

# Monthly Indicators

Great Plains Regional MLS



## 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 2.6 percent for New Construction and 8.7 percent for Existing Homes. Pending Sales decreased 7.7 percent for New Construction but increased 6.3 percent for Existing Homes. Inventory increased 0.1 percent for New Construction and 11.7 percent for Existing Homes.

Median Closed Price increased 0.2 percent for New Construction and 4.0 percent for Existing Homes. Days on Market decreased 21.9 percent for New Construction but increased 8.3 percent for Existing Homes. Months Supply of Inventory decreased 1.6 percent for New Construction but increased 7.1 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

**+ 12.7%**

Change in  
**Closed Sales**  
All Properties

**+ 3.3%**

Change in  
**Median Closed Price**  
All Properties

**+ 6.7%**

Change in  
**Homes for Sale**  
All Properties

This report covers residential real estate activity in the Great Plains Regional MLS service area. 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.



Key Metrics	Historical Sparkbars	3-2025	3-2026	% Change	YTD 2025	YTD 2026	% Change
<b>New Listings</b>		419	<b>430</b>	+ 2.6%	1,296	<b>1,330</b>	+ 2.6%
<b>Pending Sales</b>		323	<b>298</b>	- 7.7%	768	<b>809</b>	+ 5.3%
<b>Closed Sales</b>		199	<b>252</b>	+ 26.6%	541	<b>556</b>	+ 2.8%
<b>Days on Market Until Sale</b>		96	<b>75</b>	- 21.9%	85	<b>73</b>	- 14.1%
<b>Median Closed Price</b>		\$409,613	<b>\$410,450</b>	+ 0.2%	\$424,639	<b>\$429,980</b>	+ 1.3%
<b>Average Closed Price</b>		\$461,948	<b>\$450,192</b>	- 2.5%	\$466,683	<b>\$480,761</b>	+ 3.0%
<b>Percent of List Price Received</b>		100.5%	<b>100.1%</b>	- 0.4%	100.7%	<b>100.3%</b>	- 0.4%
<b>Housing Affordability Index</b>		90	<b>92</b>	+ 2.2%	87	<b>88</b>	+ 1.1%
<b>Inventory of Homes for Sale</b>		1,331	<b>1,332</b>	+ 0.1%	—	—	—
<b>Months Supply of Inventory</b>		6.3	<b>6.2</b>	- 1.6%	—	—	—

# 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.



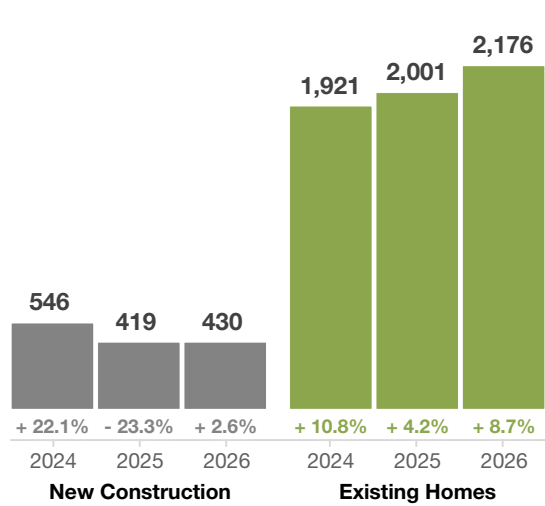
Key Metrics	Historical Sparkbars	3-2025	3-2026	% Change	YTD 2025	YTD 2026	% Change
<b>New Listings</b>		2,001	<b>2,176</b>	+ 8.7%	5,107	<b>5,632</b>	+ 10.3%
<b>Pending Sales</b>		1,419	<b>1,509</b>	+ 6.3%	3,576	<b>3,885</b>	+ 8.6%
<b>Closed Sales</b>		1,119	<b>1,233</b>	+ 10.2%	2,890	<b>3,026</b>	+ 4.7%
<b>Days on Market Until Sale</b>		24	<b>26</b>	+ 8.3%	25	<b>29</b>	+ 16.0%
<b>Median Closed Price</b>		\$278,000	<b>\$289,000</b>	+ 4.0%	\$277,000	<b>\$287,000</b>	+ 3.6%
<b>Average Closed Price</b>		\$325,322	<b>\$327,137</b>	+ 0.6%	\$313,992	<b>\$329,875</b>	+ 5.1%
<b>Percent of List Price Received</b>		98.5%	<b>98.8%</b>	+ 0.3%	98.3%	<b>98.2%</b>	- 0.1%
<b>Housing Affordability Index</b>		132	<b>130</b>	- 1.5%	133	<b>131</b>	- 1.5%
<b>Inventory of Homes for Sale</b>		1,788	<b>1,997</b>	+ 11.7%	—	—	—
<b>Months Supply of Inventory</b>		1.4	<b>1.5</b>	+ 7.1%	—	—	—

# New Listings

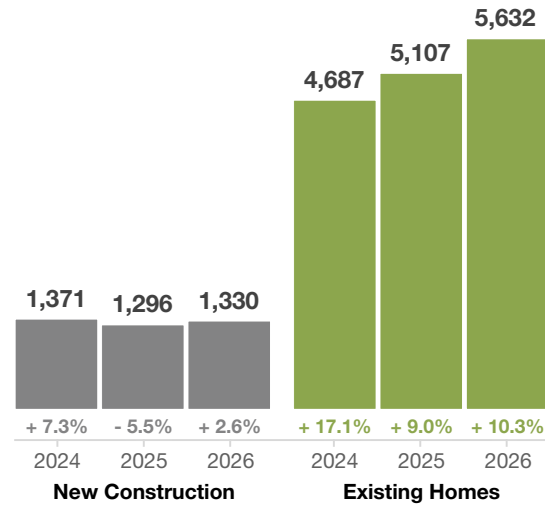
A count of the properties that have been newly listed on the market in a given month.



