

Monthly Indicators

Omaha 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 28.1 percent for New Construction and 9.4 percent for Existing Homes. Pending Sales decreased 36.9 percent for New Construction and 15.8 percent for Existing Homes. Inventory decreased 10.7 percent for New Construction and 2.7 percent for Existing Homes.

Median Closed Price increased 2.2 percent for New Construction and 1.7 percent for Existing Homes. Days on Market decreased 19.1 percent for New Construction but remained flat for Existing Homes. Months Supply of Inventory decreased 6.6 percent for New Construction and 4.8 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

- 12.0%	+ 2.8%	- 5.6%
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: 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	9-2025	9-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		320	230	- 28.1%	2,680	2,524	- 5.8%
Pending Sales		149	94	- 36.9%	1,581	1,524	- 3.6%
Closed Sales		152	135	- 11.2%	1,501	1,540	+ 2.6%
Days on Market Until Sale		68	55	- 19.1%	85	74	- 12.9%
Median Closed Price		\$431,682	\$440,990	+ 2.2%	\$424,990	\$433,248	+ 1.9%
Average Closed Price		\$494,664	\$488,735	- 1.2%	\$477,793	\$494,631	+ 3.5%
Percent of List Price Received		100.6%	101.0%	+ 0.4%	100.7%	100.7%	0.0%
Housing Affordability Index		88	81	- 8.0%	89	82	- 7.9%
Inventory of Homes for Sale		1,004	897	- 10.7%	—	—	—
Months Supply of Inventory		6.1	5.7	- 6.6%	—	—	—

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.



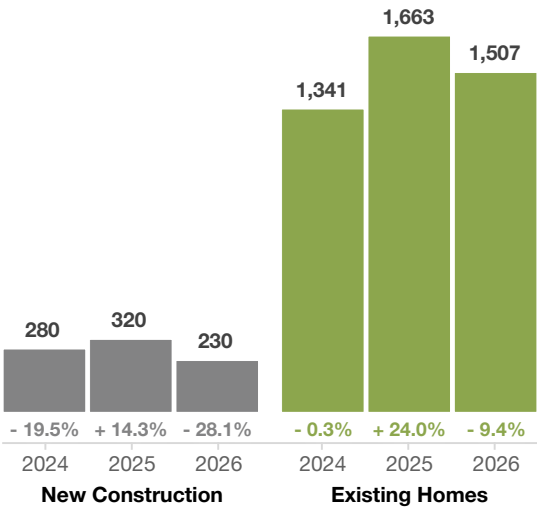
Omaha Area Region

Key Metrics	Historical Sparkbars	9-2025	9-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,663	1,507	- 9.4%	13,575	13,335	- 1.8%
Pending Sales		897	755	- 15.8%	8,445	8,363	- 1.0%
Closed Sales		960	844	- 12.1%	7,959	8,018	+ 0.7%
Days on Market Until Sale		18	18	0.0%	17	18	+ 5.9%
Median Closed Price		\$300,000	\$305,000	+ 1.7%	\$300,000	\$314,000	+ 4.7%
Average Closed Price		\$357,720	\$367,253	+ 2.7%	\$352,655	\$365,508	+ 3.6%
Percent of List Price Received		98.6%	98.6%	0.0%	99.0%	99.1%	+ 0.1%
Housing Affordability Index		126	116	- 7.9%	126	113	- 10.3%
Inventory of Homes for Sale		1,819	1,769	- 2.7%	—	—	—
Months Supply of Inventory		2.1	2.0	- 4.8%	—	—	—

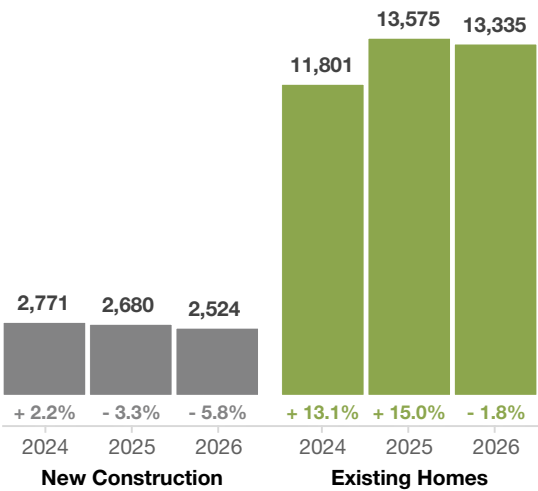
New Listings

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

September

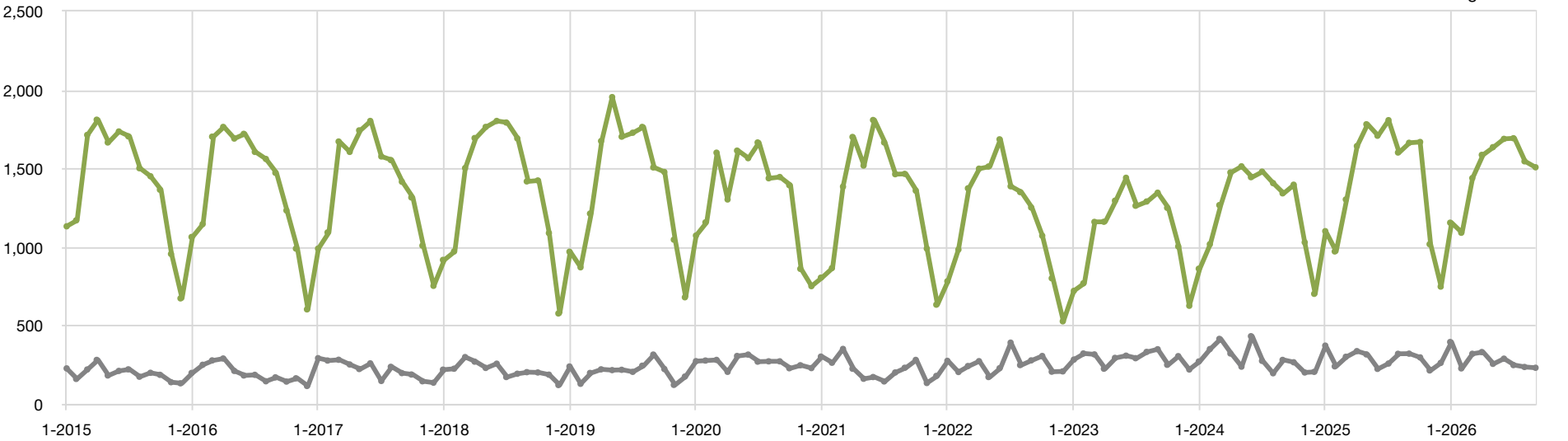


Year to Date



New Listings	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Oct-2025	296	+ 11.7%	1,668	+ 19.5%
Nov-2025	213	+ 6.5%	1,017	- 1.2%
Dec-2025	261	+ 27.9%	747	+ 6.6%
Jan-2026	394	+ 6.2%	1,154	+ 4.9%
Feb-2026	226	- 5.4%	1,090	+ 12.3%
Mar-2026	319	+ 6.3%	1,438	+ 10.4%
Apr-2026	330	- 1.8%	1,586	- 3.4%
May-2026	255	- 19.0%	1,635	- 8.2%
Jun-2026	288	+ 29.1%	1,688	- 1.2%
Jul-2026	247	- 3.9%	1,692	- 6.4%
Aug-2026	235	- 26.3%	1,545	- 3.5%
Sep-2026	230	- 28.1%	1,507	- 9.4%
12-Month Avg	275	- 1.4%	1,397	+ 0.4%

