Monthly Indicators

Omaha Area Region

GREAT PLAINS REGIONAL MLS

May 2022

After two years of record-setting activity, there are signs the housing market might be cooling. High home prices and a surge in mortgage interest rates are slowing buyer activity, with home sales declining for the third consecutive month under the weight of soaring homeownership costs. The National Association of REALTORS® (NAR) reports existing home sales were down 2.4% from the previous month, while pending sales fell 3.9% as of last measure, extending the trend of recent months. Economists predict sales will continue to soften in the near future, which may put downward pressure on home prices.

New Listings increased 5.8 percent for New Construction but decreased 2.2 percent for Existing Homes. Pending Sales increased 1.0 percent for New Construction but decreased 10.9 percent for Existing Homes. Inventory increased 50.2 percent for New Construction but decreased 1.1 percent for Existing Homes.

Median Closed Price increased 30.9 percent for New Construction and 13.3 percent for Existing Homes. Days on Market decreased 16.2 percent for New Construction but remained flat for Existing Homes. Months Supply of Inventory increased 164.3 percent for New Construction but remained flat for Existing Homes.

The slowdown in sales has provided a much-needed lift to housing supply, with inventory up 10.8% from the previous month according to NAR, although supply remains down 10.4% compared to this time last year, with only 2.2 months' supply of homes at the current sales pace. As the nation continues to explore ways to solve the ongoing housing shortage, estimated at 5.5 million homes, the Biden administration recently unveiled the Housing Supply Action Plan, which aims to expand housing access through a number of administrative and legislative actions and help relieve the nation's housing crisis over the next 5 years.

Quick Facts

- 12.4%	+ 13.2%	+ 15.8%
Change in **Closed Sales** All Properties	Change in **Median Closed Price** All Properties	Change in **Homes for Sale** All Properties

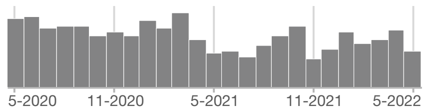
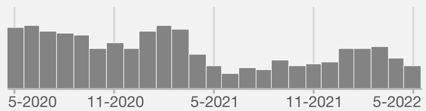
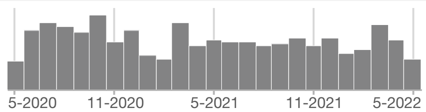
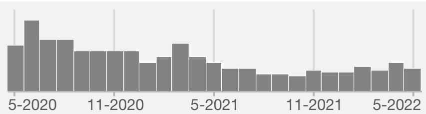
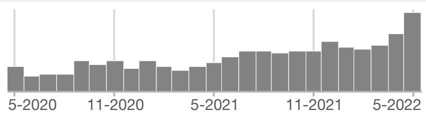
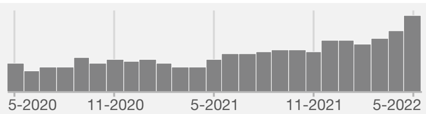
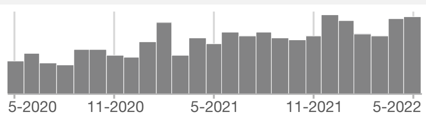
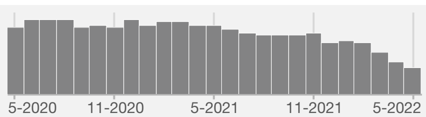
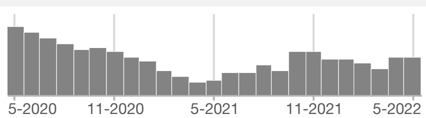
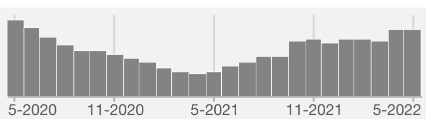
This report covers residential real estate activity in the Omaha area, which includes the counties of Dodge, Douglas, Sarpy, Saunders and Washington in Nebraska; the counties of Harrison, Mills and Pottawattamie in Iowa; and the following ZIP codes: 68037 Percent changes are calculated using rounded figures.

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.

GREAT PLAINS REGIONAL MLS

Omaha Area Region

Key Metrics	Historical Sparkbars	5-2021	5-2022	% Change	YTD 2021	YTD 2022	% Change
New Listings		154	**163**	+ 5.8%	1,259	**1,068**	- 15.2%
Pending Sales		102	**103**	+ 1.0%	1,054	**782**	- 25.8%
Closed Sales		167	**136**	- 18.6%	802	**798**	- 0.5%
Days on Market Until Sale		37	**31**	- 16.2%	48	**31**	- 35.4%
Median Closed Price		$361,945	**$473,623**	+ 30.9%	$356,495	**$420,000**	+ 17.8%
Average Closed Price		$388,926	**$514,442**	+ 32.3%	$379,592	**$460,547**	+ 21.3%
Percent of List Price Received		101.2%	**102.4%**	+ 1.2%	101.3%	**102.0%**	+ 0.7%
Housing Affordability Index		116	**69**	- 40.5%	118	**78**	- 33.9%
Inventory of Homes for Sale		307	**461**	+ 50.2%	—	**—**	—
Months Supply of Inventory		1.4	**3.7**	+ 164.3%	—	**—**	—

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.

GREAT PLAINS REGIONAL MLS

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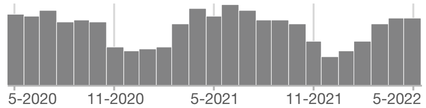
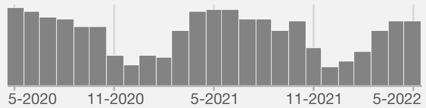
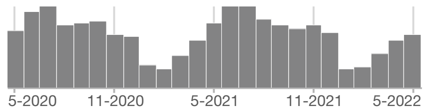
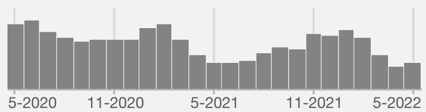
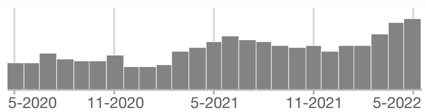
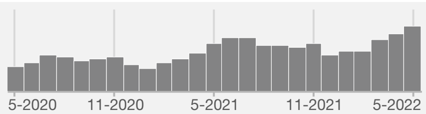
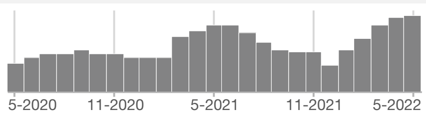
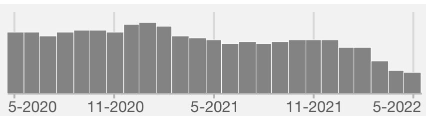
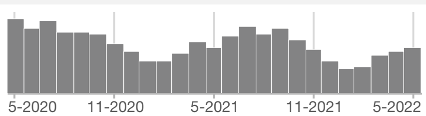
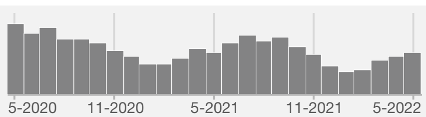
Key Metrics	Historical Sparkbars	5-2021	5-2022	% Change	YTD 2021	YTD 2022	% Change
New Listings		1,519	**1,486**	- 2.2%	6,271	**6,098**	- 2.8%
Pending Sales		1,418	**1,263**	- 10.9%	5,537	**5,267**	- 4.9%
Closed Sales		1,266	**1,119**	- 11.6%	4,493	**4,343**	- 3.3%
Days on Market Until Sale		6	**6**	0.0%	10	**8**	- 20.0%
Median Closed Price		$242,750	**$275,000**	+ 13.3%	$230,000	**$259,000**	+ 12.6%
Average Closed Price		$284,133	**$314,864**	+ 10.8%	$264,010	**$294,255**	+ 11.5%
Percent of List Price Received		103.4%	**104.5%**	+ 1.1%	101.9%	**103.3%**	+ 1.4%
Housing Affordability Index		174	**119**	- 31.6%	183	**126**	- 31.1%
Inventory of Homes for Sale		623	**616**	- 1.1%	—	**—**	—
Months Supply of Inventory		0.6	**0.6**	0.0%	—	**—**	—

