

# Monthly Indicators

Omaha Area Region



## October 2024

U.S. existing-home sales unexpectedly slipped 1.0% month-over-month and 3.5% year-over-year to a seasonally adjusted annual rate of 3.84 million, the lowest level in more than a decade, according to the National Association of REALTORS® (NAR). Prospective buyers have pulled back in recent months, despite lower mortgage rates and more home choices compared to the same time last year.

New Listings increased 2.0 percent for New Construction and 11.0 percent for Existing Homes. Pending Sales increased 29.1 percent for New Construction and 3.9 percent for Existing Homes. Inventory increased 11.9 percent for New Construction and 30.5 percent for Existing Homes.

Median Closed Price decreased 1.9 percent for New Construction but increased 7.3 percent for Existing Homes. Days on Market increased 68.2 percent for New Construction and 60.0 percent for Existing Homes.

There were 1.39 million homes for sale heading into October, a 1.5% increase from the previous month and a 23% increase from the same period last year, for a 4.3-month supply at the current sales pace, according to NAR. Even with improving supply and the slower sales pace, home prices have continued to rise nationwide, with NAR reporting a median existing-home price of \$404,500 as of last measure, a 3% increase from one year ago.

## Quick Facts

**- 1.0%**

Change in  
**Closed Sales**  
All Properties

**+ 6.8%**

Change in  
**Median Closed Price**  
All Properties

**+ 21.9%**

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.

New Construction Overview	2
Existing Homes Overview	3
New Listings	4
Pending Sales	5
Closed Sales	6
Days on Market Until Sale	7
Median Closed Price	8
Average Closed Price	9
Percent of List Price Received	10
Housing Affordability Index	11
Inventory of Homes for Sale	12
Months Supply of Inventory	13
New and Existing Homes Combined	14



# 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	10-2023	10-2024	% Change	YTD 2023	YTD 2024	% Change
<b>New Listings</b>		249	<b>254</b>	+ 2.0%	2,961	<b>2,998</b>	+ 1.2%
<b>Pending Sales</b>		103	<b>133</b>	+ 29.1%	1,628	<b>1,676</b>	+ 2.9%
<b>Closed Sales</b>		147	<b>132</b>	- 10.2%	1,608	<b>1,605</b>	- 0.2%
<b>Days on Market Until Sale</b>		44	<b>74</b>	+ 68.2%	68	<b>69</b>	+ 1.5%
<b>Median Closed Price</b>		\$425,047	<b>\$417,089</b>	- 1.9%	\$435,499	<b>\$421,143</b>	- 3.3%
<b>Average Closed Price</b>		\$475,704	<b>\$480,199</b>	+ 0.9%	\$482,071	<b>\$472,626</b>	- 2.0%
<b>Percent of List Price Received</b>		100.8%	<b>100.8%</b>	0.0%	101.0%	<b>100.5%</b>	- 0.5%
<b>Housing Affordability Index</b>		76	<b>85</b>	+ 11.8%	74	<b>85</b>	+ 14.9%
<b>Inventory of Homes for Sale</b>		969	<b>1,084</b>	+ 11.9%	—	—	—
<b>Months Supply of Inventory</b>		6.5	<b>6.9</b>	+ 6.2%	—	—	—

# 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	10-2023	10-2024	% Change	YTD 2023	YTD 2024	% Change
<b>New Listings</b>		1,248	<b>1,385</b>	+ 11.0%	11,681	<b>13,170</b>	+ 12.7%
<b>Pending Sales</b>		798	<b>829</b>	+ 3.9%	8,714	<b>8,793</b>	+ 0.9%
<b>Closed Sales</b>		790	<b>796</b>	+ 0.8%	8,387	<b>8,386</b>	- 0.0%
<b>Days on Market Until Sale</b>		10	<b>16</b>	+ 60.0%	11	<b>14</b>	+ 27.3%
<b>Median Closed Price</b>		\$275,000	<b>\$295,000</b>	+ 7.3%	\$280,000	<b>\$294,000</b>	+ 5.0%
<b>Average Closed Price</b>		\$313,186	<b>\$348,738</b>	+ 11.4%	\$325,160	<b>\$341,062</b>	+ 4.9%
<b>Percent of List Price Received</b>		99.4%	<b>99.0%</b>	- 0.4%	100.5%	<b>99.3%</b>	- 1.2%
<b>Housing Affordability Index</b>		116	<b>120</b>	+ 3.4%	114	<b>121</b>	+ 6.1%
<b>Inventory of Homes for Sale</b>		1,132	<b>1,477</b>	+ 30.5%	—	—	—
<b>Months Supply of Inventory</b>		1.4	<b>1.8</b>	+ 28.6%	—	—	—