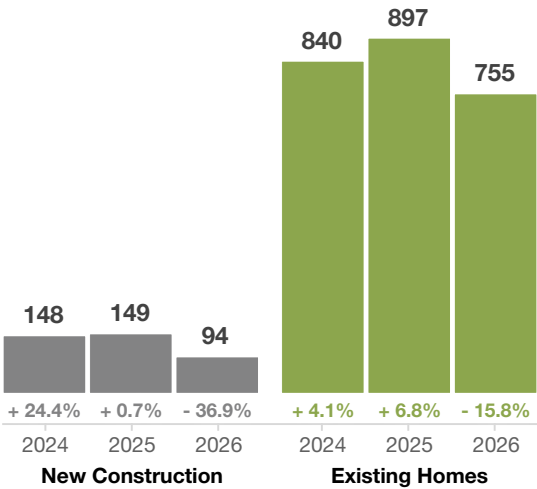
Historical New Listings by Month



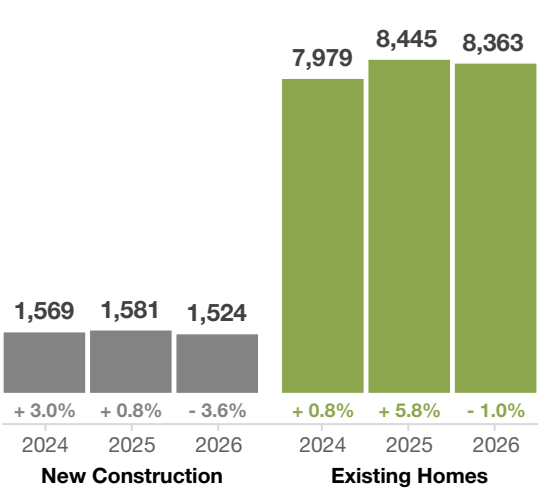
Pending Sales

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

September

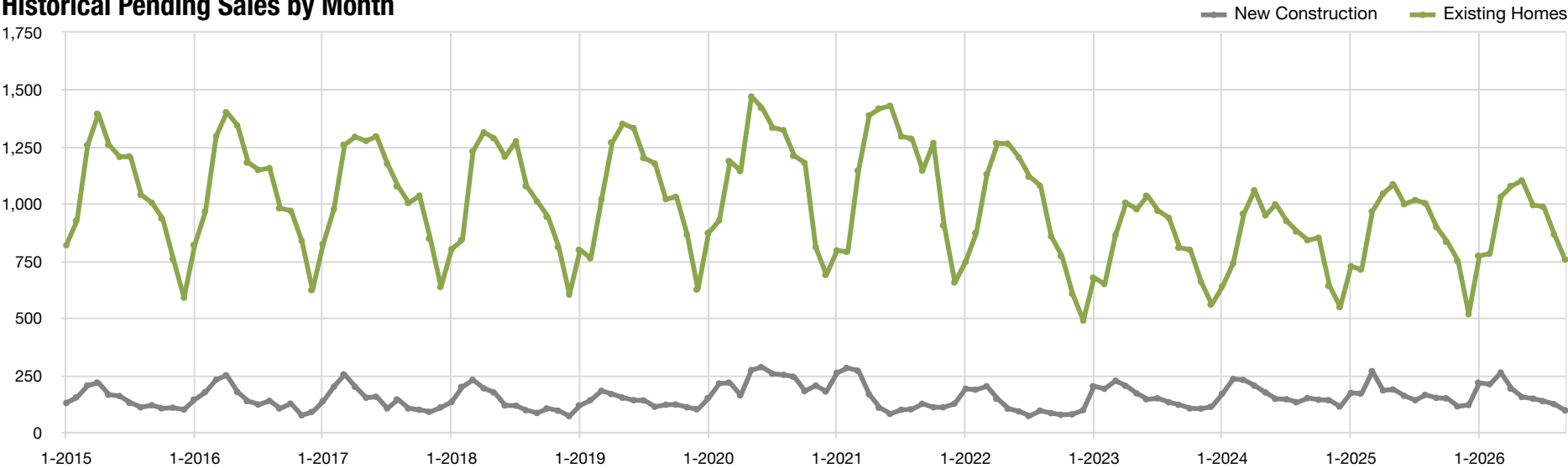


Year to Date



Pending Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Oct-2025	147	+ 4.3%	833	- 2.1%
Nov-2025	112	- 19.4%	750	+ 17.2%
Dec-2025	118	+ 6.3%	516	- 5.7%
Jan-2026	215	+ 25.7%	772	+ 6.3%
Feb-2026	209	+ 24.4%	781	+ 9.8%
Mar-2026	260	- 2.3%	1,030	+ 6.6%
Apr-2026	190	+ 4.4%	1,077	+ 3.2%
May-2026	153	- 17.7%	1,102	+ 1.6%
Jun-2026	146	- 7.6%	994	- 0.4%
Jul-2026	135	- 2.9%	987	- 2.9%
Aug-2026	122	- 24.7%	865	- 13.7%
Sep-2026	94	- 36.9%	755	- 15.8%
12-Month Avg	158	- 3.7%	872	- 0.2%

