5%
Nov-2025	101.4%	+ 0.7%	97.9%	- 0.4%
Dec-2025	100.4%	- 0.2%	98.5%	+ 0.1%
Jan-2026	100.5%	- 0.6%	98.0%	- 0.1%
Feb-2026	100.5%	- 0.3%	98.4%	- 0.3%
Mar-2026	100.0%	- 0.6%	99.3%	+ 0.5%
12-Month Avg*	100.6%	+ 0.0%	98.8%	- 0.3%

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

Historical Percent of List Price Received by Month



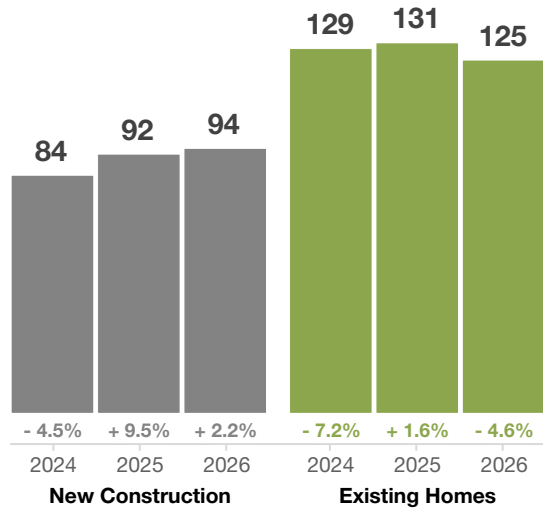
Housing Affordability Index

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.