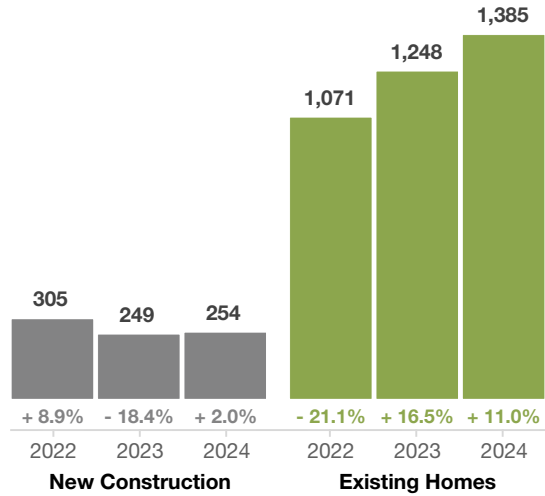
# New Listings

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

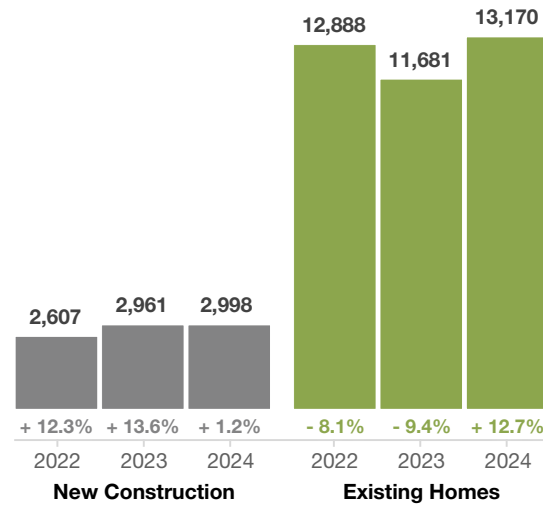


Omaha Area Region

## October

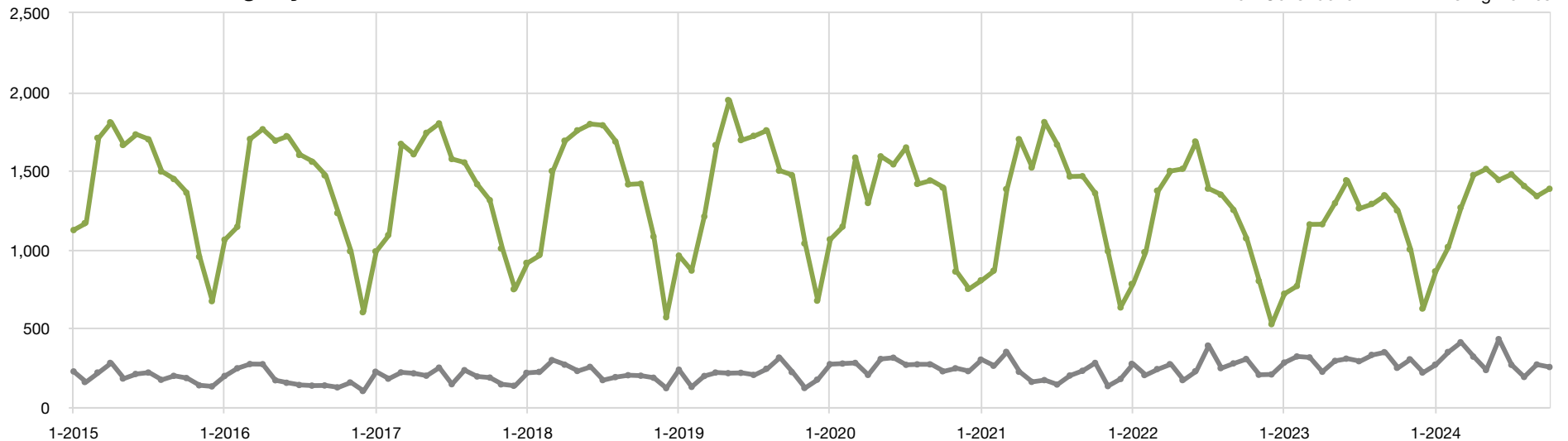


## Year to Date



New Listings	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Nov-2023	303	+ 47.8%	1,001	+ 25.1%
Dec-2023	219	+ 5.8%	625	+ 18.8%
Jan-2024	269	- 4.6%	861	+ 19.7%
Feb-2024	349	+ 8.7%	1,016	+ 32.3%
Mar-2024	411	+ 30.5%	1,266	+ 9.2%