New Listings

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

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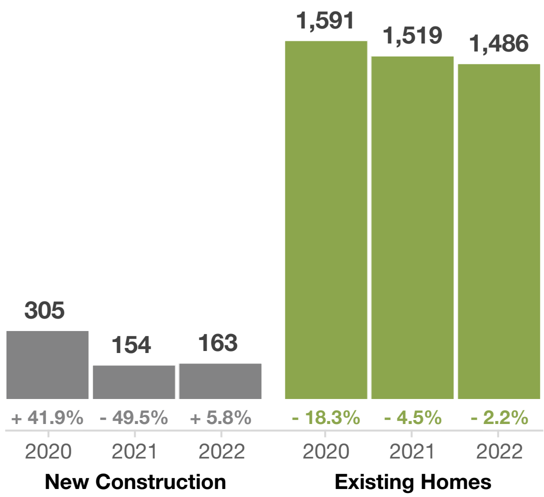
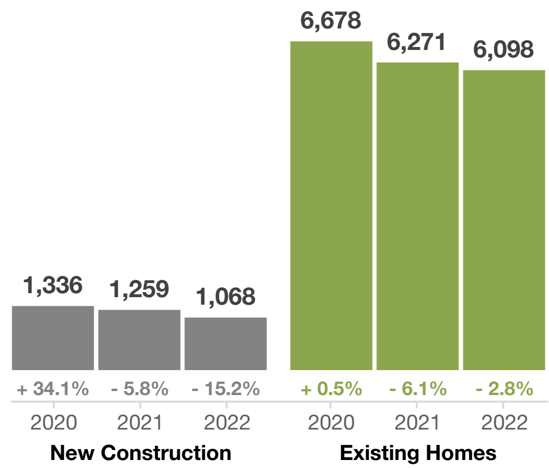
May

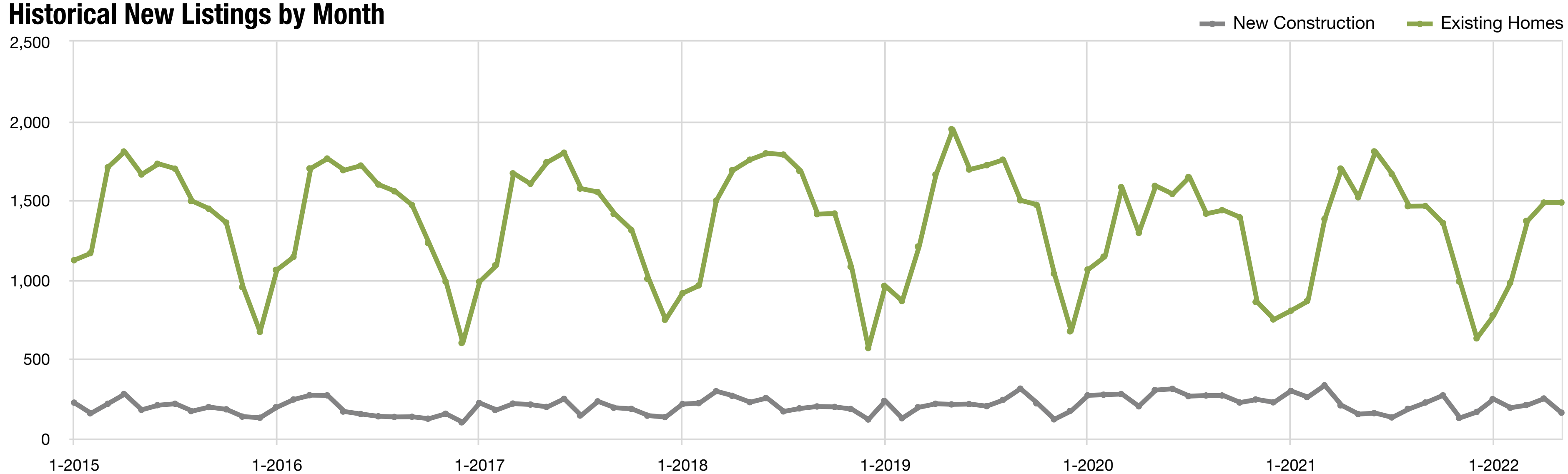


Year to Date



New Listings	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jun-2021	160	- 48.9%	1,808	+ 17.4%
Jul-2021	133	- 50.2%	1,665	+ 1.1%
Aug-2021	187	- 31.0%	1,463	+ 3.3%
Sep-2021	227	- 16.2%	1,464	+ 1.8%
Oct-2021	272	+ 19.8%	1,357	- 2.6%
Nov-2021	130	- 47.2%	989	+ 15.0%
Dec-2021	167	- 26.8%	631	- 15.9%
Jan-2022	248	- 17.3%	775	- 3.7%
Feb-2022	194	- 25.7%	981	+ 13.4%
Mar-2022	211	- 37.0%	1,370	- 0.9%
Apr-2022	252	+ 20.6%	1,486	- 12.6%
May-2022	**163**	**+ 5.8%**	**1,486**	**- 2.2%**
12-Month Avg	195	- 24.1%	1,290	+ 1.1%

Historical New Listings by Month



Pending Sales

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

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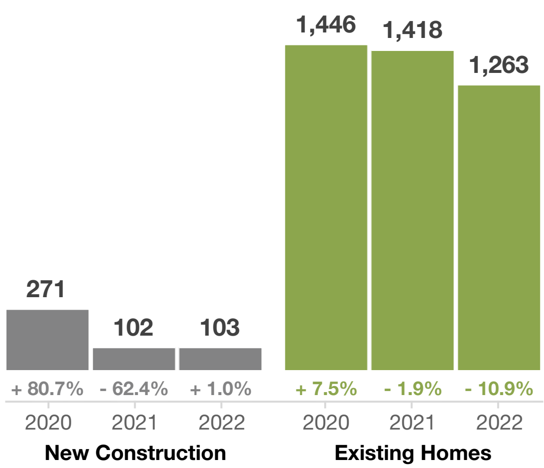
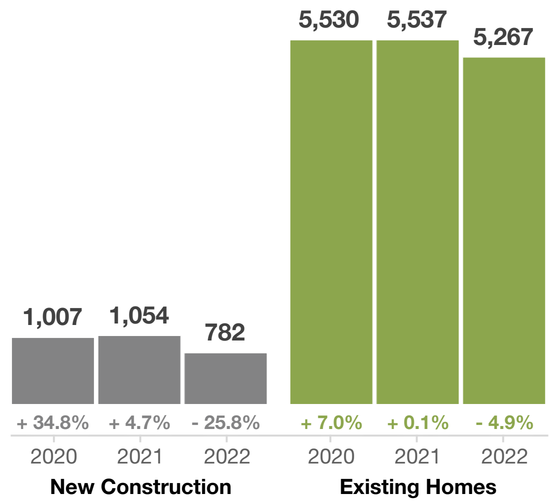
Omaha Area Region