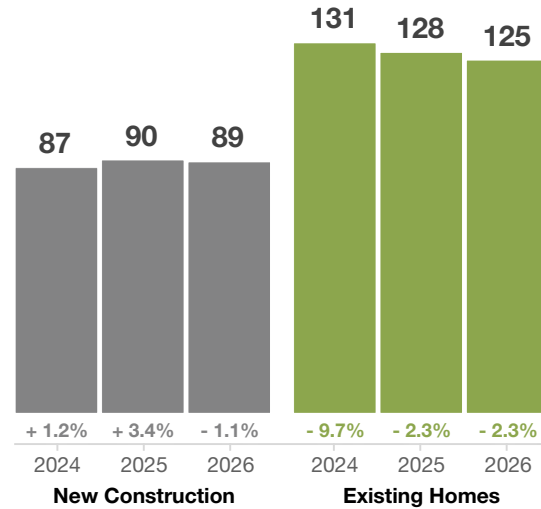


Omaha Area Region

March

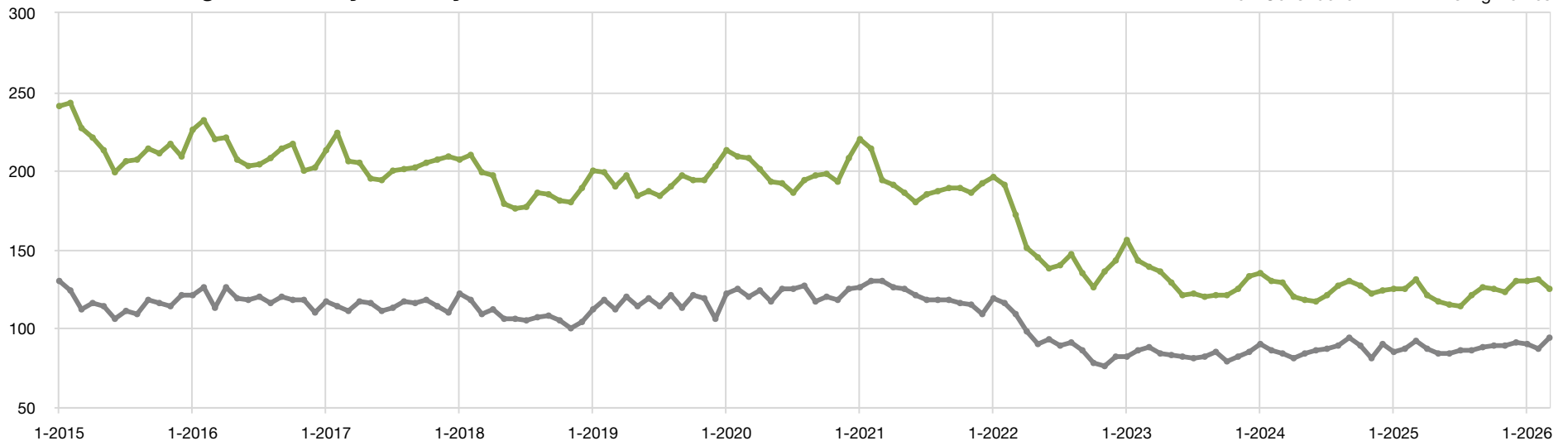


Year to Date



Affordability Index	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Apr-2025	87	+ 7.4%	121	+ 0.8%
May-2025	84	0.0%	117	- 0.8%
Jun-2025	84	- 2.3%	115	- 1.7%
Jul-2025	86	- 1.1%	114	- 5.8%
Aug-2025	86	- 3.4%	121	- 4.7%
Sep-2025	88	- 6.4%	126	- 3.1%
Oct-2025	89	0.0%	125	- 1.6%
Nov-2025	89	+ 9.9%	123	+ 0.8%
Dec-2025	91	+ 1.1%	130	+ 4.8%
Jan-2026	90	+ 5.9%	130	+ 4.0%
Feb-2026	87	0.0%	131	+ 4.8%
Mar-2026	94	+ 2.2%	125	- 4.6%
12-Month Avg	88	+ 1.1%	123	- 0.8%