## March

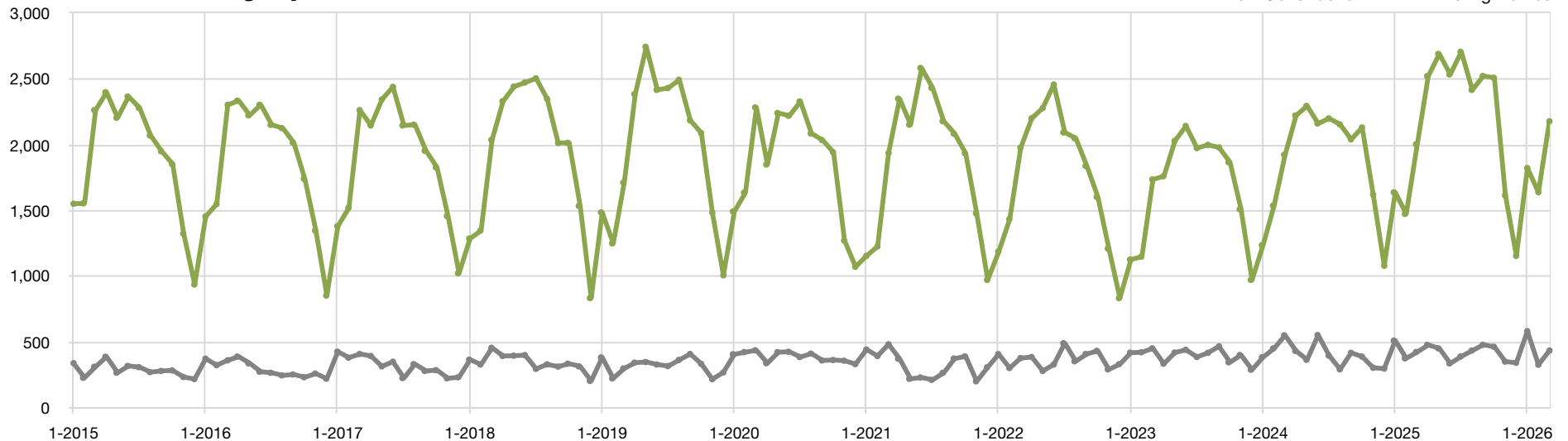


## Year to Date



New Listings	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Apr-2025	473	+ 10.8%	2,520	+ 13.5%
May-2025	447	+ 24.2%	2,689	+ 17.3%
Jun-2025	332	- 39.4%	2,533	+ 17.3%
Jul-2025	385	- 1.8%	2,705	+ 23.1%
Aug-2025	430	+ 49.8%	2,415	+ 12.2%
Sep-2025	474	+ 14.8%	2,521	+ 23.7%
Oct-2025	459	+ 19.5%	2,507	+ 17.8%
Nov-2025	346	+ 15.7%	1,613	- 0.2%
Dec-2025	337	+ 15.0%	1,151	+ 7.0%
Jan-2026	578	+ 14.2%	1,820	+ 11.3%
Feb-2026	322	- 13.2%	1,636	+ 11.2%
<b>Mar-2026</b>	<b>430</b>	<b>+ 2.6%</b>	<b>2,176</b>	<b>+ 8.7%</b>
12-Month Avg	418	+ 6.6%	2,191	+ 14.4%

## Historical New Listings by Month

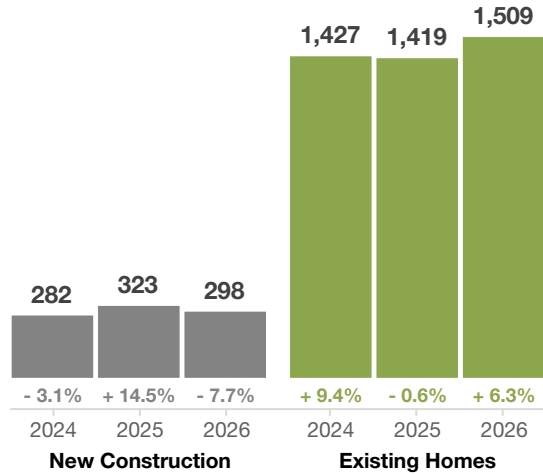


# Pending Sales

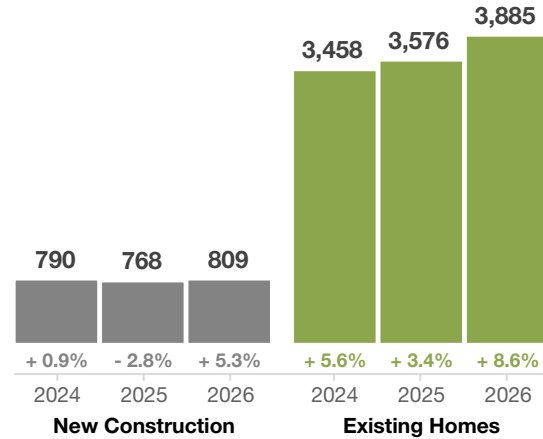
A count of the properties on which offers have been accepted in a given month.



## March

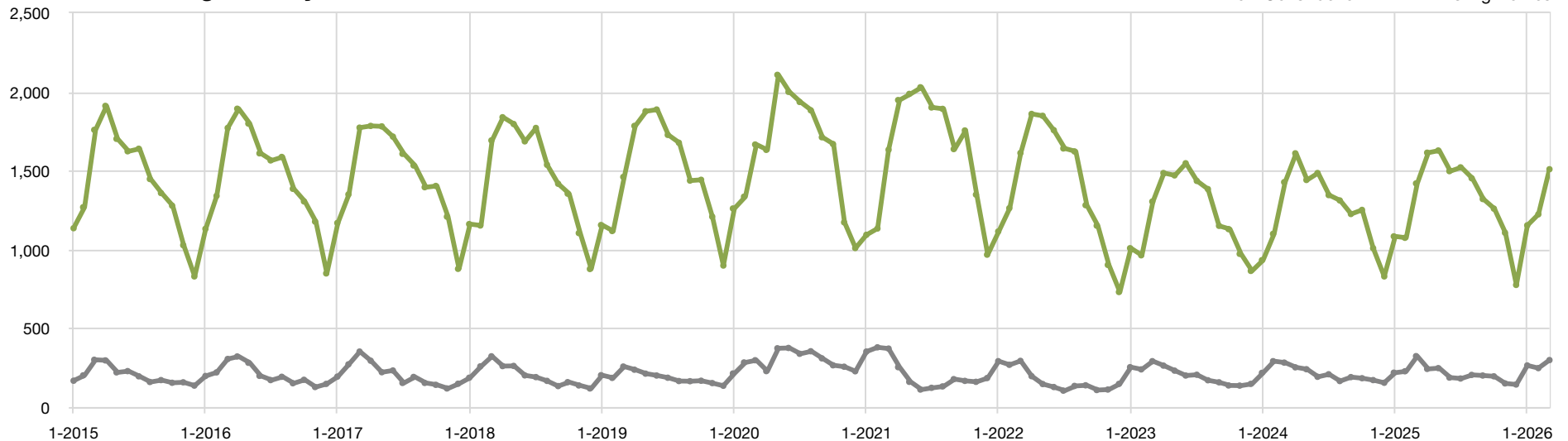


## Year to Date



Pending Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Apr-2025	242	- 4.0%	1,614	+ 0.2%
May-2025	247	+ 2.9%	1,628	+ 13.0%
Jun-2025	187	- 2.6%	1,497	+ 0.8%
Jul-2025	181	- 13.0%	1,521	+ 13.1%
Aug-2025	204	+ 23.6%	1,452	+ 10.8%
Sep-2025	200	+ 5.3%	1,320	+ 7.8%
Oct-2025	195	+ 6.6%	1,259	+ 0.6%
Nov-2025	150	- 12.3%	1,106	+ 9.7%
Dec-2025	143	- 7.1%	775	- 6.5%
Jan-2026	264	+ 21.1%	1,153	+ 6.5%
Feb-2026	247	+ 8.8%	1,223	+ 13.9%
<b>Mar-2026</b>	<b>298</b>	<b>- 7.7%</b>	<b>1,509</b>	<b>+ 6.3%</b>
12-Month Avg	213	+ 1.4%	1,338	+ 6.4%