May

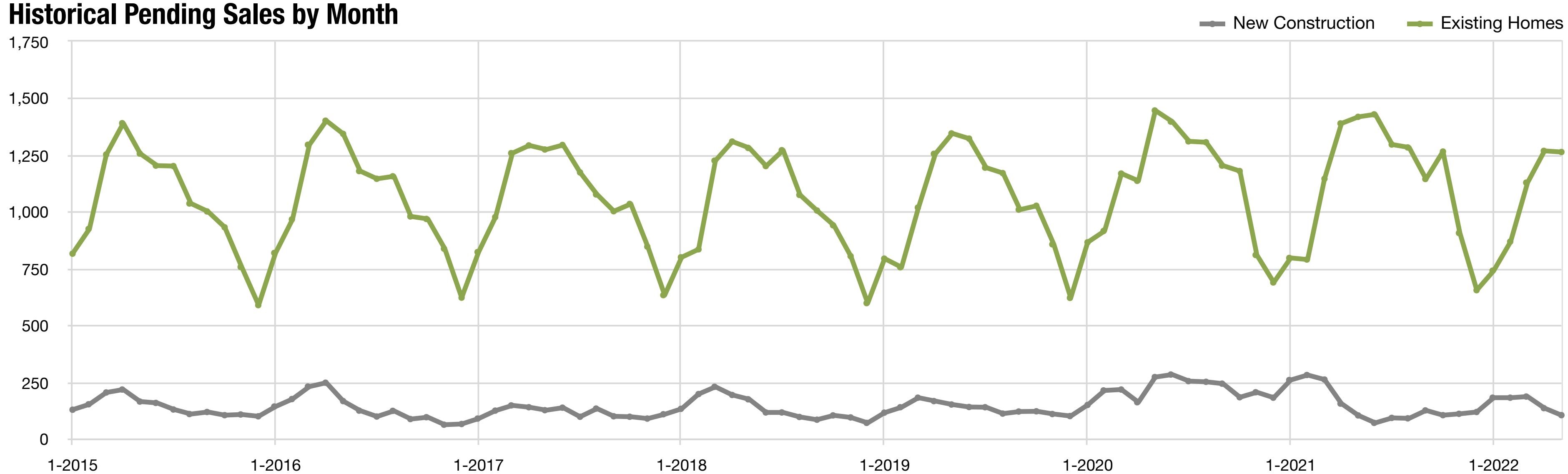


Year to Date



Pending Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jun-2021	69	- 75.5%	1,429	+ 2.3%
Jul-2021	91	- 64.0%	1,296	- 1.1%
Aug-2021	89	- 64.4%	1,283	- 1.8%
Sep-2021	124	- 48.8%	1,144	- 4.9%
Oct-2021	103	- 43.4%	1,265	+ 7.3%
Nov-2021	109	- 46.6%	906	+ 12.0%
Dec-2021	117	- 35.0%	654	- 4.9%
Jan-2022	180	- 30.2%	740	- 7.0%
Feb-2022	180	- 35.7%	868	+ 10.0%
Mar-2022	185	- 28.8%	1,128	- 1.5%
Apr-2022	134	- 13.0%	1,268	- 8.7%
May-2022	**103**	**+ 1.0%**	**1,263**	**- 10.9%**
12-Month Avg	124	- 43.9%	1,104	- 1.3%

Historical Pending Sales by Month



Closed Sales

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

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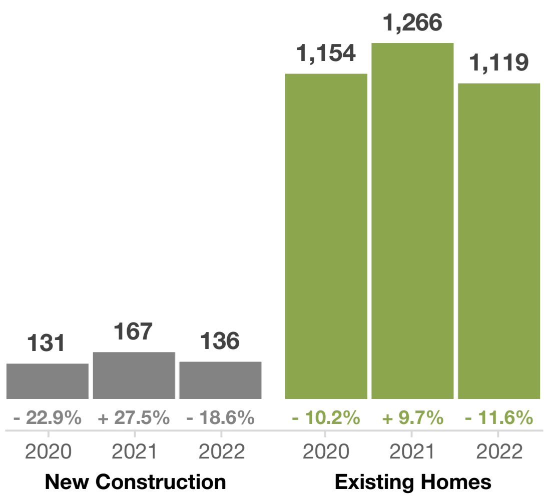
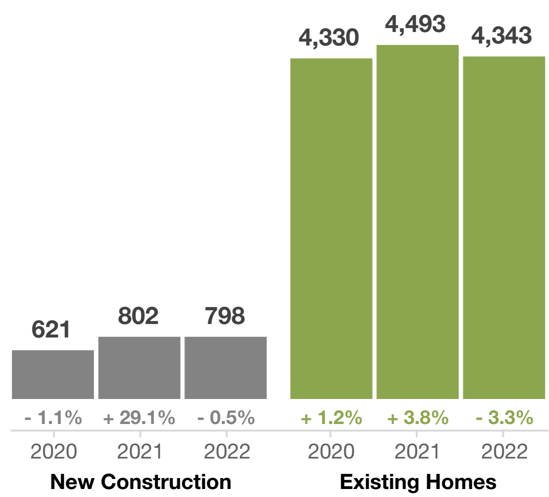
May

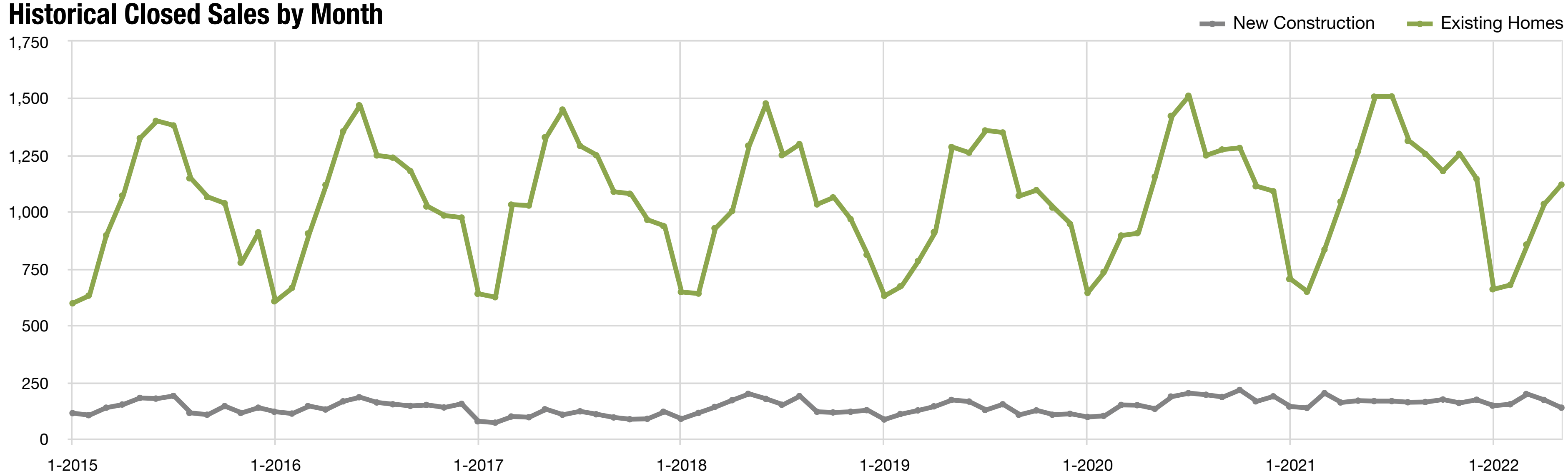


Year to Date



Closed Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jun-2021	165	- 10.8%	1,507	+ 6.0%
Jul-2021	165	- 17.5%	1,508	- 0.2%
Aug-2021	160	- 17.1%	1,312	+ 5.1%
Sep-2021	161	- 12.0%	1,254	- 1.6%
Oct-2021	172	- 19.6%	1,179	- 8.0%
Nov-2021	157	- 4.3%	1,255	+ 12.9%
Dec-2021	171	- 8.1%	1,144	+ 5.0%
Jan-2022	145	+ 2.8%	658	- 6.4%
Feb-2022	151	+ 11.9%	677	+ 4.6%
Mar-2022	196	- 2.0%	855	+ 2.6%
Apr-2022	170	+ 6.9%	1,034	- 1.0%
May-2022	**136**	**- 18.6%**	**1,119**	**- 11.6%**
12-Month Avg	162	- 8.5%	1,125	+ 0.5%