Historical Pending Sales by Month

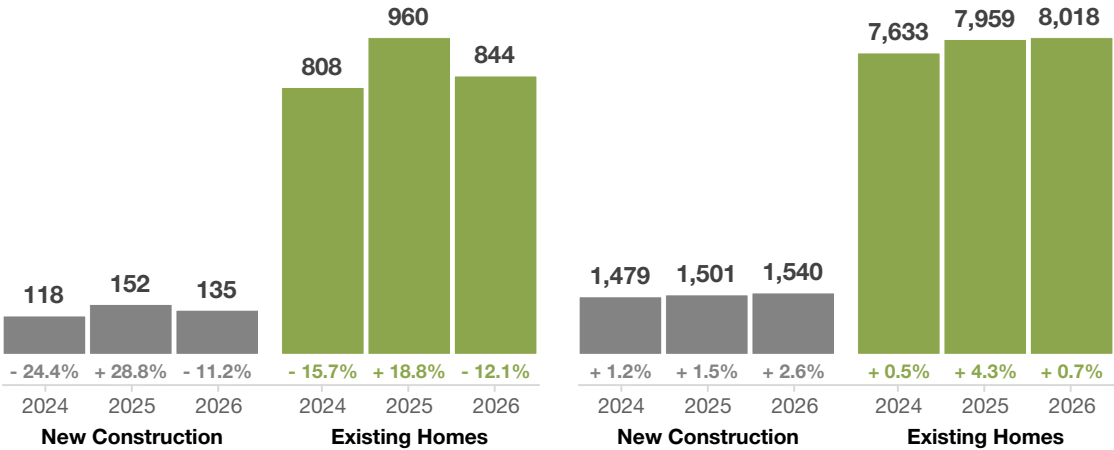


Closed Sales

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

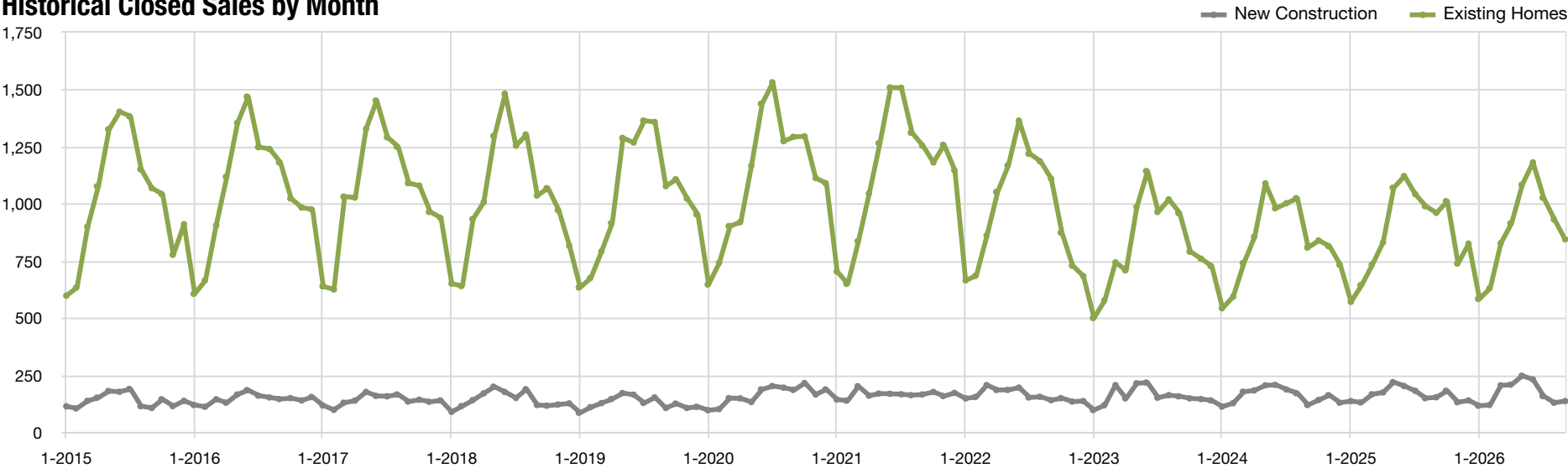
September

Year to Date



Closed Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Oct-2025	180	+ 28.6%	1,011	+ 20.5%
Nov-2025	130	- 19.3%	738	- 9.3%
Dec-2025	138	+ 7.8%	825	+ 12.7%
Jan-2026	115	- 14.8%	583	+ 2.3%
Feb-2026	118	- 8.5%	629	- 2.2%
Mar-2026	204	+ 23.6%	827	+ 12.8%
Apr-2026	207	+ 19.7%	914	+ 10.0%
May-2026	246	+ 12.8%	1,083	+ 1.2%
Jun-2026	230	+ 14.4%	1,181	+ 5.4%
Jul-2026	157	- 12.8%	1,026	- 1.5%
Aug-2026	128	- 13.5%	931	- 5.9%
Sep-2026	135	- 11.2%	844	- 12.1%
12-Month Avg	166	+ 3.1%	883	+ 2.4%