Apr-2024	320	+ 42.9%	1,472	+ 26.9%
May-2024	235	- 19.8%	1,511	+ 16.8%
Jun-2024	431	+ 40.4%	1,441	+ 0.1%
Jul-2024	268	- 7.9%	1,477	+ 17.1%
Aug-2024	191	- 42.3%	1,403	+ 8.8%
Sep-2024	270	- 22.4%	1,338	- 0.4%
<b>Oct-2024</b>	<b>254</b>	<b>+ 2.0%</b>	<b>1,385</b>	<b>+ 11.0%</b>
12-Month Avg	293	+ 4.3%	1,233	+ 13.7%

## Historical New Listings by Month



# Pending Sales

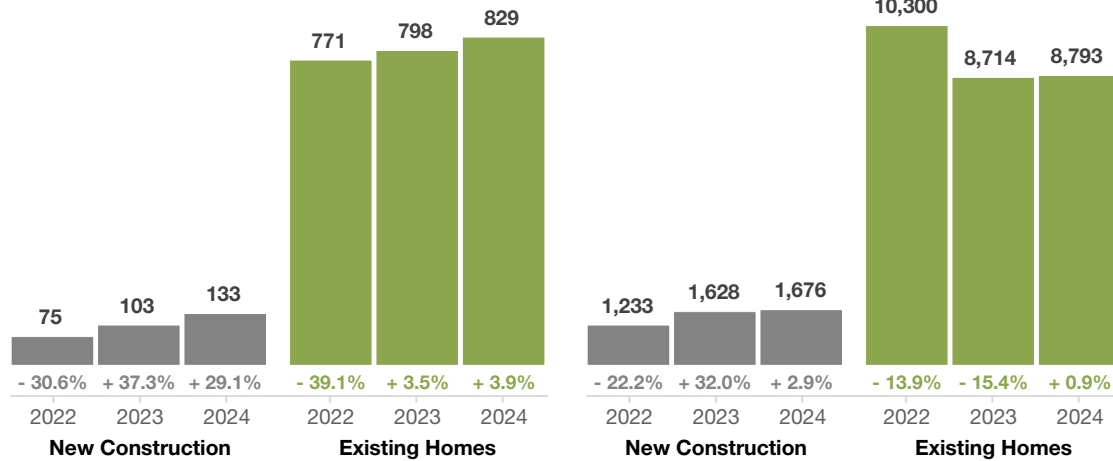
A count of the properties on which offers have been accepted in a given month.