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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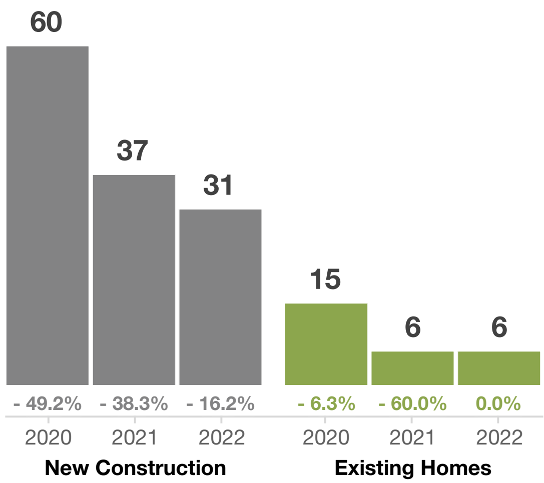
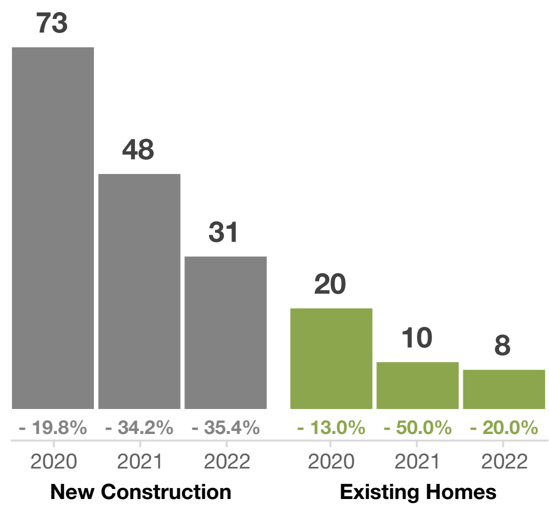
Omaha Area Region

May



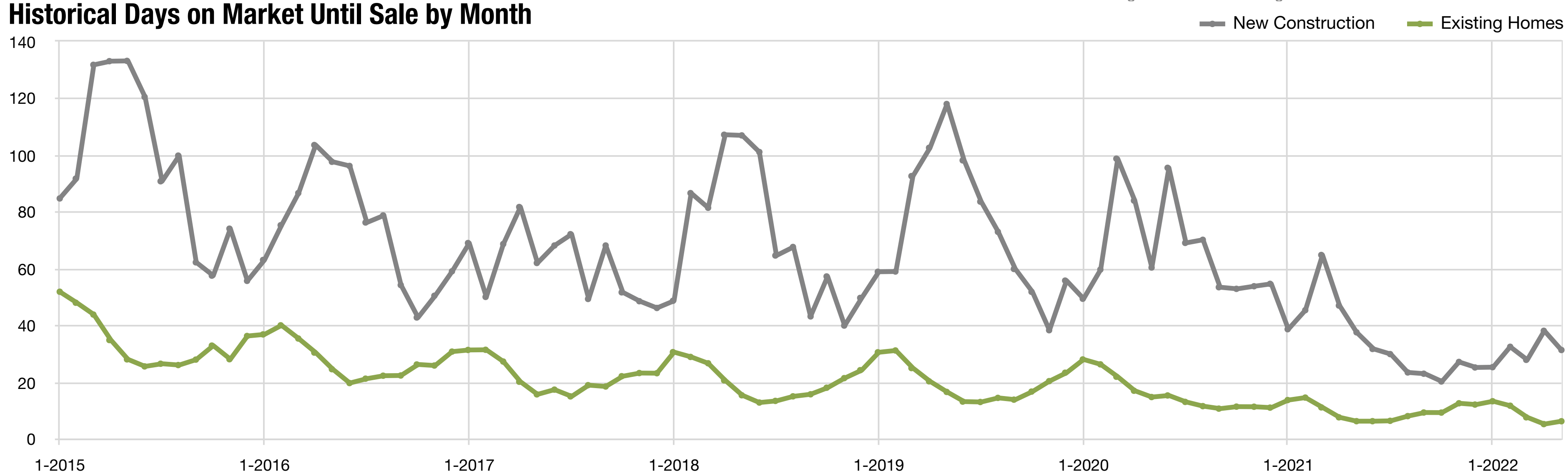
Year to Date



Days on Market	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jun-2021	32	- 66.3%	6	- 60.0%
Jul-2021	30	- 56.5%	6	- 53.8%
Aug-2021	23	- 67.1%	8	- 27.3%
Sep-2021	23	- 56.6%	9	- 18.2%
Oct-2021	20	- 62.3%	9	- 18.2%
Nov-2021	27	- 50.0%	12	+ 9.1%
Dec-2021	25	- 54.5%	12	+ 9.1%
Jan-2022	25	- 35.9%	13	- 7.1%
Feb-2022	32	- 28.9%	12	- 14.3%
Mar-2022	28	- 56.9%	7	- 36.4%
Apr-2022	38	- 19.1%	5	- 28.6%
May-2022	**31**	**- 16.2%**	**6**	**0.0%**
12-Month Avg*	28	- 52.0%	9	- 23.9%

* Days on Market for all properties from June 2021 through May 2022. 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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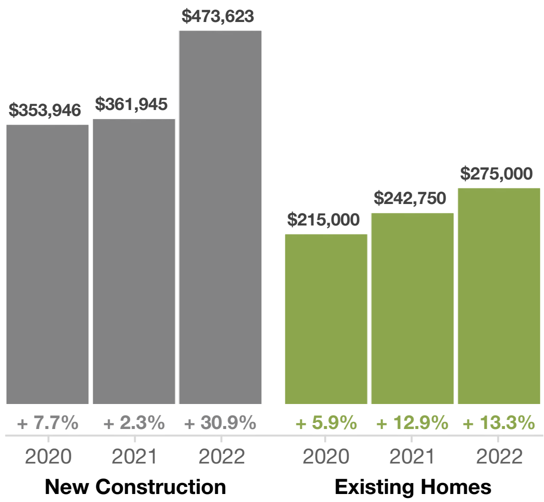
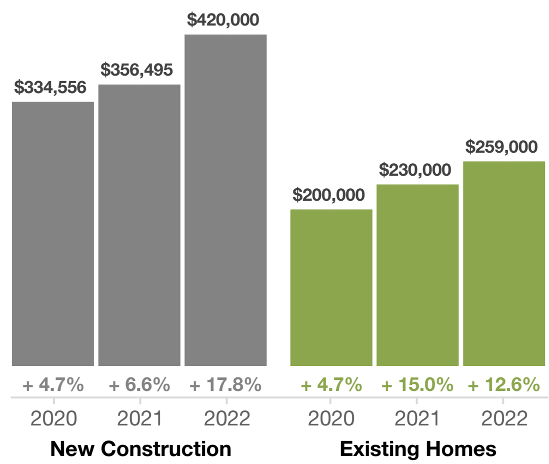
May