Historical Closed Sales by Month



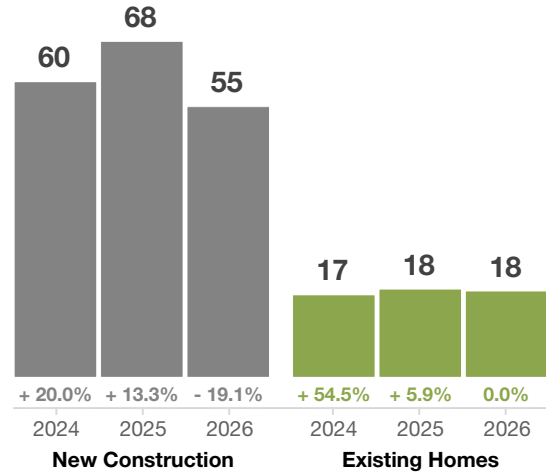
Days on Market Until Sale

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

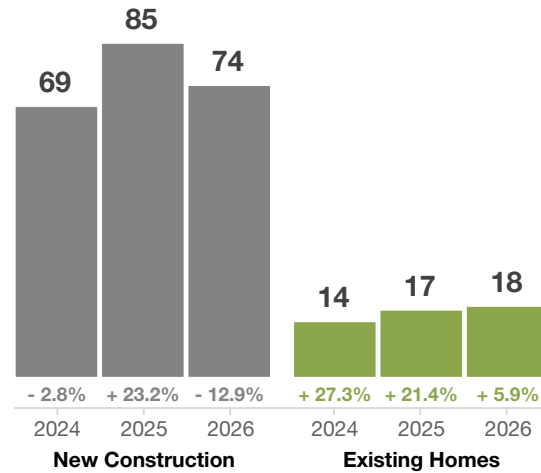


Omaha Area Region

September



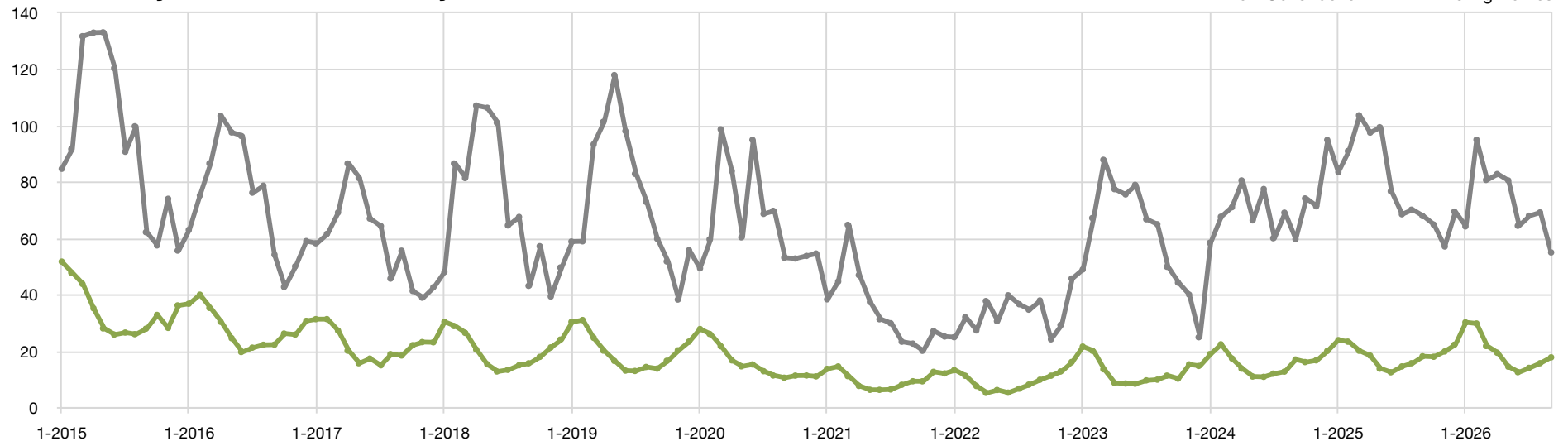
Year to Date



Days on Market	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Oct-2025	65	- 12.2%	18	+ 12.5%
Nov-2025	57	- 19.7%	20	+ 17.6%
Dec-2025	69	- 27.4%	22	+ 10.0%
Jan-2026	64	- 22.9%	30	+ 25.0%
Feb-2026	95	+ 4.4%	30	+ 30.4%
Mar-2026	81	- 22.1%	22	+ 10.0%
Apr-2026	83	- 15.3%	19	+ 5.6%
May-2026	81	- 18.2%	14	0.0%
Jun-2026	64	- 16.9%	12	0.0%
Jul-2026	68	- 1.4%	14	0.0%
Aug-2026	69	- 1.4%	16	0.0%
Sep-2026	55	- 19.1%	18	0.0%
12-Month Avg*	72	- 14.2%	19	+ 9.0%

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

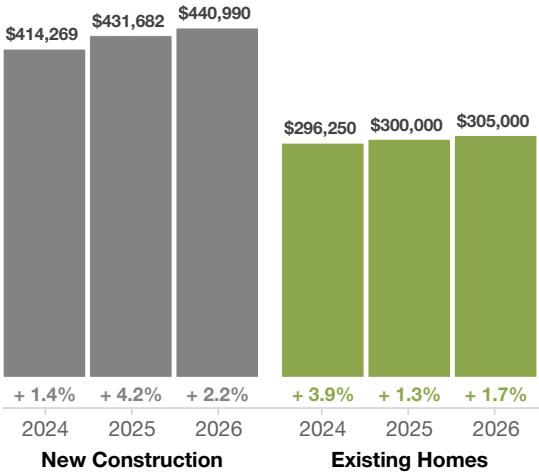
Historical Days on Market Until Sale by Month