Historical Housing Affordability Index by Month



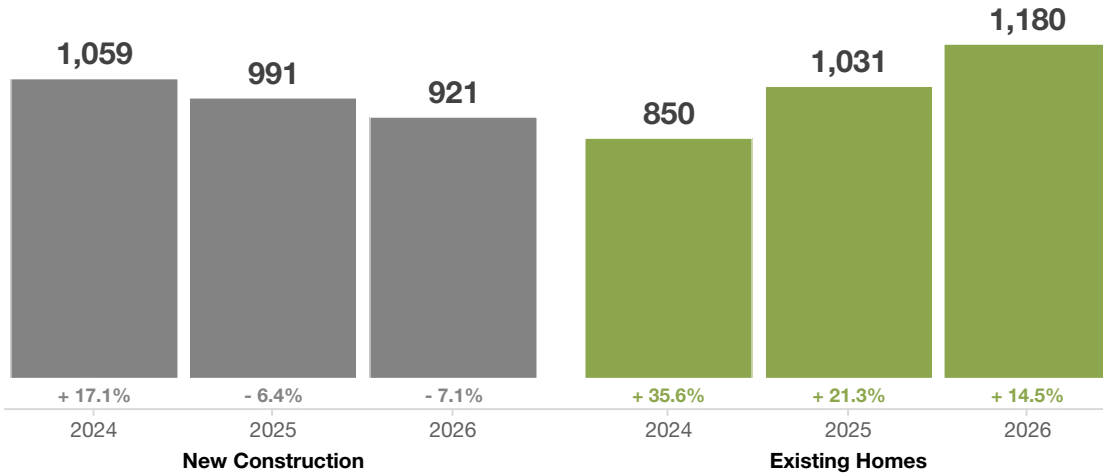
Inventory of Homes for Sale

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



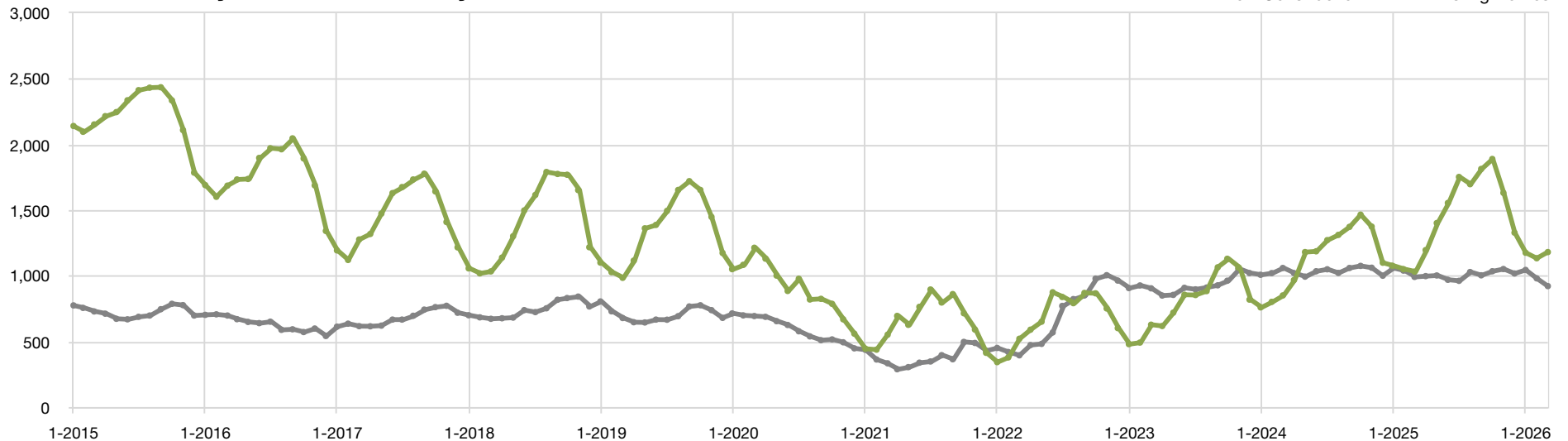
Omaha Area Region

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Homes for Sale	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Apr-2025	997	- 2.3%	1,195	+ 23.6%
May-2025	1,002	+ 0.9%	1,401	+ 18.7%
Jun-2025	969	- 6.3%	1,554	+ 31.0%
Jul-2025	961	- 8.4%	1,752	+ 37.8%
Aug-2025	1,028	+ 0.7%	1,697	+ 29.4%
Sep-2025	1,003	- 5.3%	1,813	+ 32.1%
Oct-2025	1,034	- 3.8%	1,889	+ 28.9%
Nov-2025	1,051	- 0.9%	1,631	+ 18.7%
Dec-2025	1,017	+ 1.7%	1,328	+ 20.8%
Jan-2026	1,044	- 1.3%	1,175	+ 9.2%
Feb-2026	980	- 5.7%	1,133	+ 7.9%
Mar-2026	921	- 7.1%	1,180	+ 14.5%
12-Month Avg	1,001	- 3.1%	1,479	+ 23.4%