## Historical Pending Sales by Month

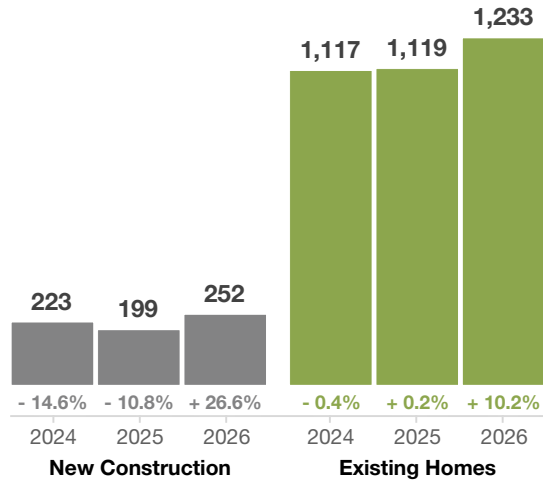


# Closed Sales

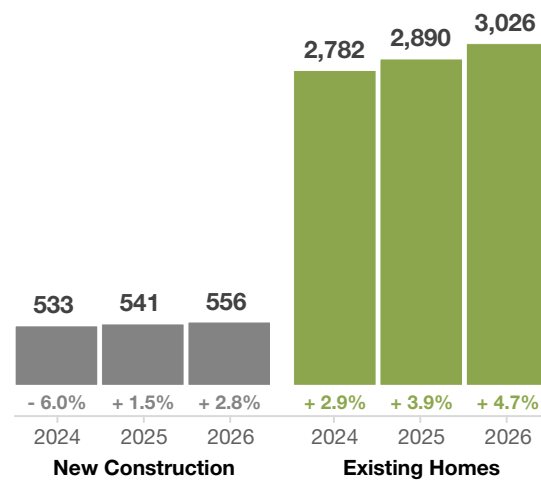
A count of the actual sales that closed in a given month.



## March

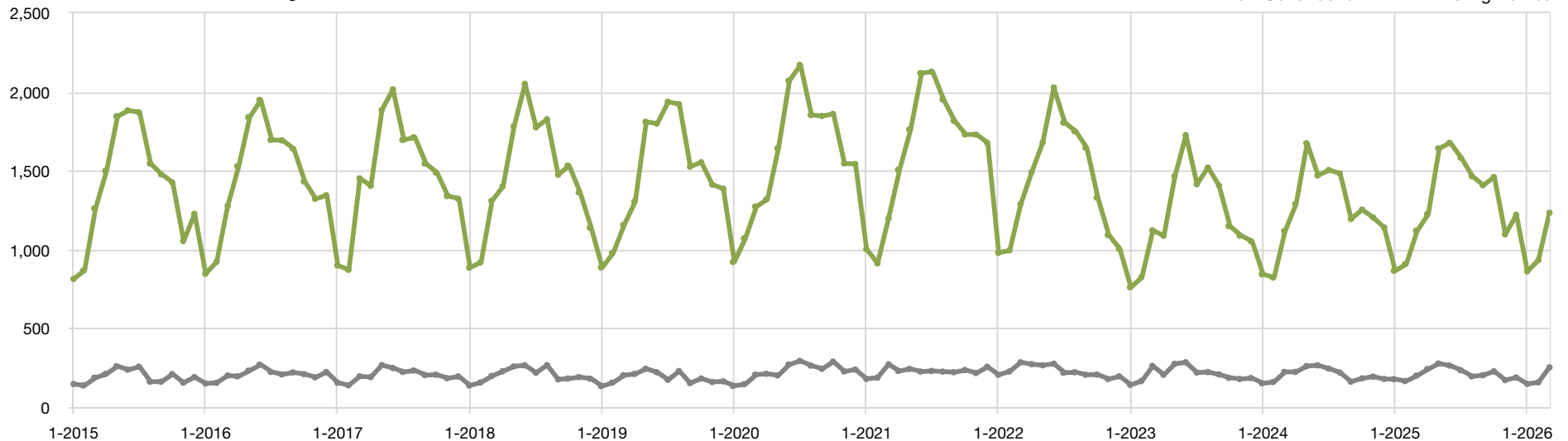


## Year to Date



Closed Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Apr-2025	241	+ 8.1%	1,224	- 5.0%
May-2025	276	+ 6.2%	1,641	- 2.0%
Jun-2025	263	- 0.8%	1,677	+ 14.1%
Jul-2025	234	- 4.1%	1,582	+ 5.2%
Aug-2025	195	- 11.0%	1,465	- 1.1%
Sep-2025	202	+ 25.5%	1,408	+ 18.0%
Oct-2025	227	+ 24.7%	1,460	+ 16.5%
Nov-2025	171	- 11.4%	1,096	- 8.9%
Dec-2025	188	+ 5.6%	1,220	+ 7.1%
Jan-2026	147	- 16.9%	861	- 0.5%
Feb-2026	157	- 4.8%	932	+ 2.9%
<b>Mar-2026</b>	<b>252</b>	<b>+ 26.6%</b>	<b>1,233</b>	<b>+ 10.2%</b>
12-Month Avg	213	+ 3.4%	1,317	+ 4.7%

## Historical Closed Sales by Month

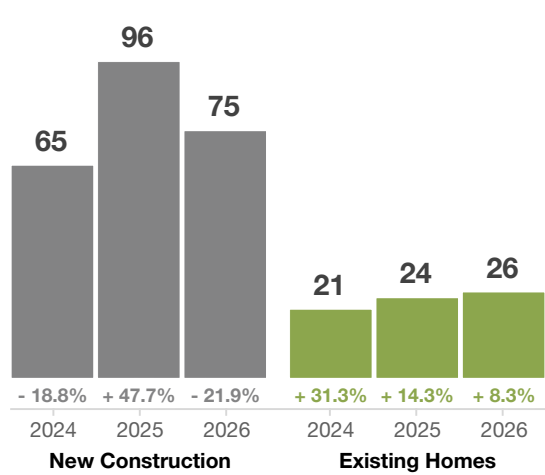


# Days on Market Until Sale

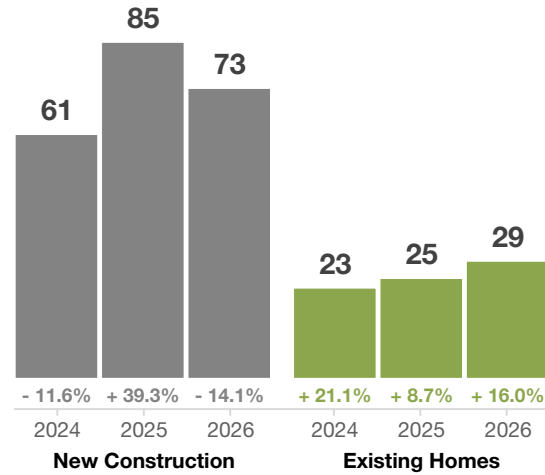
Average number of days between when a property is listed and when an offer is accepted in a given month.