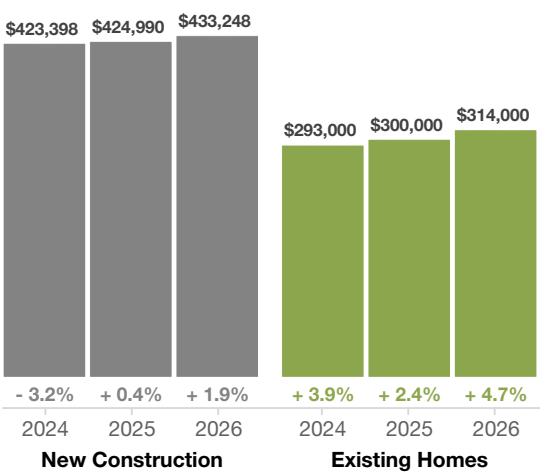
Median Closed Price

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



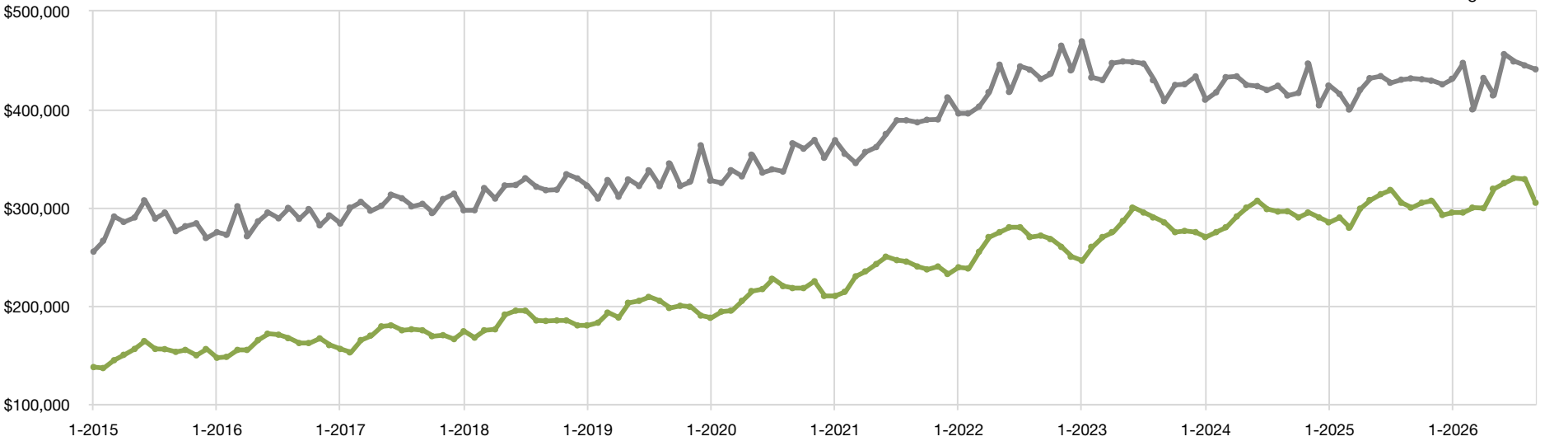
Year to Date



Median Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Oct-2025	\$430,825	+ 3.3%	\$305,000	+ 5.2%
Nov-2025	\$429,329	- 3.9%	\$307,000	+ 4.1%
Dec-2025	\$425,648	+ 5.3%	\$292,500	+ 0.9%
Jan-2026	\$431,288	+ 1.6%	\$295,000	+ 3.5%
Feb-2026	\$447,458	+ 7.6%	\$295,000	+ 1.8%
Mar-2026	\$400,140	+ 0.0%	\$300,000	+ 7.3%
Apr-2026	\$432,110	+ 2.9%	\$299,464	+ 0.2%
May-2026	\$414,375	- 4.1%	\$319,250	+ 3.8%
Jun-2026	\$456,406	+ 5.2%	\$325,000	+ 3.6%
Jul-2026	\$449,000	+ 5.1%	\$330,000	+ 3.8%
Aug-2026	\$444,950	+ 3.4%	\$329,000	+ 7.9%
Sep-2026	\$440,990	+ 2.2%	\$305,000	+ 1.7%
12-Month Avg*	\$431,990	+ 1.8%	\$310,000	+ 3.3%

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

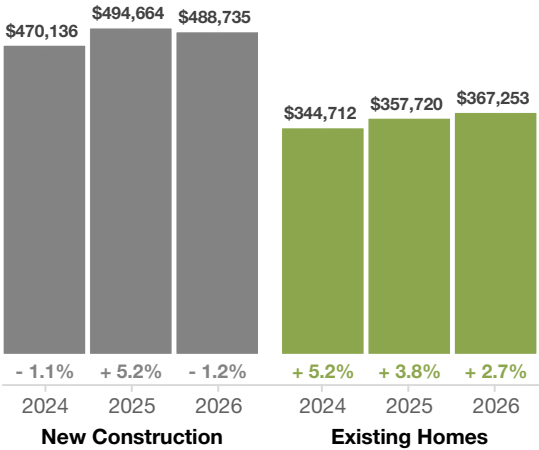
Historical Median Closed Price by Month



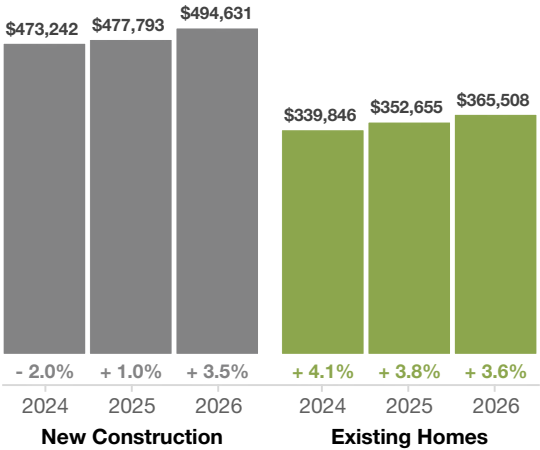
Average Closed Price

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

September



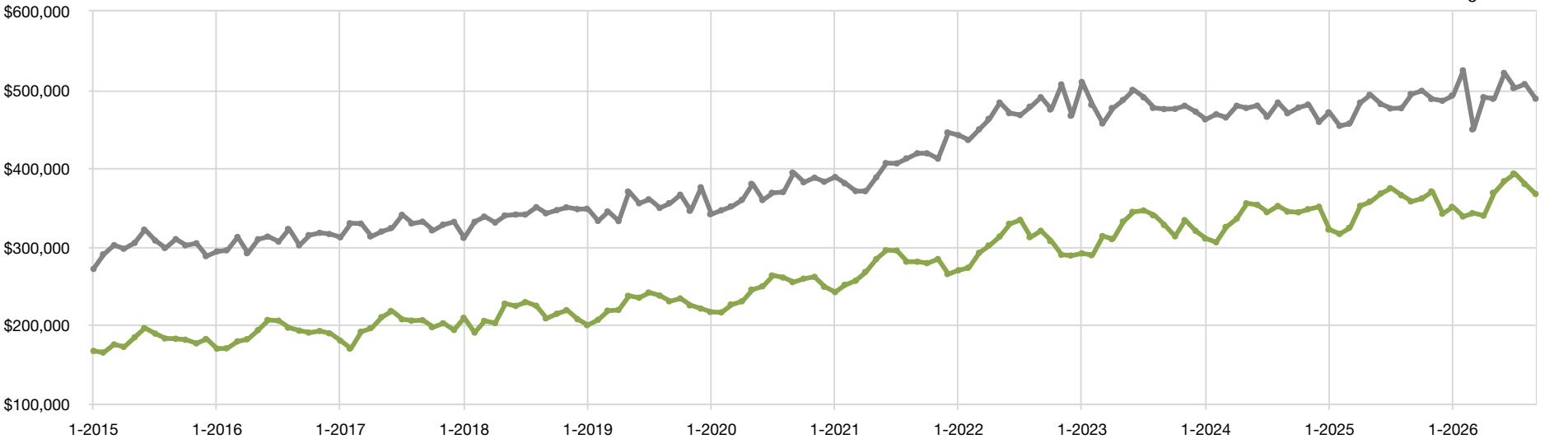
Year to Date



Average Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Oct-2025	\$498,717	+ 4.5%	\$361,523	+ 5.1%
Nov-2025	\$488,298	+ 1.5%	\$370,451	+ 6.5%
Dec-2025	\$486,036	+ 5.9%	\$342,113	- 2.5%
Jan-2026	\$492,622	+ 4.5%	\$350,751	+ 9.0%
Feb-2026	\$524,794	+ 15.6%	\$338,493	+ 7.0%
Mar-2026	\$449,560	- 1.6%	\$342,778	+ 5.8%
Apr-2026	\$490,569	+ 1.4%	\$339,528	- 3.5%
May-2026	\$488,566	- 1.0%	\$368,743	+ 3.2%
Jun-2026	\$521,480	+ 8.2%	\$383,511	+ 4.3%
Jul-2026	\$502,215	+ 5.4%	\$393,253	+ 5.0%
Aug-2026	\$507,271	+ 6.4%	\$379,900	+ 3.9%
Sep-2026	\$488,735	- 1.2%	\$367,253	+ 2.7%
12-Month Avg*	\$493,990	+ 3.6%	\$363,649	+ 3.5%