Omaha Area Region

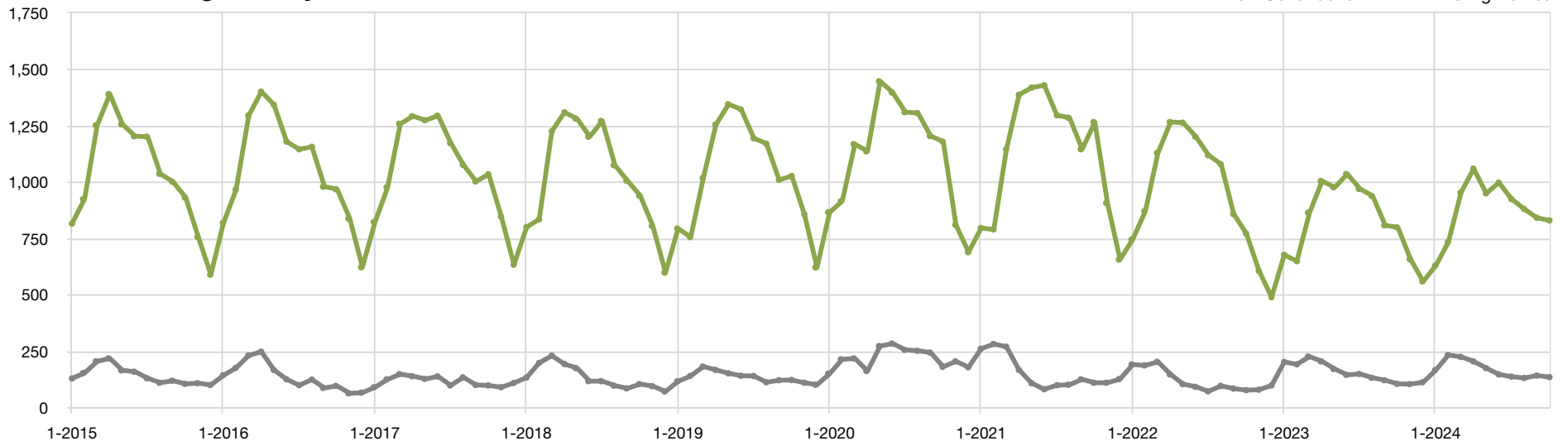
## October

## Year to Date



Pending Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Nov-2023	102	+ 32.5%	657	+ 8.6%
Dec-2023	110	+ 14.6%	558	+ 14.3%
Jan-2024	164	- 18.0%	628	- 7.1%
Feb-2024	231	+ 21.6%	733	+ 13.1%
Mar-2024	223	- 0.4%	953	+ 10.4%
Apr-2024	203	0.0%	1,059	+ 5.5%
May-2024	173	+ 2.4%	949	- 2.8%
Jun-2024	145	+ 1.4%	997	- 3.7%
Jul-2024	135	- 8.2%	924	- 4.6%
Aug-2024	129	- 0.8%	880	- 6.2%
Sep-2024	140	+ 17.6%	841	+ 4.2%
<b>Oct-2024</b>	<b>133</b>	<b>+ 29.1%</b>	<b>829</b>	<b>+ 3.9%</b>
12-Month Avg	157	+ 4.7%	834	+ 2.1%