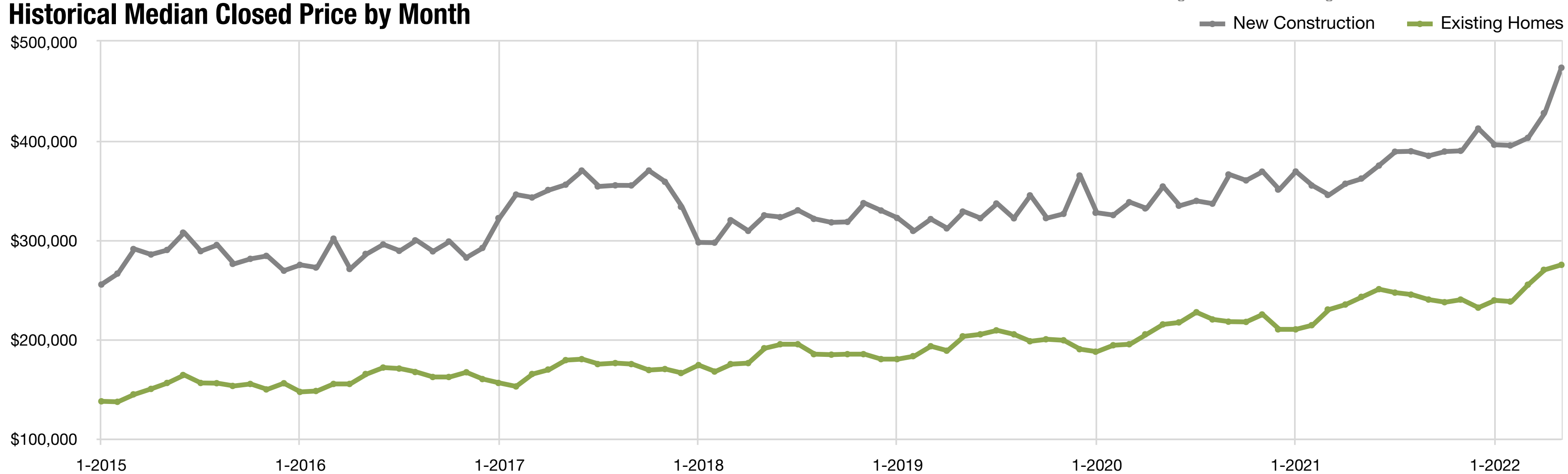
Year to Date



Median Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jun-2021	$375,000	+ 12.1%	$250,500	+ 15.4%
Jul-2021	$389,000	+ 14.6%	$247,000	+ 8.7%
Aug-2021	$389,432	+ 15.7%	$245,000	+ 11.4%
Sep-2021	$384,856	+ 5.1%	$240,000	+ 10.2%
Oct-2021	$389,164	+ 8.1%	$237,363	+ 9.1%
Nov-2021	$389,900	+ 5.7%	$240,000	+ 6.7%
Dec-2021	$412,307	+ 17.5%	$231,875	+ 10.4%
Jan-2022	$395,990	+ 7.3%	$239,200	+ 13.9%
Feb-2022	$395,278	+ 11.4%	$238,000	+ 11.1%
Mar-2022	$402,948	+ 16.6%	$255,000	+ 10.9%
Apr-2022	$427,892	+ 20.0%	$270,000	+ 14.9%
May-2022	**$473,623**	**+ 30.9%**	**$275,000**	**+ 13.3%**
12-Month Avg*	$400,715	+ 13.3%	$249,900	+ 11.1%

* Median Closed Price for all properties from June 2021 through May 2022. This is not the average of the individual figures above.

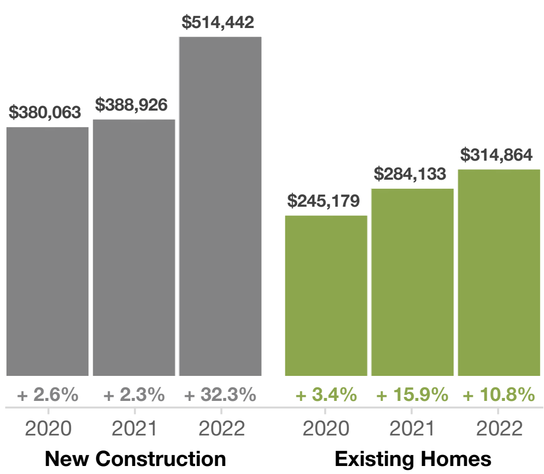
Historical Median Closed Price by Month



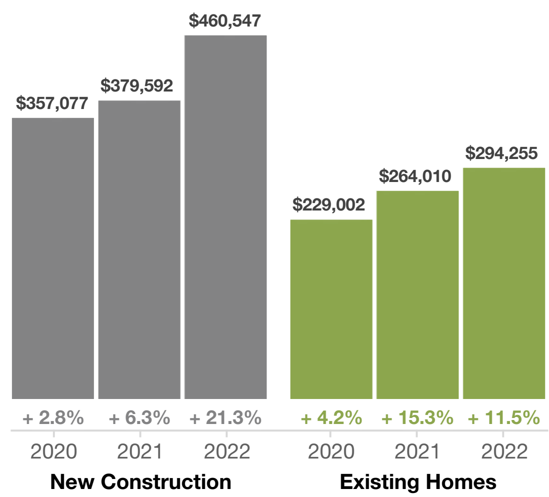
Average Closed Price

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

May



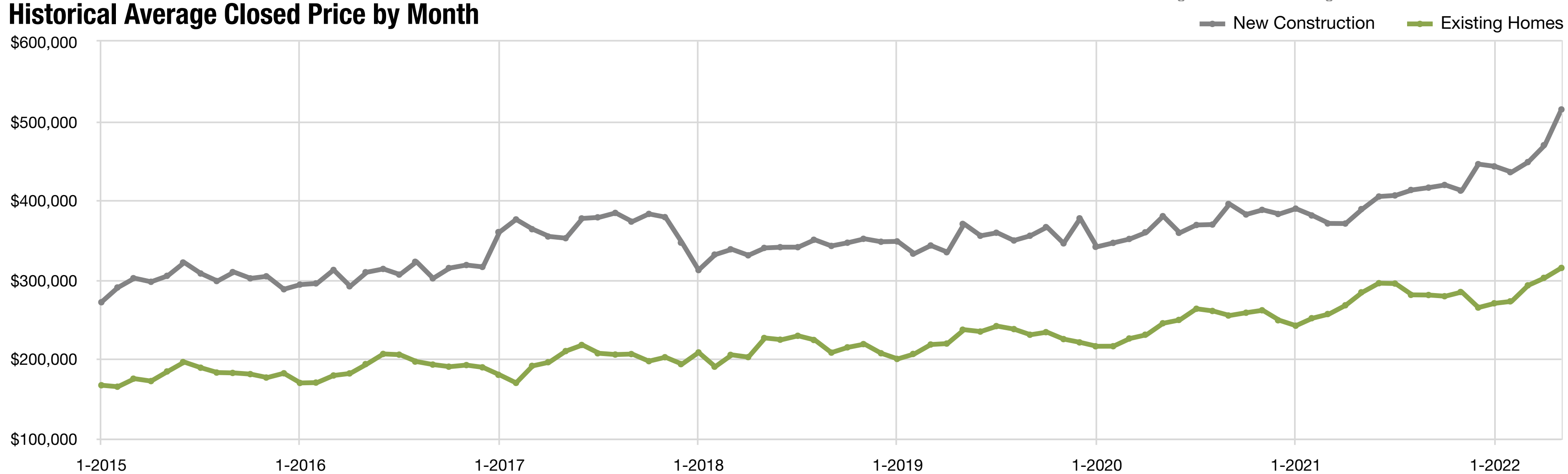
Year to Date



Average Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jun-2021	$404,801	+ 12.7%	$295,648	+ 18.6%
Jul-2021	$406,171	+ 10.1%	$295,187	+ 12.1%
Aug-2021	$413,062	+ 11.8%	$280,945	+ 7.8%
Sep-2021	$415,975	+ 5.2%	$280,746	+ 10.1%
Oct-2021	$419,351	+ 9.7%	$279,235	+ 8.0%
Nov-2021	$412,211	+ 6.2%	$284,534	+ 8.8%
Dec-2021	$445,575	+ 16.4%	$264,943	+ 6.4%
Jan-2022	$442,785	+ 13.7%	$270,338	+ 11.7%
Feb-2022	$435,489	+ 14.3%	$272,773	+ 8.4%
Mar-2022	$448,171	+ 20.8%	$292,913	+ 14.1%
Apr-2022	$469,423	+ 26.6%	$302,354	+ 12.9%
May-2022	**$514,442**	**+ 32.3%**	**$314,864**	**+ 10.8%**
12-Month Avg*	$434,788	+ 14.9%	$287,268	+ 10.8%