## March



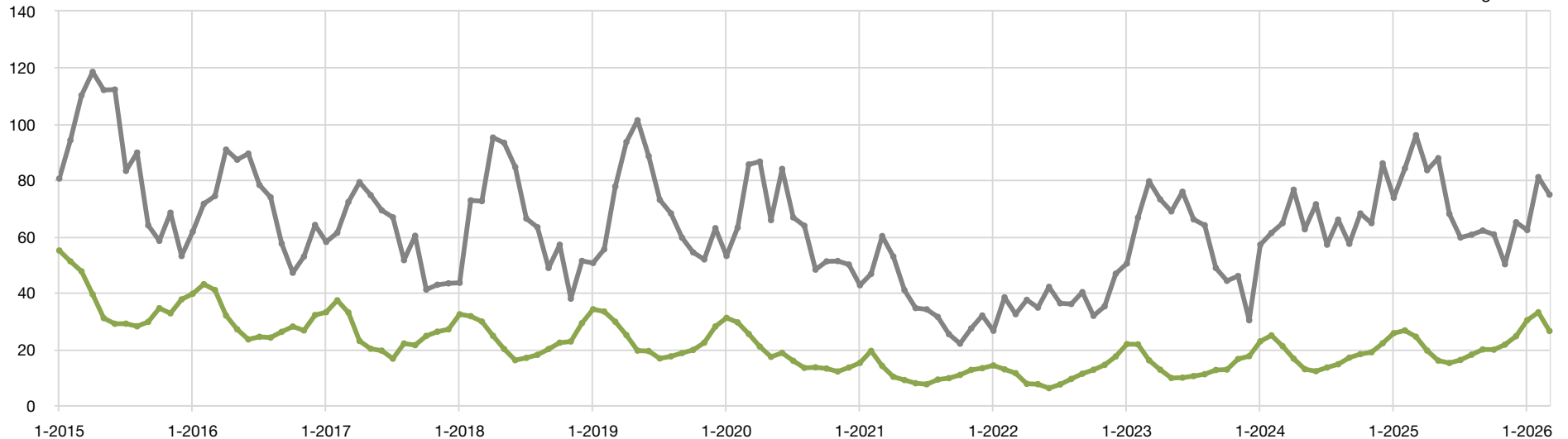
## Year to Date



Days on Market	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Apr-2025	84	+ 9.1%	19	+ 18.8%
May-2025	88	+ 39.7%	16	+ 23.1%
Jun-2025	68	- 4.2%	15	+ 25.0%
Jul-2025	60	+ 5.3%	16	+ 23.1%
Aug-2025	61	- 7.6%	18	+ 20.0%
Sep-2025	62	+ 8.8%	20	+ 17.6%
Oct-2025	61	- 10.3%	20	+ 11.1%
Nov-2025	50	- 23.1%	22	+ 15.8%
Dec-2025	65	- 24.4%	24	+ 9.1%
Jan-2026	62	- 16.2%	30	+ 15.4%
Feb-2026	81	- 3.6%	33	+ 22.2%
<b>Mar-2026</b>	<b>75</b>	<b>- 21.9%</b>	<b>26</b>	<b>+ 8.3%</b>
12-Month Avg*	69	- 3.5%	21	+ 17.1%

\* 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

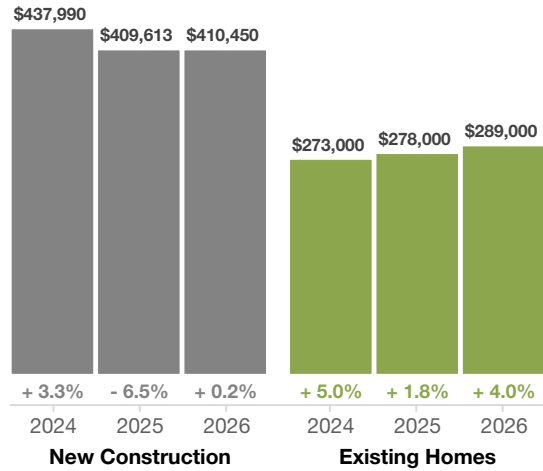


# Median Closed Price

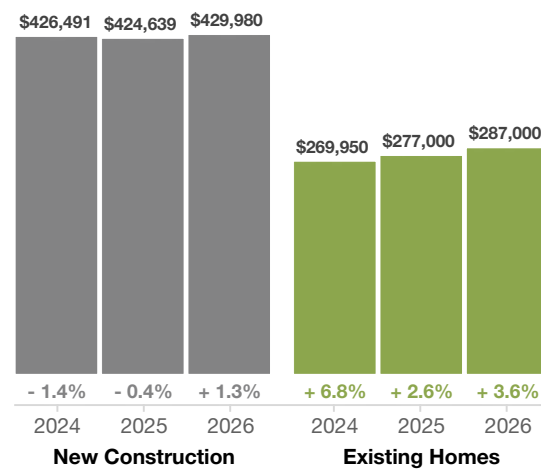
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## March