Historical Inventory of Homes for Sale by Month



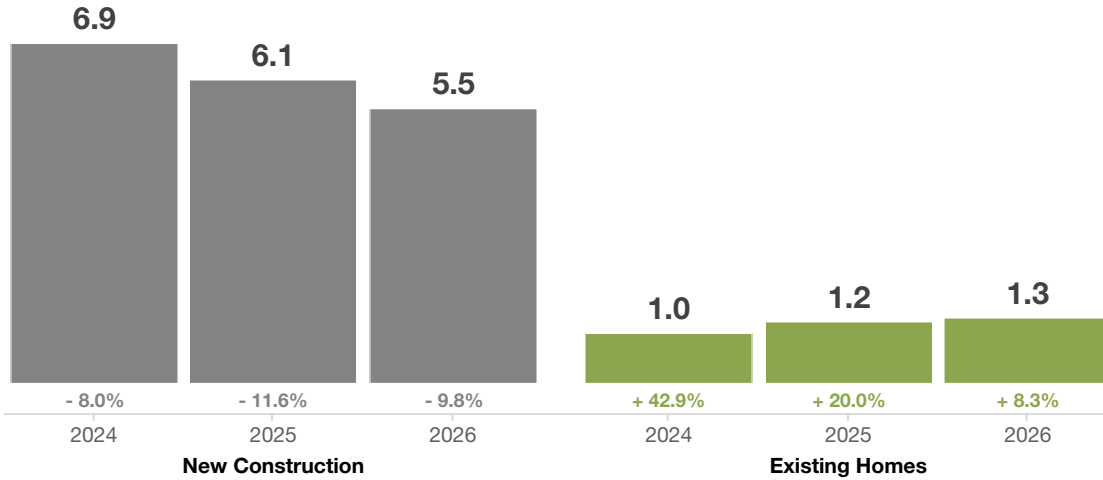
Months Supply of Inventory

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

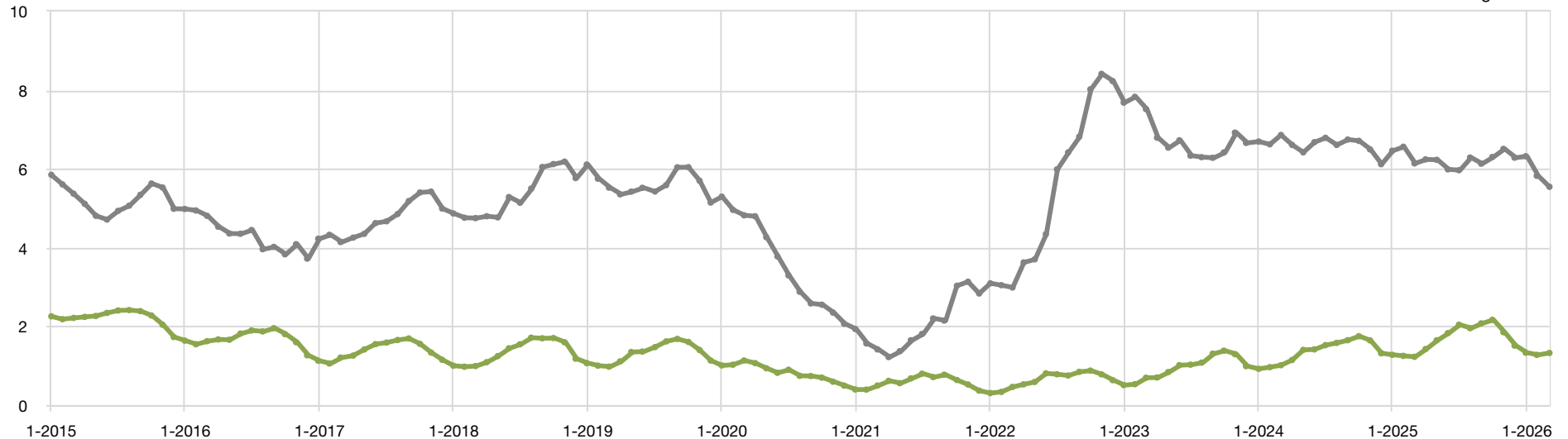
March



Months Supply	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Apr-2025	6.2	- 6.1%	1.4	+ 27.3%
May-2025	6.2	- 3.1%	1.6	+ 14.3%
Jun-2025	6.0	- 10.4%	1.8	+ 28.6%
Jul-2025	6.0	- 11.8%	2.0	+ 33.3%
Aug-2025	6.3	- 4.5%	2.0	+ 25.0%
Sep-2025	6.1	- 9.0%	2.1	+ 31.3%
Oct-2025	6.3	- 6.0%	2.2	+ 22.2%
Nov-2025	6.5	0.0%	1.9	+ 18.8%
Dec-2025	6.3	+ 3.3%	1.5	+ 15.4%
Jan-2026	6.3	- 3.1%	1.3	0.0%
Feb-2026	5.8	- 12.1%	1.3	0.0%
Mar-2026	5.5	- 9.8%	1.3	+ 8.3%
12-Month Avg*	6.1	- 6.0%	1.7	+ 18.9%

* Months Supply for all properties from April 2025 through March 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.



Omaha Area Region

Key Metrics	Historical Sparkbars	3-2025	3-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,598	1,691	+ 5.8%	4,278	4,534	+ 6.0%
Pending Sales		1,231	1,235	+ 0.3%	3,007	3,207	+ 6.7%
Closed Sales		897	995	+ 10.9%	2,371	2,424	+ 2.2%
Days on Market Until Sale		35	34	- 2.9%	35	36	+ 2.9%
Median Closed Price		\$310,000	\$320,000	+ 3.2%	\$310,000	\$320,000	+ 3.2%
Average Closed Price		\$348,434	\$365,148	+ 4.8%	\$346,139	\$369,030	+ 6.6%
Percent of List Price Received		99.1%	99.4%	+ 0.3%	99.0%	98.9%	- 0.1%
Housing Affordability Index		118	117	- 0.8%	118	117	- 0.8%
Inventory of Homes for Sale		2,022	2,101	+ 3.9%	—	—	—
Months Supply of Inventory		2.0	2.0	0.0%	—	—	—