* Average Closed Price for all properties from June 2021 through May 2022. 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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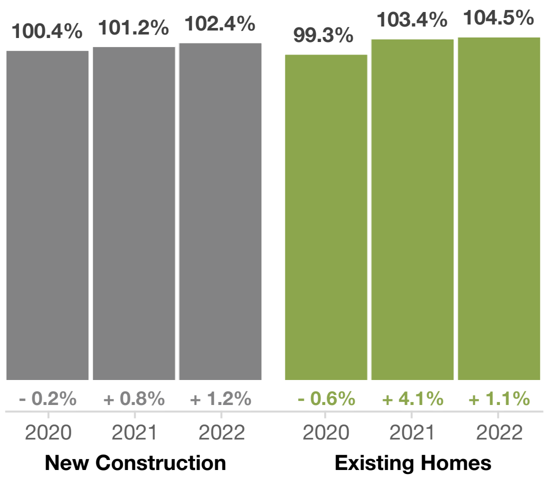
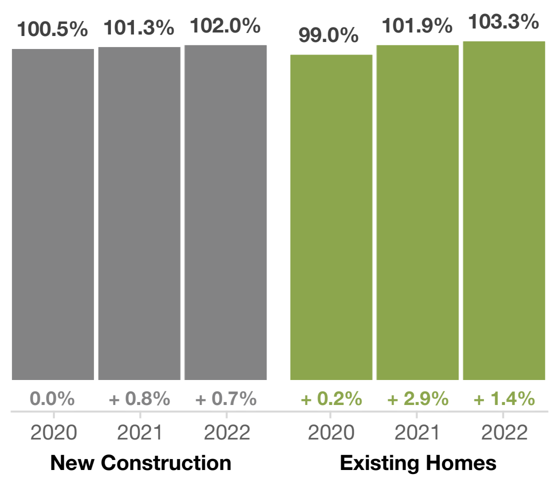


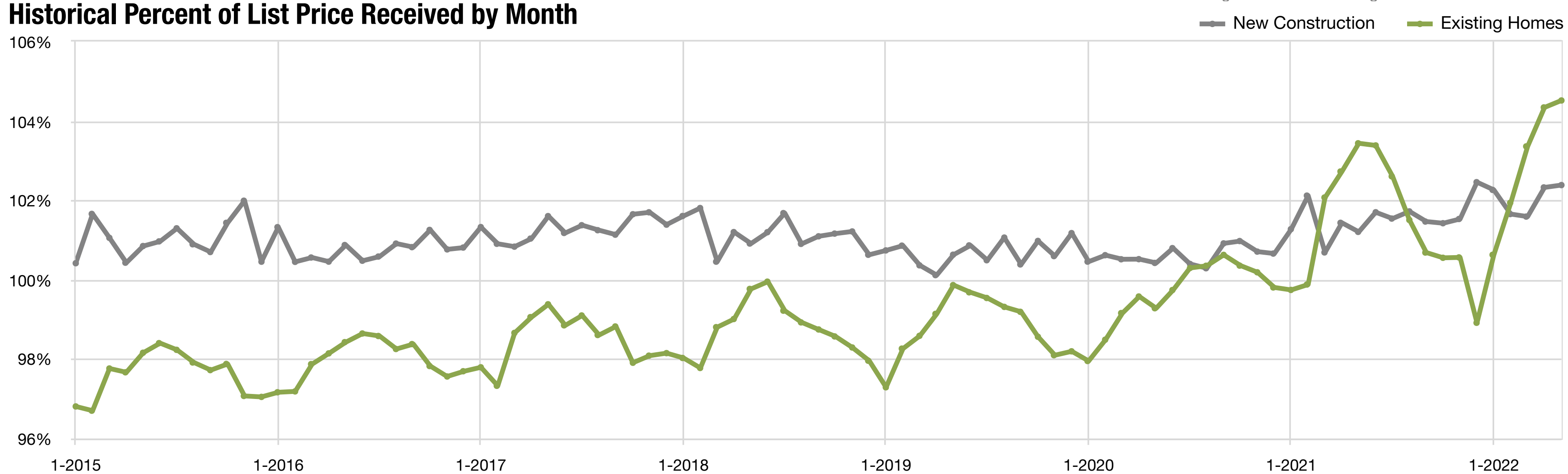
Year to Date



Pct. of List Price Received	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jun-2021	101.7%	+ 0.9%	103.4%	+ 3.7%
Jul-2021	101.5%	+ 1.1%	102.6%	+ 2.3%
Aug-2021	101.7%	+ 1.4%	101.5%	+ 1.1%
Sep-2021	101.5%	+ 0.6%	100.7%	+ 0.1%
Oct-2021	101.4%	+ 0.4%	100.6%	+ 0.2%
Nov-2021	101.5%	+ 0.8%	100.6%	+ 0.4%
Dec-2021	102.5%	+ 1.8%	98.9%	- 0.9%
Jan-2022	102.3%	+ 1.0%	100.6%	+ 0.9%
Feb-2022	101.7%	- 0.4%	101.9%	+ 2.0%
Mar-2022	101.6%	+ 0.9%	103.4%	+ 1.3%
Apr-2022	102.3%	+ 0.9%	104.3%	+ 1.6%
May-2022	**102.4%**	**+ 1.2%**	**104.5%**	**+ 1.1%**
12-Month Avg*	101.8%	+ 0.9%	101.9%	+ 1.1%

* Pct. of List Price Received for all properties from June 2021 through May 2022. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month



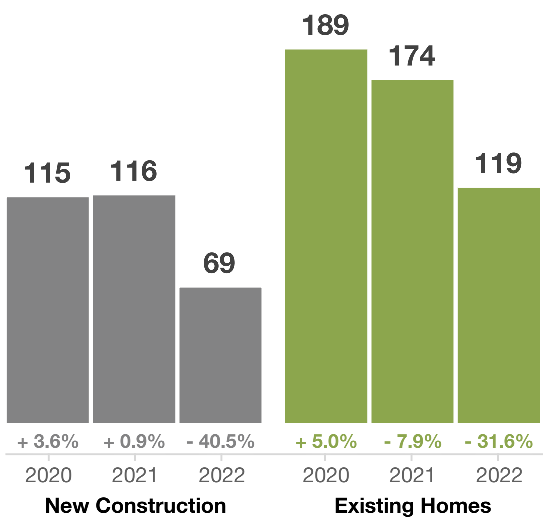
Housing Affordability Index

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.