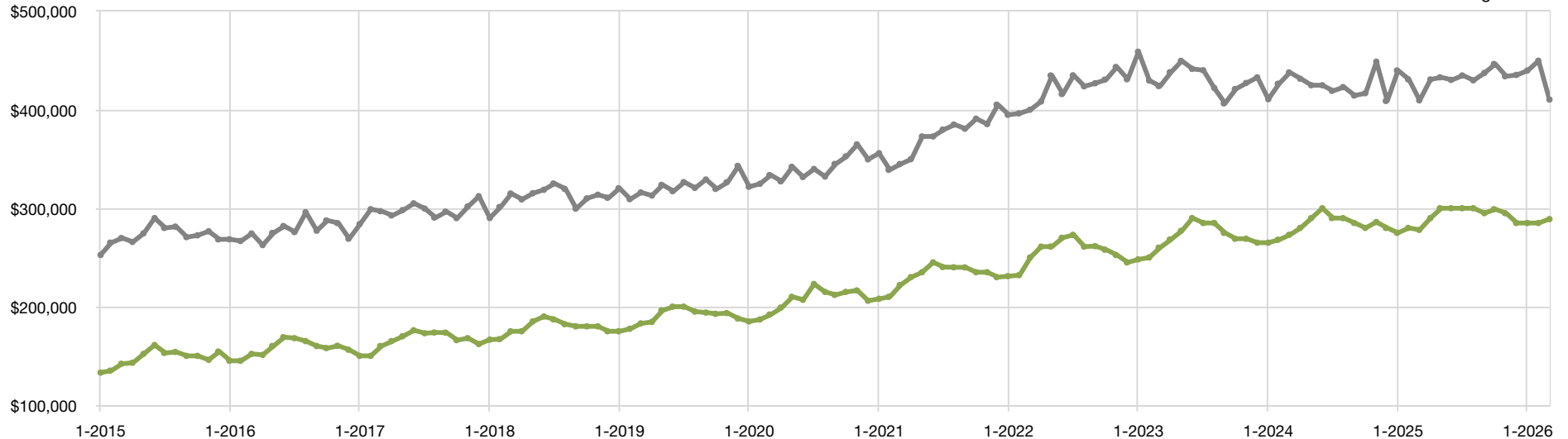
## Year to Date



Median Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Apr-2025	\$430,831	- 0.2%	\$290,000	+ 3.6%
May-2025	\$433,023	+ 1.9%	\$300,000	+ 3.4%
Jun-2025	\$430,425	+ 1.3%	\$300,000	0.0%
Jul-2025	\$434,925	+ 3.7%	\$300,000	+ 3.4%
Aug-2025	\$429,990	+ 1.6%	\$300,000	+ 3.5%
Sep-2025	\$437,450	+ 5.5%	\$295,000	+ 3.5%
Oct-2025	\$446,525	+ 7.1%	\$299,000	+ 6.8%
Nov-2025	\$434,105	- 3.3%	\$295,000	+ 3.1%
Dec-2025	\$435,450	+ 6.5%	\$285,000	+ 1.8%
Jan-2026	\$439,900	- 0.0%	\$285,000	+ 3.6%
Feb-2026	\$449,900	+ 4.4%	\$285,000	+ 1.8%
<b>Mar-2026</b>	<b>\$410,450</b>	<b>+ 0.2%</b>	<b>\$289,000</b>	<b>+ 4.0%</b>
12-Month Avg*	\$433,665	+ 2.3%	\$295,000	+ 3.5%

\* 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

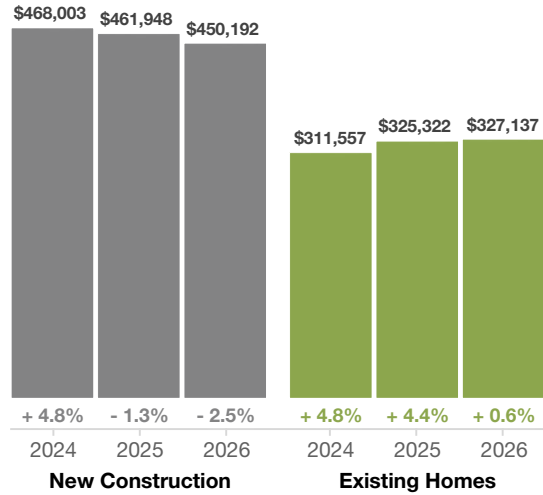


# Average Closed Price

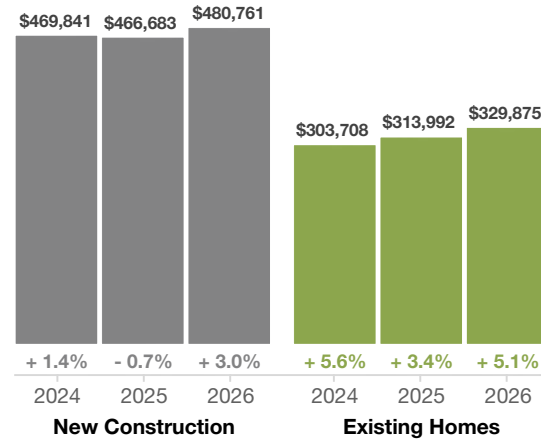
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## March



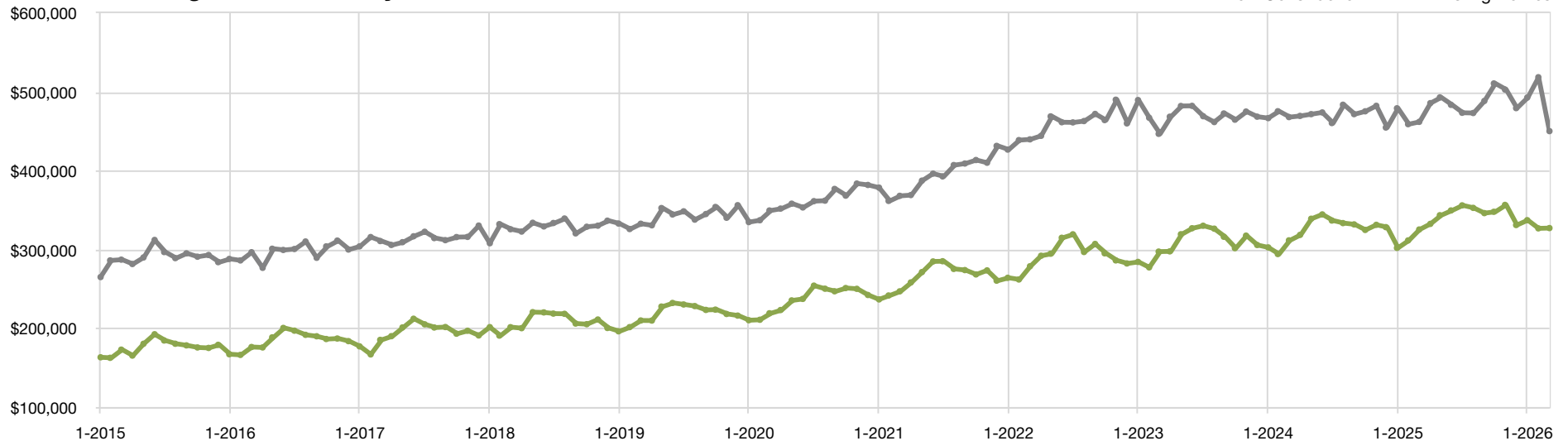
## Year to Date



Average Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Apr-2025	\$485,692	+ 3.5%	\$332,458	+ 4.4%
May-2025	\$492,989	+ 4.5%	\$343,452	+ 1.3%
Jun-2025	\$483,548	+ 2.0%	\$349,502	+ 1.5%
Jul-2025	\$473,465	+ 2.8%	\$355,965	+ 5.7%
Aug-2025	\$473,171	- 2.2%	\$352,761	+ 5.8%
Sep-2025	\$488,475	+ 3.5%	\$346,109	+ 4.3%
Oct-2025	\$510,685	+ 7.4%	\$347,810	+ 7.1%
Nov-2025	\$502,943	+ 4.3%	\$356,539	+ 7.6%
Dec-2025	\$479,370	+ 5.4%	\$331,002	+ 0.8%
Jan-2026	\$492,777	+ 2.8%	\$337,164	+ 11.6%
Feb-2026	\$518,578	+ 13.0%	\$326,771	+ 4.9%
<b>Mar-2026</b>	<b>\$450,192</b>	<b>- 2.5%</b>	<b>\$327,137</b>	<b>+ 0.6%</b>
12-Month Avg*	\$486,242	+ 3.4%	\$343,345	+ 4.3%