* 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



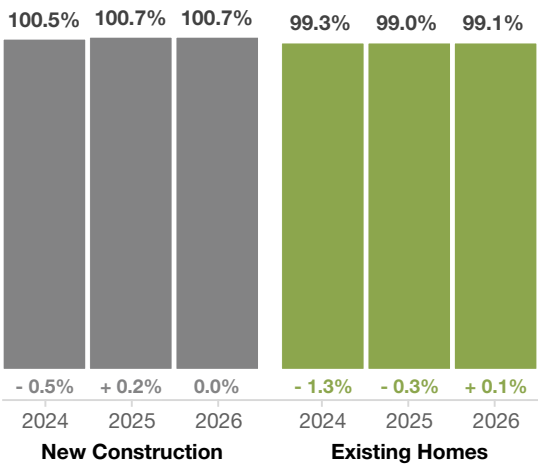
Percent of List Price Received

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



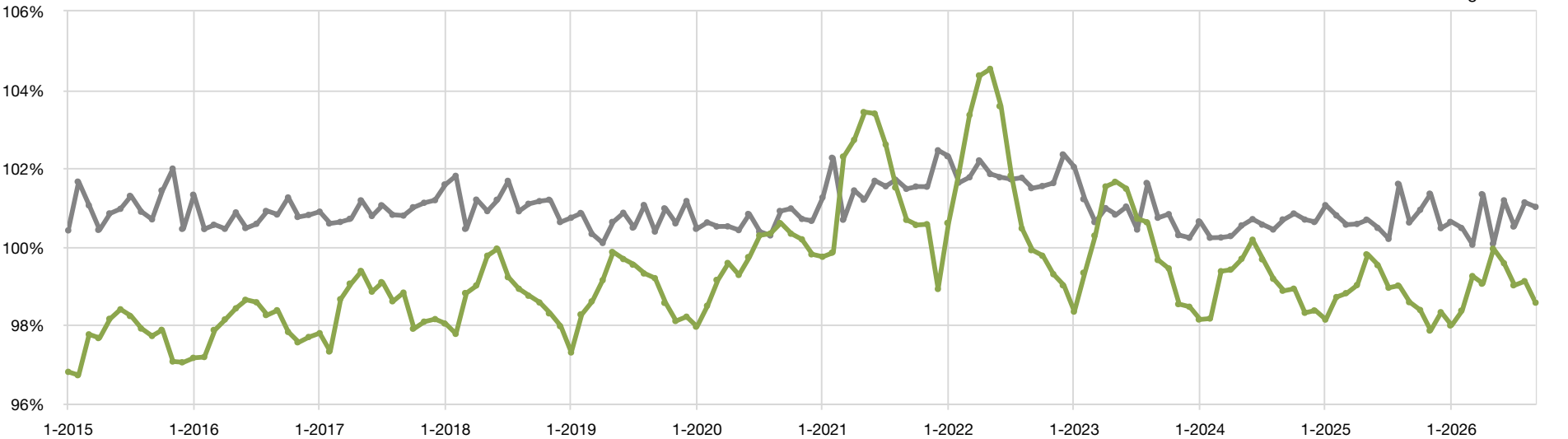
Year to Date



Pct. of List Price Received	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Oct-2025	100.9%	+ 0.1%	98.4%	- 0.5%
Nov-2025	101.4%	+ 0.7%	97.9%	- 0.4%
Dec-2025	100.5%	- 0.1%	98.3%	- 0.1%
Jan-2026	100.6%	- 0.5%	98.0%	- 0.1%
Feb-2026	100.5%	- 0.3%	98.4%	- 0.3%
Mar-2026	100.1%	- 0.5%	99.3%	+ 0.5%
Apr-2026	101.3%	+ 0.7%	99.1%	+ 0.1%
May-2026	100.1%	- 0.6%	99.9%	+ 0.1%
Jun-2026	101.2%	+ 0.7%	99.6%	+ 0.1%
Jul-2026	100.5%	+ 0.3%	99.0%	0.0%
Aug-2026	101.1%	- 0.5%	99.1%	+ 0.1%
Sep-2026	101.0%	+ 0.4%	98.6%	0.0%
12-Month Avg*	100.7%	+ 0.0%	98.9%	- 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

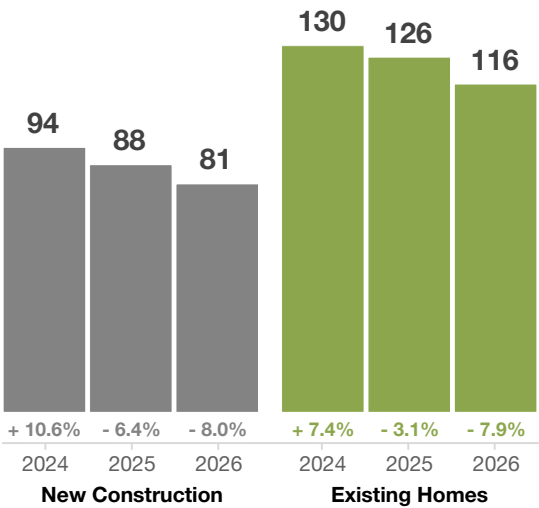


Housing Affordability Index

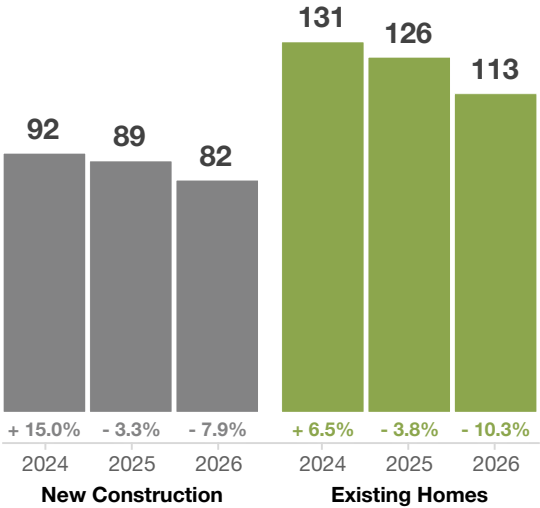
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