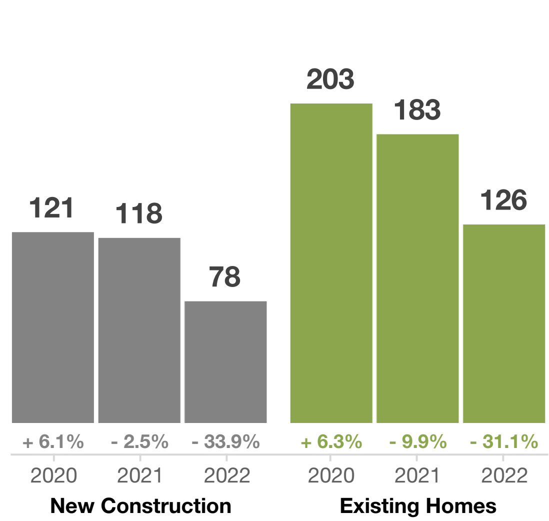
GREAT PLAINS REGIONAL MLS

Omaha Area Region

May

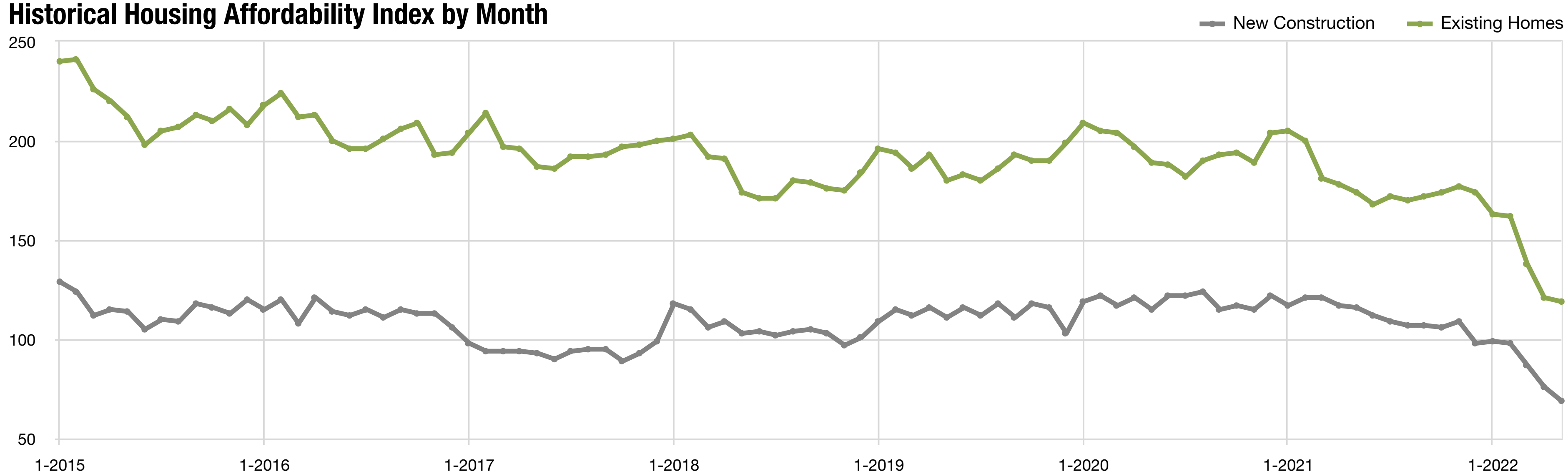


Year to Date



Affordability Index	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jun-2021	112	- 8.2%	168	- 10.6%
Jul-2021	109	- 10.7%	172	- 5.5%
Aug-2021	107	- 13.7%	170	- 10.5%
Sep-2021	107	- 7.0%	172	- 10.9%
Oct-2021	106	- 9.4%	174	- 10.3%
Nov-2021	109	- 5.2%	177	- 6.3%
Dec-2021	98	- 19.7%	174	- 14.7%
Jan-2022	99	- 15.4%	163	- 20.5%
Feb-2022	98	- 19.0%	162	- 19.0%
Mar-2022	87	- 28.1%	138	- 23.8%
Apr-2022	76	- 35.0%	121	- 32.0%
May-2022	**69**	**- 40.5%**	**119**	**- 31.6%**
12-Month Avg	98	- 17.6%	159	- 16.3%

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.

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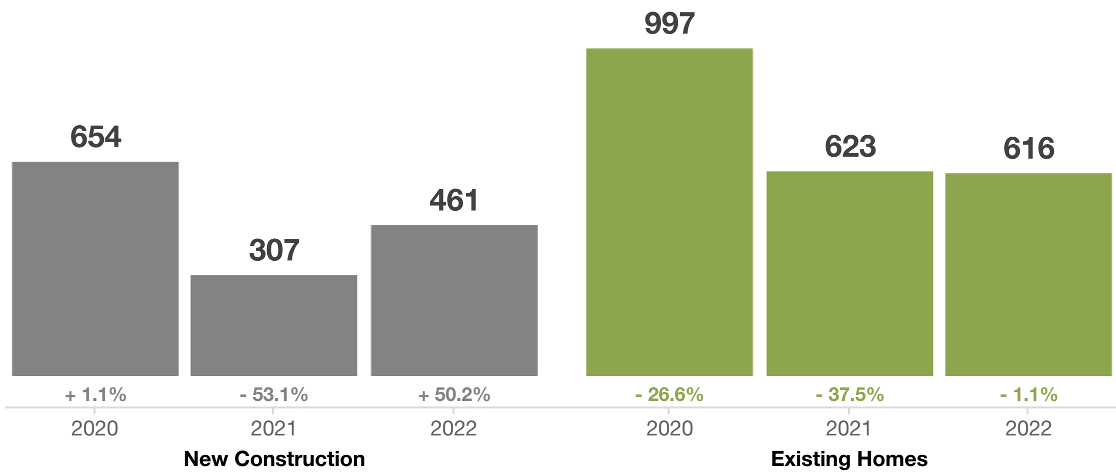
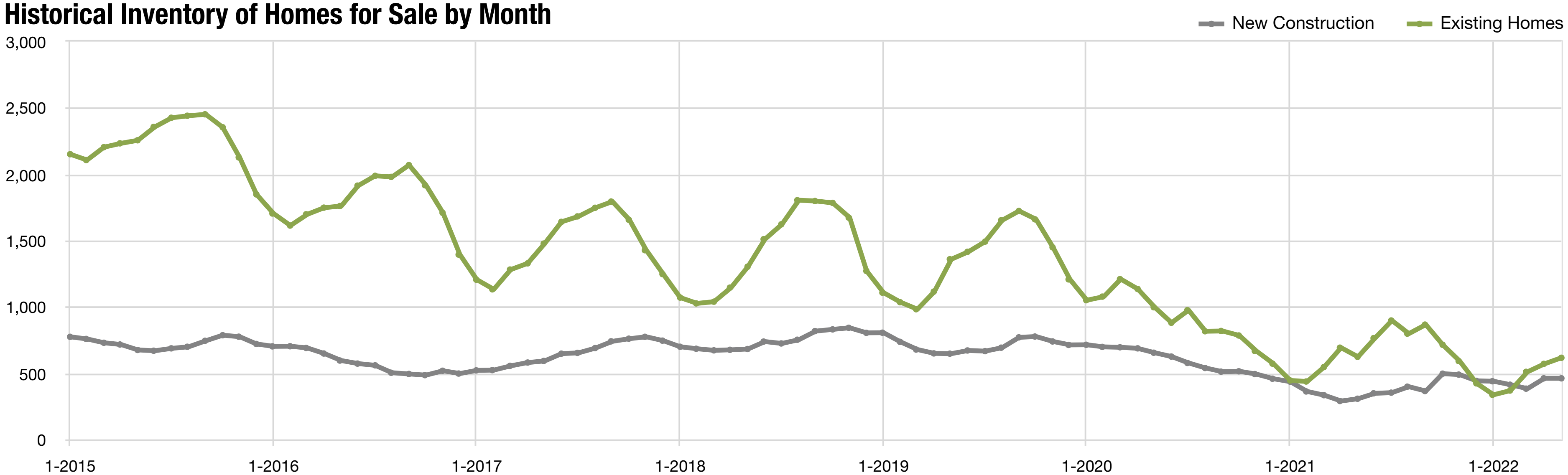
Omaha Area Region

May



Homes for Sale	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jun-2021	348	- 44.3%	764	- 13.2%
Jul-2021	353	- 38.8%	897	- 8.0%
Aug-2021	398	- 26.2%	798	- 2.2%
Sep-2021	365	- 28.6%	866	+ 5.9%
Oct-2021	496	- 3.5%	714	- 8.9%
Nov-2021	489	- 0.8%	591	- 11.4%
Dec-2021	442	- 3.5%	423	- 26.0%
Jan-2022	439	+ 0.7%	337	- 24.3%
Feb-2022	413	+ 14.1%	369	- 15.6%
Mar-2022	383	+ 14.7%	510	- 6.6%
Apr-2022	461	+ 59.0%	570	- 17.6%
May-2022	**461**	**+ 50.2%**	**616**	**- 1.1%**
12-Month Avg	421	- 7.3%	621	- 9.7%