\* 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

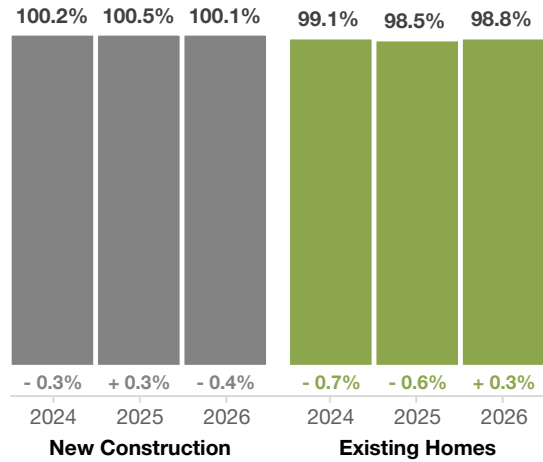


# Percent of List Price Received

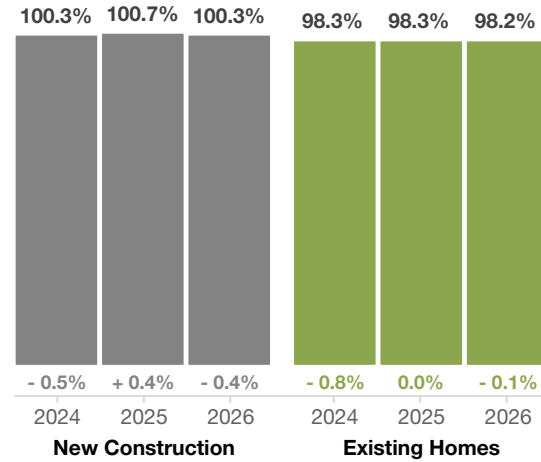
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## March



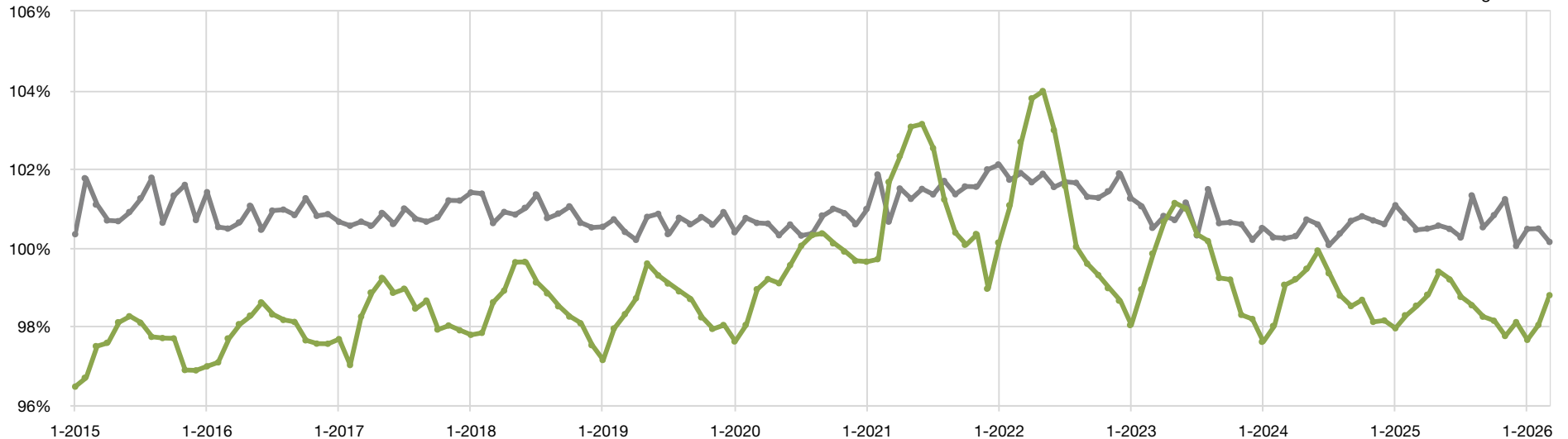
## Year to Date



Pct. of List Price Received	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Apr-2025	100.5%	+ 0.2%	98.8%	- 0.4%
May-2025	100.6%	- 0.1%	99.4%	- 0.1%
Jun-2025	100.5%	- 0.1%	99.2%	- 0.7%
Jul-2025	100.3%	+ 0.2%	98.7%	- 0.6%
Aug-2025	101.3%	+ 0.9%	98.5%	- 0.3%
Sep-2025	100.5%	- 0.2%	98.2%	- 0.3%
Oct-2025	100.8%	0.0%	98.1%	- 0.6%
Nov-2025	101.2%	+ 0.5%	97.8%	- 0.3%
Dec-2025	100.0%	- 0.6%	98.1%	0.0%
Jan-2026	100.5%	- 0.6%	97.7%	- 0.3%
Feb-2026	100.5%	- 0.3%	98.0%	- 0.3%
<b>Mar-2026</b>	<b>100.1%</b>	<b>- 0.4%</b>	<b>98.8%</b>	<b>+ 0.3%</b>
12-Month Avg*	100.6%	- 0.0%	98.5%	- 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

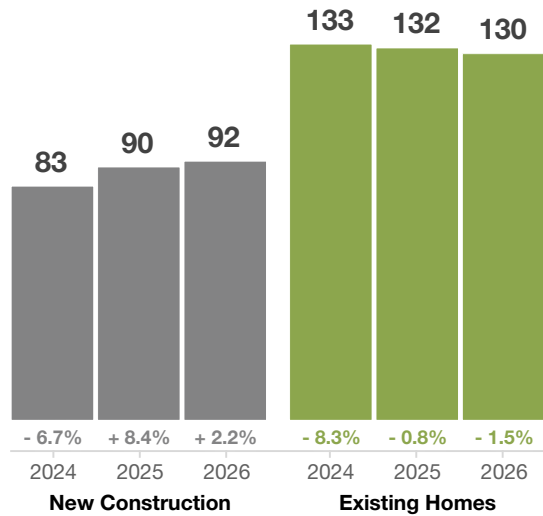


# Housing Affordability Index

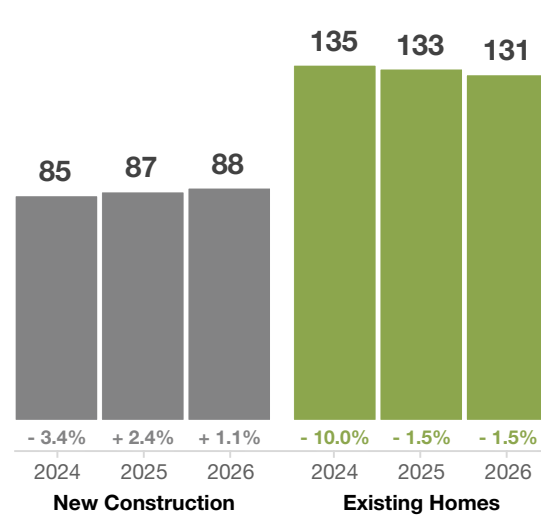
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