September

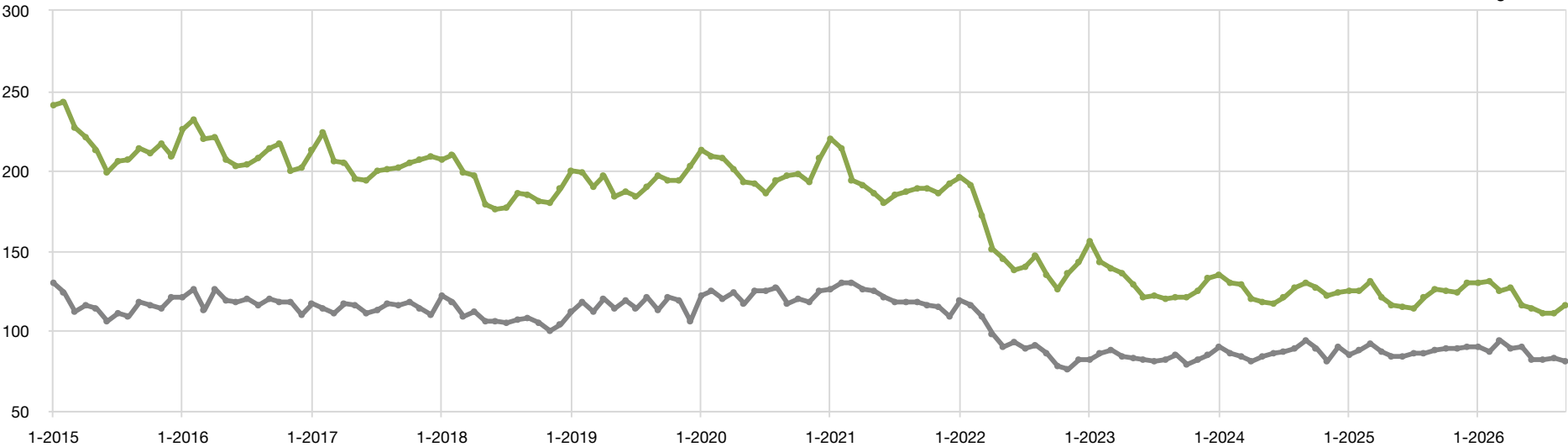


Year to Date



Affordability Index	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Oct-2025	89	0.0%	125	- 1.6%
Nov-2025	89	+ 9.9%	124	+ 1.6%
Dec-2025	90	0.0%	130	+ 4.8%
Jan-2026	90	+ 5.9%	130	+ 4.0%
Feb-2026	87	- 1.1%	131	+ 4.8%
Mar-2026	94	+ 2.2%	125	- 4.6%
Apr-2026	89	+ 2.3%	127	+ 5.0%
May-2026	90	+ 7.1%	116	0.0%
Jun-2026	82	- 2.4%	114	- 0.9%
Jul-2026	82	- 4.7%	111	- 2.6%
Aug-2026	83	- 3.5%	111	- 8.3%
Sep-2026	81	- 8.0%	116	- 7.9%
12-Month Avg	87	0.0%	122	0.0%

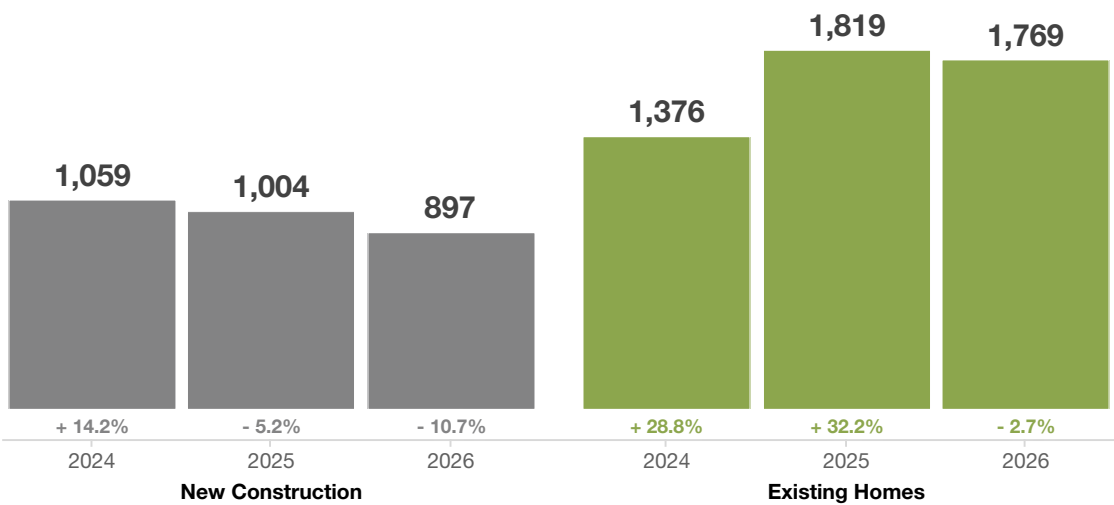
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

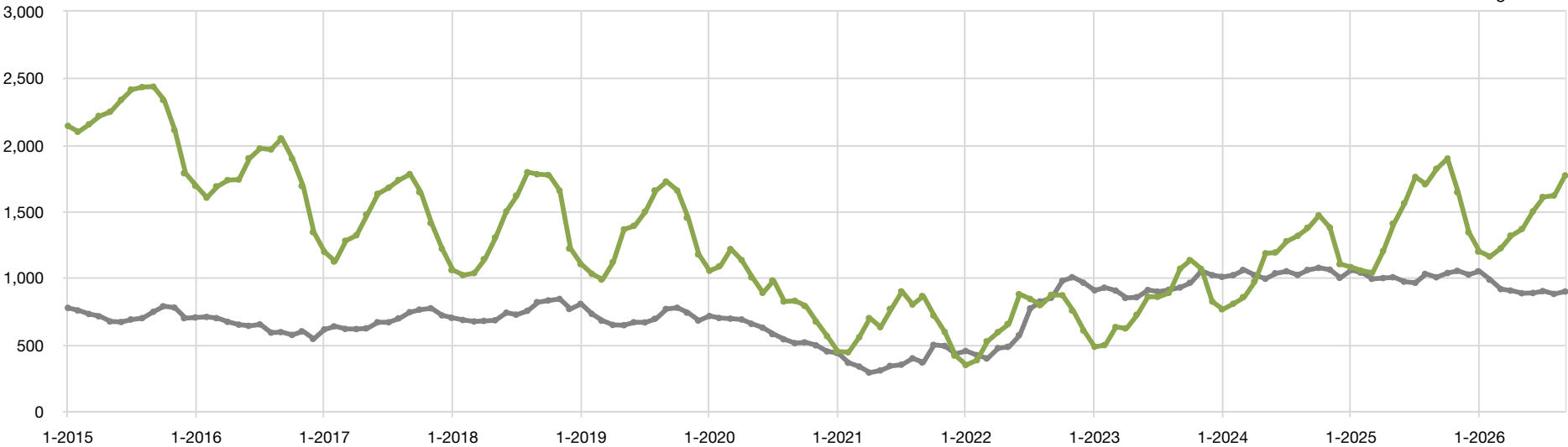
The number of properties available for sale in active status at the end of a given month.