Historical Inventory of Homes for Sale by Month

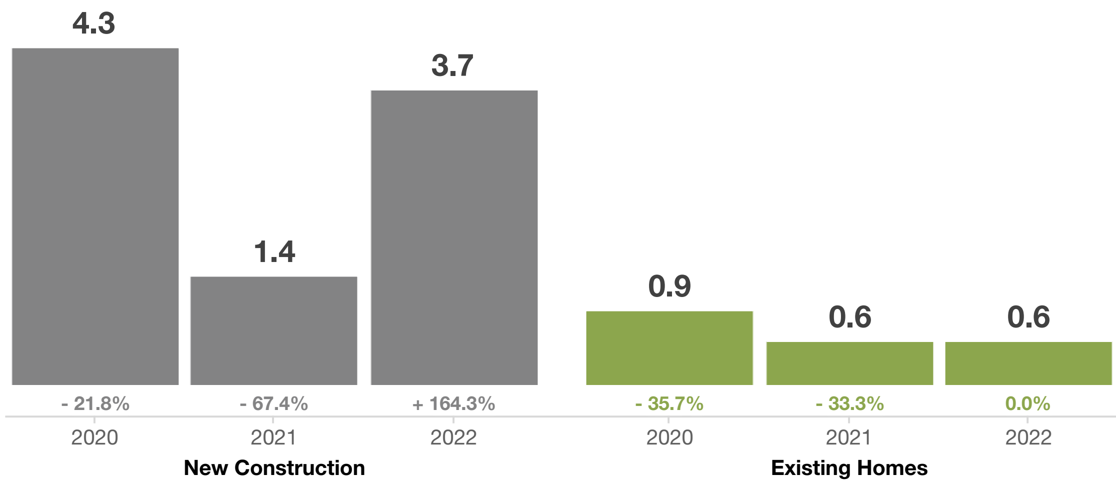


Months Supply of Inventory

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.

GREAT PLAINS REGIONAL MLS
Omaha Area Region

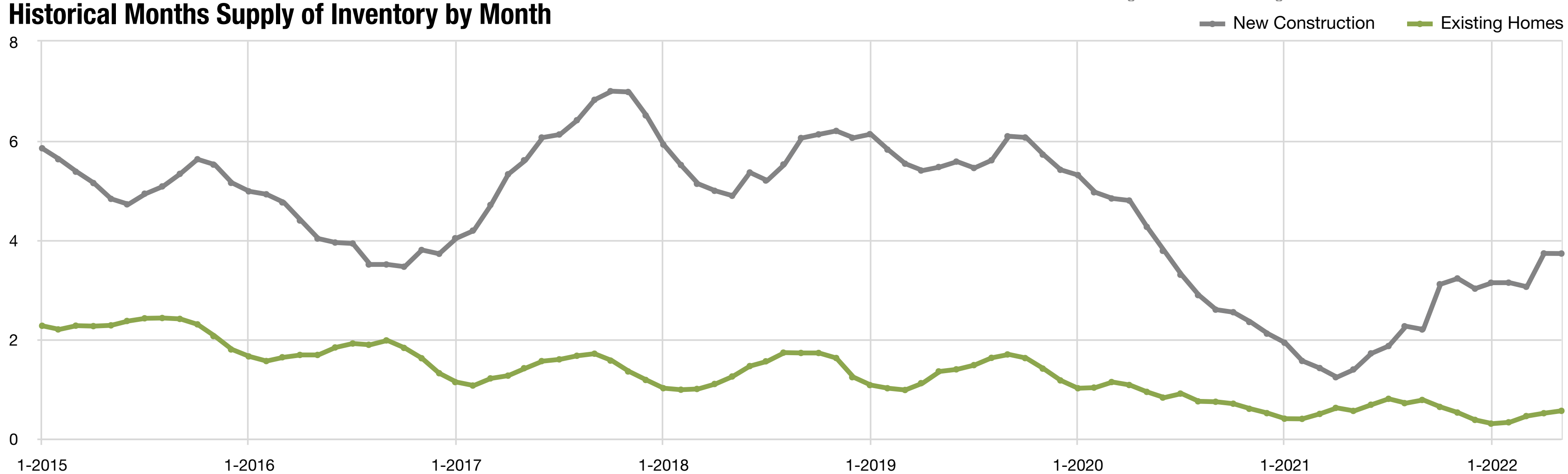
May



Months Supply	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jun-2021	1.7	- 55.3%	0.7	- 12.5%
Jul-2021	1.9	- 42.4%	0.8	- 11.1%
Aug-2021	2.3	- 20.7%	0.7	- 12.5%
Sep-2021	2.2	- 15.4%	0.8	+ 14.3%
Oct-2021	3.1	+ 24.0%	0.6	- 14.3%
Nov-2021	3.2	+ 39.1%	0.5	- 16.7%
Dec-2021	3.0	+ 42.9%	0.4	- 20.0%
Jan-2022	3.1	+ 63.2%	0.3	- 25.0%
Feb-2022	3.1	+ 93.8%	0.3	- 25.0%
Mar-2022	3.1	+ 121.4%	0.5	0.0%
Apr-2022	3.7	+ 208.3%	0.5	- 16.7%
May-2022	**3.7**	**+ 164.3%**	**0.6**	**0.0%**
12-Month Avg*	2.8	+ 26.1%	0.6	- 11.2%

* Months Supply for all properties from June 2021 through May 2022. 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.

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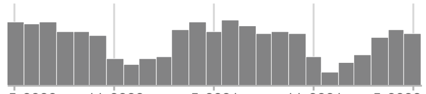
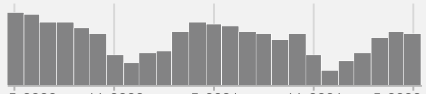
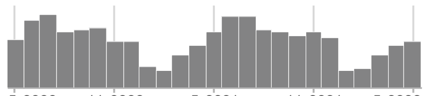
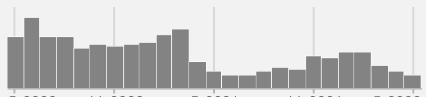
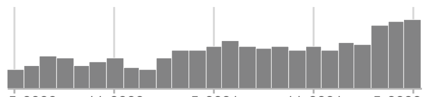
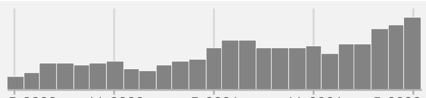
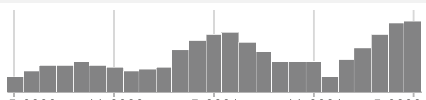
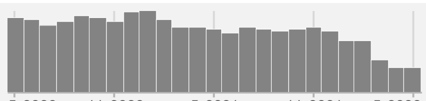
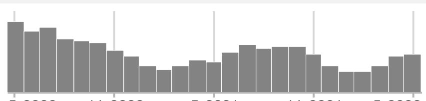
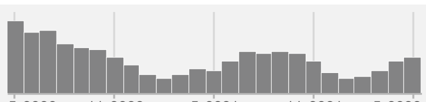
Omaha Area Region

Key Metrics	Historical Sparkbars	5-2021	5-2022	% Change	YTD 2021	YTD 2022	% Change
New Listings		1,673	**1,649**	- 1.4%	7,530	**7,166**	- 4.8%
Pending Sales		1,520	**1,366**	- 10.1%	6,591	**6,049**	- 8.2%
Closed Sales		1,433	**1,255**	- 12.4%	5,295	**5,141**	- 2.9%
Days on Market Until Sale		10	**9**	- 10.0%	15	**12**	- 20.0%
Median Closed Price		$257,000	**$291,000**	+ 13.2%	$247,000	**$280,000**	+ 13.4%
Average Closed Price		$296,345	**$336,367**	+ 13.5%	$281,523	**$320,055**	+ 13.7%
Percent of List Price Received		103.2%	**104.3%**	+ 1.1%	101.8%	**103.1%**	+ 1.3%
Housing Affordability Index		164	**112**	- 31.7%	171	**117**	- 31.6%
Inventory of Homes for Sale		930	**1,077**	+ 15.8%	—	**—**	—
Months Supply of Inventory		0.7	**0.9**	+ 28.6%	—	**—**	—