## March

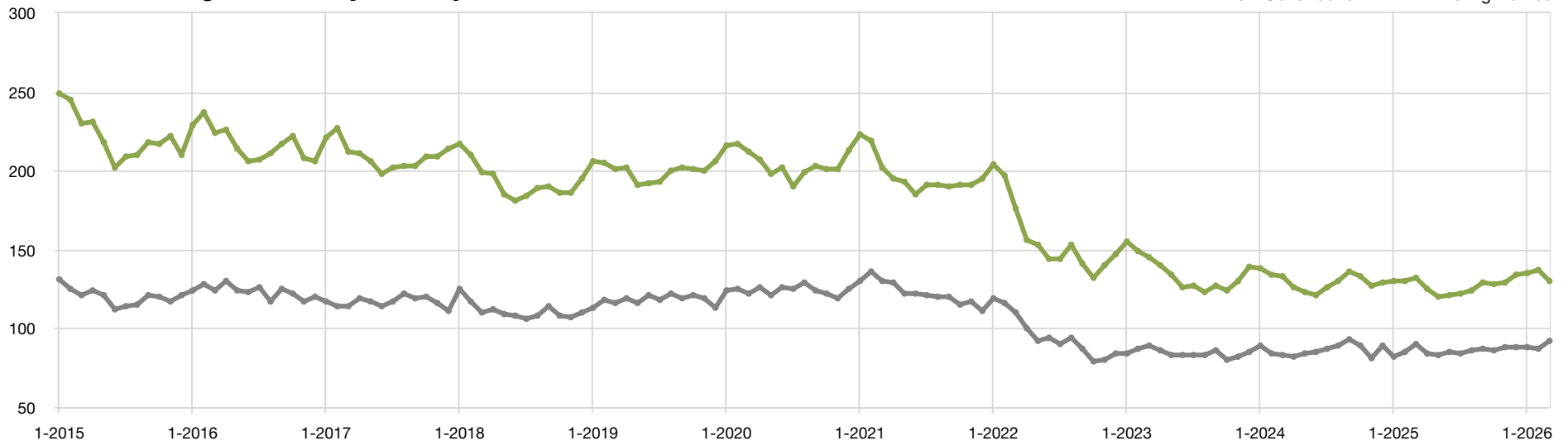


## Year to Date



Affordability Index	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Apr-2025	84	+ 2.4%	125	- 0.8%
May-2025	83	- 1.2%	120	- 2.4%
Jun-2025	85	0.0%	121	0.0%
Jul-2025	84	- 3.4%	122	- 3.2%
Aug-2025	86	- 3.4%	124	- 4.6%
Sep-2025	87	- 6.5%	129	- 5.1%
Oct-2025	86	- 3.4%	128	- 3.8%
Nov-2025	88	+ 8.6%	129	+ 1.6%
Dec-2025	88	- 1.1%	134	+ 3.9%
Jan-2026	88	+ 7.3%	135	+ 3.8%
Feb-2026	87	+ 2.4%	137	+ 5.4%
<b>Mar-2026</b>	<b>92</b>	<b>+ 2.2%</b>	<b>130</b>	<b>- 1.5%</b>
12-Month Avg	87	+ 1.2%	128	- 0.8%

## Historical Housing Affordability Index by Month

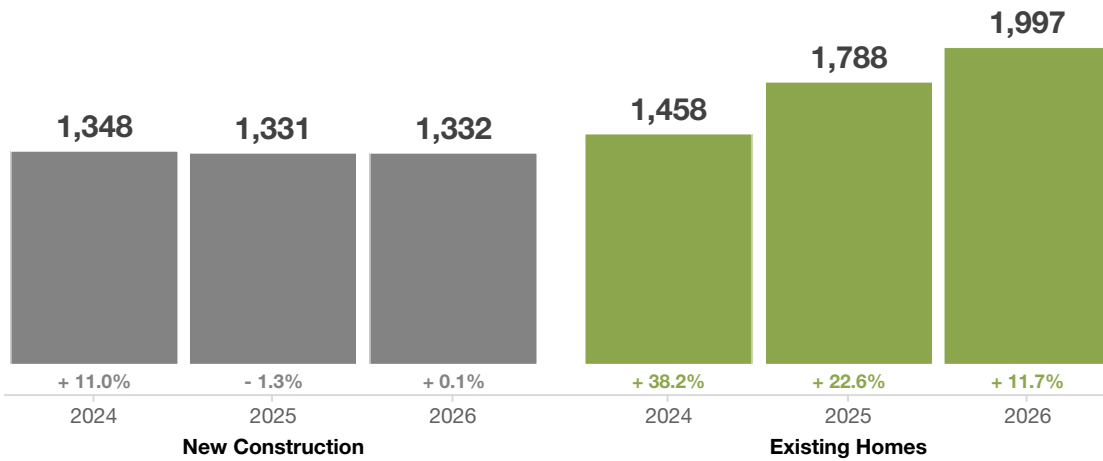


# Inventory of Homes for Sale

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

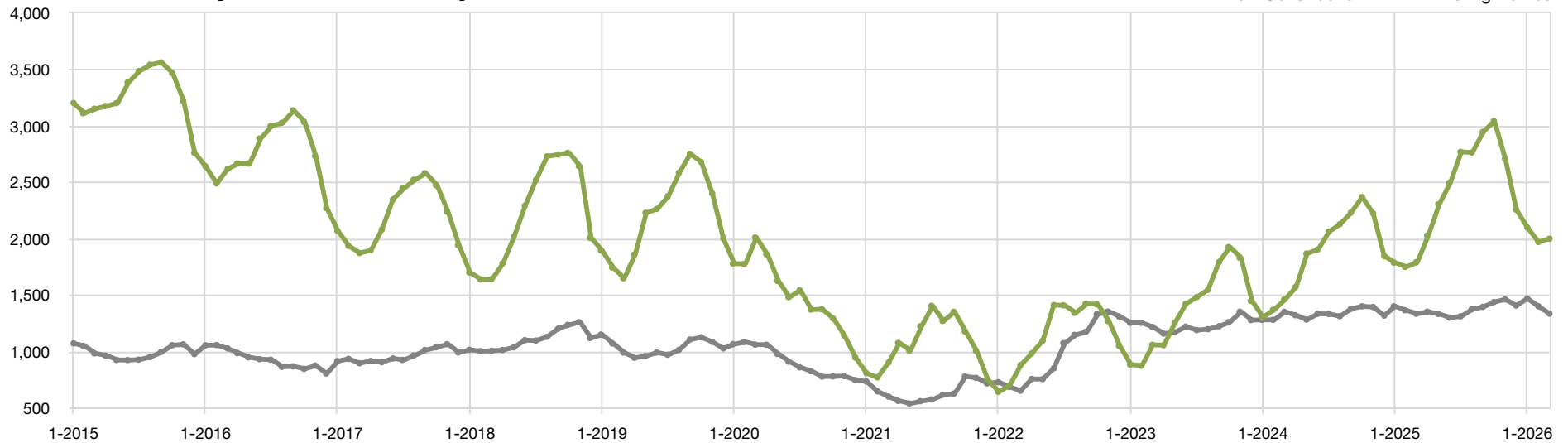


## March



Homes for Sale	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Apr-2025	1,349	+ 2.4%	2,025	+ 29.1%
May-2025	1,329	+ 3.9%	2,303	+ 23.4%
Jun-2025	1,297	- 2.6%	2,494	+ 31.2%
Jul-2025	1,308	- 1.6%	2,768	+ 34.4%
Aug-2025	1,371	+ 4.7%	2,762	+ 29.9%
Sep-2025	1,392	+ 1.2%	2,946	+ 32.2%
Oct-2025	1,435	+ 2.7%	3,042	+ 28.5%
Nov-2025	1,459	+ 4.9%	2,706	+ 21.8%
Dec-2025	1,404	+ 6.8%	2,255	+ 22.3%
Jan-2026	1,466	+ 4.9%	2,098	+ 17.5%
Feb-2026	1,398	+ 2.6%	1,968	+ 12.7%
<b>Mar-2026</b>	<b>1,332</b>	<b>+ 0.1%</b>	<b>1,997</b>	<b>+ 11.7%</b>
12-Month Avg	1,378	+ 2.5%	2,447	+ 24.9%