September



Homes for Sale	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Oct-2025	1,036	- 3.6%	1,896	+ 29.1%
Nov-2025	1,052	- 0.8%	1,643	+ 19.2%
Dec-2025	1,024	+ 2.4%	1,342	+ 21.7%
Jan-2026	1,049	- 0.9%	1,197	+ 10.8%
Feb-2026	986	- 5.1%	1,160	+ 10.1%
Mar-2026	915	- 7.8%	1,222	+ 17.8%
Apr-2026	904	- 9.4%	1,317	+ 9.7%
May-2026	884	- 12.0%	1,366	- 2.9%
Jun-2026	886	- 8.8%	1,499	- 3.9%
Jul-2026	900	- 6.4%	1,607	- 8.6%
Aug-2026	879	- 14.6%	1,618	- 5.0%
Sep-2026	897	- 10.7%	1,769	- 2.7%
12-Month Avg	951	- 6.4%	1,470	+ 6.4%

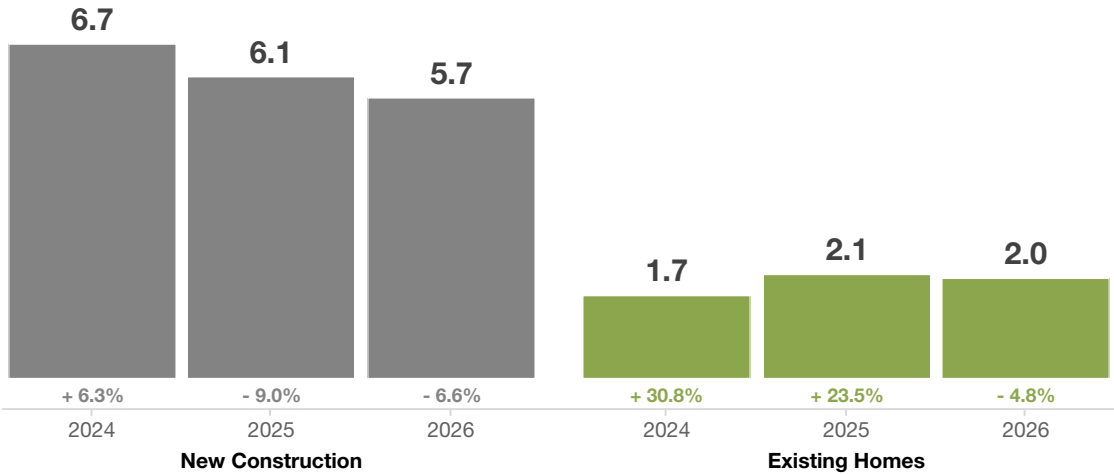
Historical Inventory of Homes for Sale by Month



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.

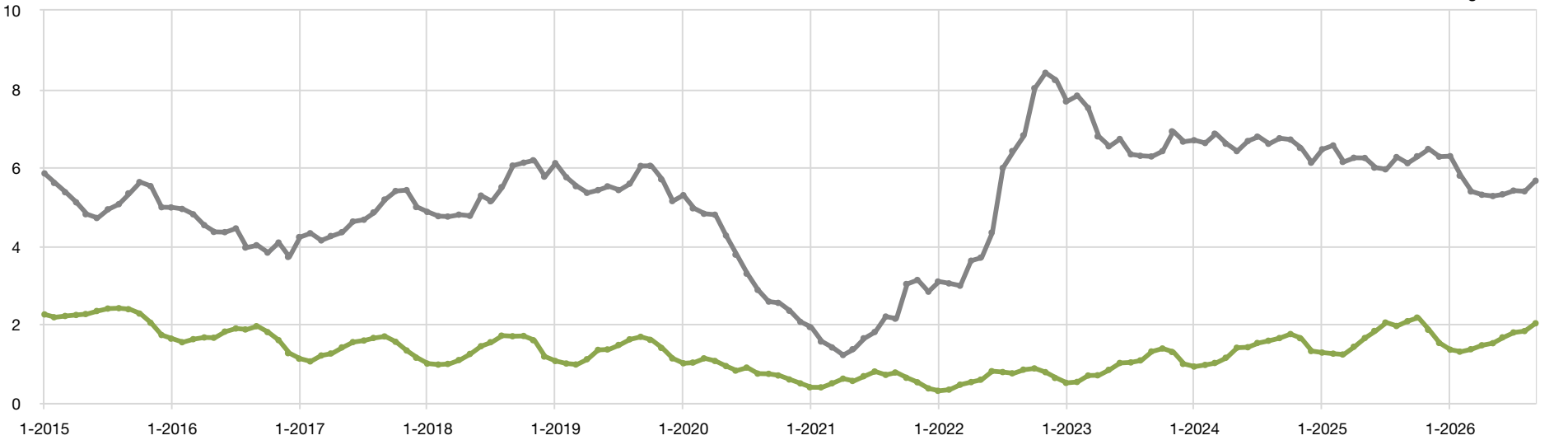
September



Months Supply	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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%	1.4	+ 7.7%
Feb-2026	5.8	- 12.1%	1.3	0.0%
Mar-2026	5.4	- 11.5%	1.4	+ 16.7%
Apr-2026	5.3	- 14.5%	1.5	+ 7.1%
May-2026	5.3	- 14.5%	1.5	- 11.8%
Jun-2026	5.3	- 11.7%	1.7	- 5.6%
Jul-2026	5.4	- 10.0%	1.8	- 10.0%
Aug-2026	5.4	- 14.3%	1.8	- 10.0%
Sep-2026	5.7	- 6.6%	2.0	- 4.8%
12-Month Avg*	5.7	- 8.6%	1.7	+ 2.1%

* 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.



Omaha Area Region

Key Metrics	Historical Sparkbars	9-2025	9-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,983	1,737	- 12.4%	16,255	15,859	- 2.4%
Pending Sales		1,046	849	- 18.8%	10,026	9,887	- 1.4%
Closed Sales		1,112	979	- 12.0%	9,460	9,558	+ 1.0%
Days on Market Until Sale		25	23	- 8.0%	28	27	- 3.6%
Median Closed Price		\$316,125	\$325,000	+ 2.8%	\$325,000	\$335,000	+ 3.1%
Average Closed Price		\$376,439	\$383,791	+ 2.0%	\$372,523	\$386,296	+ 3.7%
Percent of List Price Received		98.9%	98.9%	0.0%	99.3%	99.4%	+ 0.1%
Housing Affordability Index		119	109	- 8.4%	116	106	- 8.6%
Inventory of Homes for Sale		2,823	2,666	- 5.6%	—	—	—
Months Supply of Inventory		2.7	2.6	- 3.7%	—	—	—