## Historical Inventory of Homes for Sale by Month

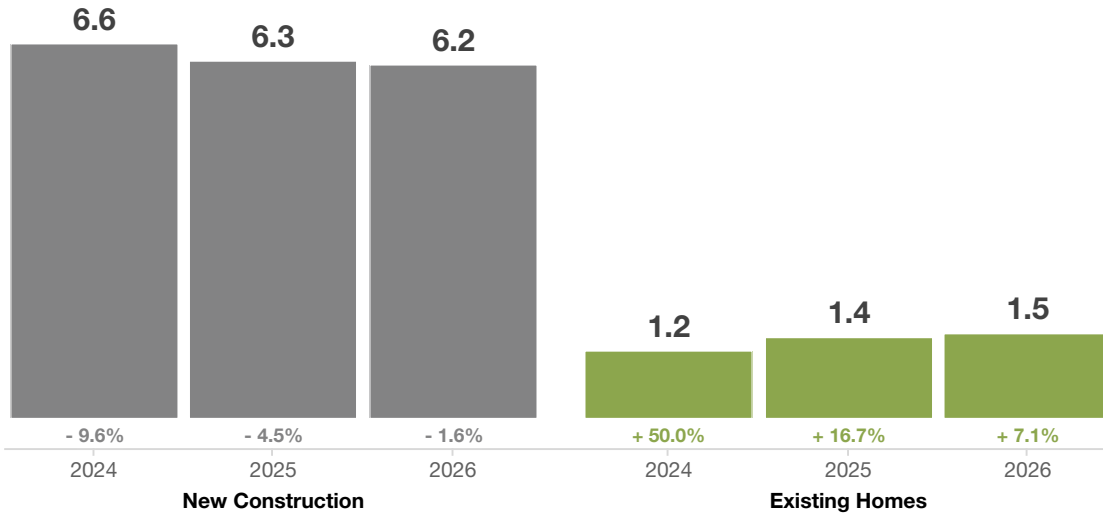


# Months Supply of Inventory

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.



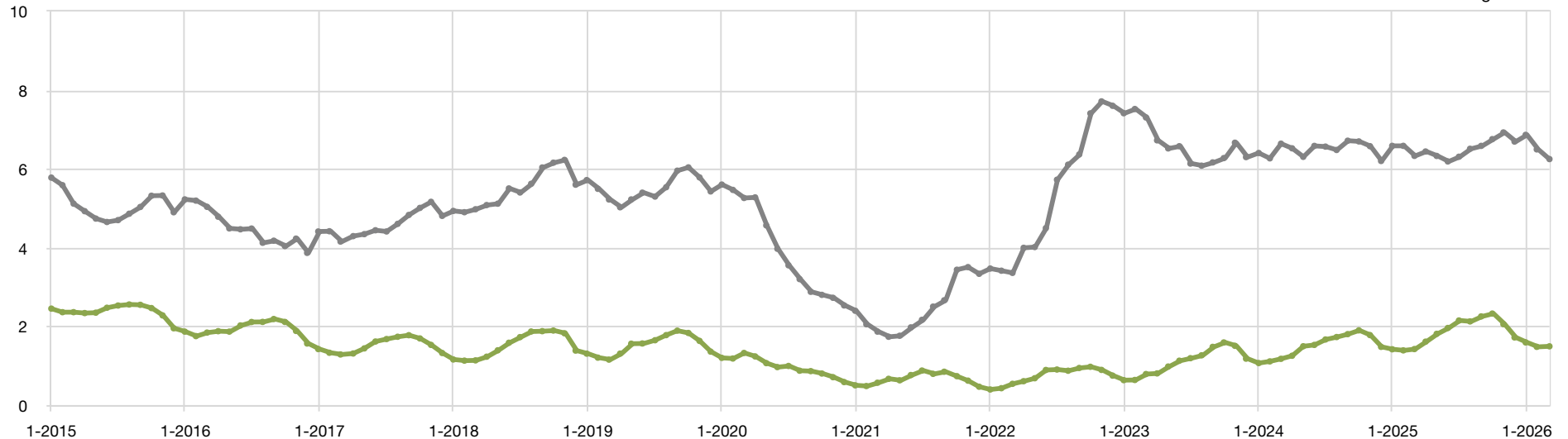
## March



Months Supply	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Apr-2025	6.4	- 1.5%	1.6	+ 23.1%
May-2025	6.3	0.0%	1.8	+ 20.0%
Jun-2025	6.2	- 6.1%	2.0	+ 33.3%
Jul-2025	6.3	- 4.5%	2.1	+ 23.5%
Aug-2025	6.5	0.0%	2.1	+ 23.5%
Sep-2025	6.6	- 1.5%	2.3	+ 27.8%
Oct-2025	6.8	+ 1.5%	2.3	+ 21.1%
Nov-2025	6.9	+ 4.5%	2.1	+ 16.7%
Dec-2025	6.7	+ 8.1%	1.7	+ 13.3%
Jan-2026	6.9	+ 4.5%	1.6	+ 14.3%
Feb-2026	6.5	- 1.5%	1.5	+ 7.1%
<b>Mar-2026</b>	<b>6.2</b>	<b>- 1.6%</b>	<b>1.5</b>	<b>+ 7.1%</b>
12-Month Avg*	6.5	+ 0.3%	1.9	+ 19.7%

\* 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.



Key Metrics	Historical Sparkbars	3-2025	3-2026	% Change	YTD 2025	YTD 2026	% Change
<b>New Listings</b>		2,420	<b>2,606</b>	+ 7.7%	6,403	<b>6,962</b>	+ 8.7%
<b>Pending Sales</b>		1,742	<b>1,807</b>	+ 3.7%	4,344	<b>4,694</b>	+ 8.1%
<b>Closed Sales</b>		1,318	<b>1,485</b>	+ 12.7%	3,431	<b>3,582</b>	+ 4.4%
<b>Days on Market Until Sale</b>		35	<b>35</b>	0.0%	35	<b>36</b>	+ 2.9%
<b>Median Closed Price</b>		\$300,000	<b>\$310,000</b>	+ 3.3%	\$300,000	<b>\$309,100</b>	+ 3.0%
<b>Average Closed Price</b>		\$345,967	<b>\$348,033</b>	+ 0.6%	\$338,090	<b>\$353,321</b>	+ 4.5%
<b>Percent of List Price Received</b>		98.8%	<b>99.0%</b>	+ 0.2%	98.7%	<b>98.6%</b>	- 0.1%
<b>Housing Affordability Index</b>		123	<b>121</b>	- 1.6%	123	<b>122</b>	- 0.8%
<b>Inventory of Homes for Sale</b>		3,119	<b>3,329</b>	+ 6.7%	—	—	—
<b>Months Supply of Inventory</b>		2.1	<b>2.1</b>	0.0%	—	—	—