## Historical Pending Sales by Month



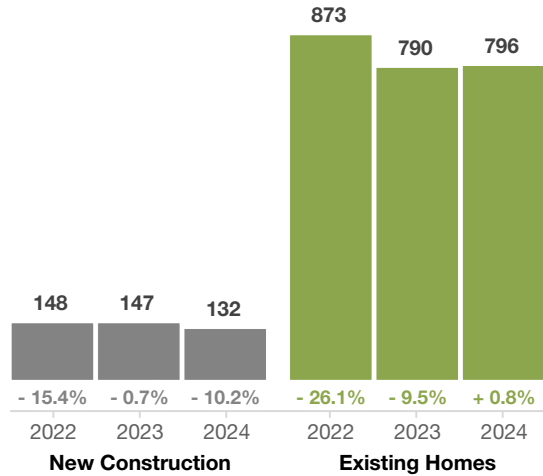
# Closed Sales

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

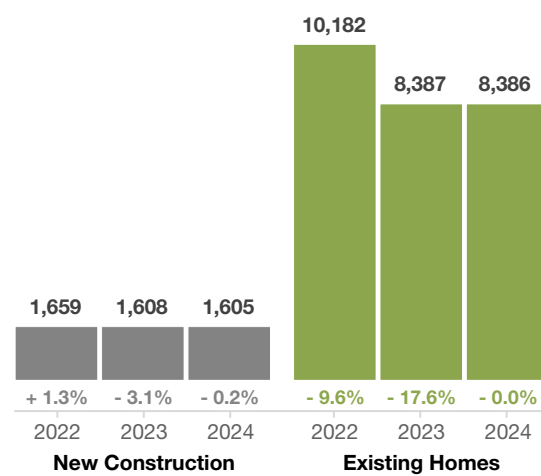


Omaha Area Region

## October

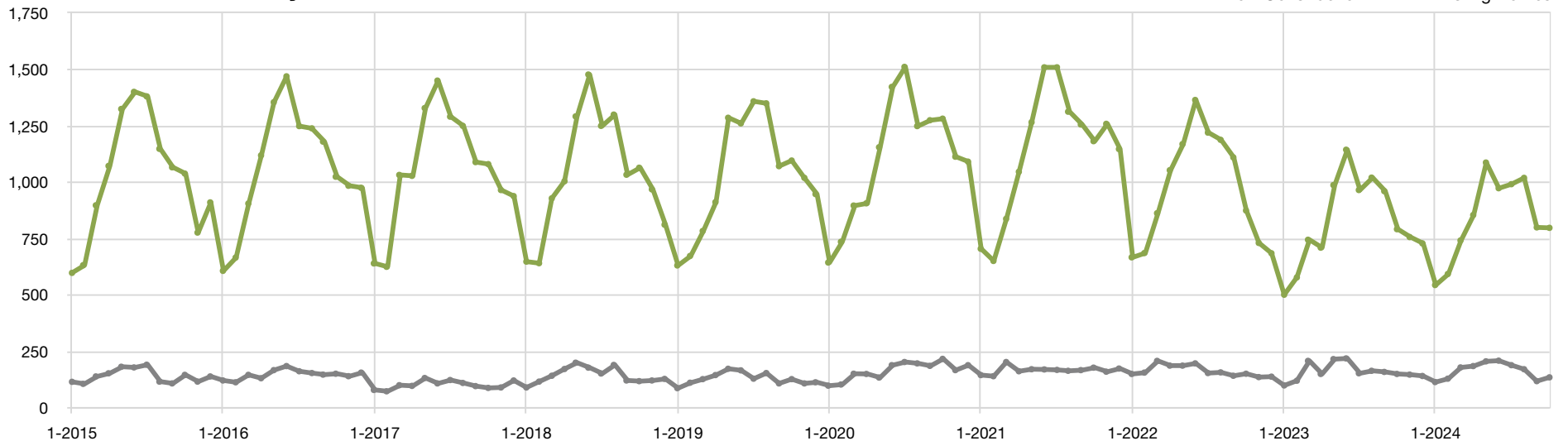


## Year to Date



Closed Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Nov-2023	144	+ 8.3%	755	+ 3.6%
Dec-2023	138	+ 2.2%	727	+ 6.4%
Jan-2024	111	+ 15.6%	542	+ 8.6%
Feb-2024	126	+ 7.7%	591	+ 2.6%
Mar-2024	176	- 14.1%	740	- 0.4%
Apr-2024	182	+ 23.8%	853	+ 20.5%
May-2024	203	- 4.7%	1,086	+ 10.1%
Jun-2024	206	- 4.6%	972	- 15.0%
Jul-2024	186	+ 24.0%	990	+ 2.7%
Aug-2024	168	+ 4.3%	1,018	- 0.1%
Sep-2024	115	- 26.3%	798	- 16.8%
<b>Oct-2024</b>	<b>132</b>	<b>- 10.2%</b>	<b>796</b>	<b>+ 0.8%</b>
12-Month Avg	157	+ 0.6%	822	+ 0.6%

## Historical Closed Sales by Month



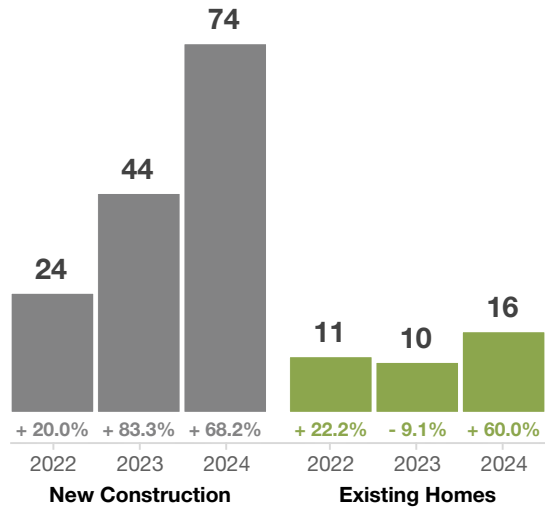
# Days on Market Until Sale

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

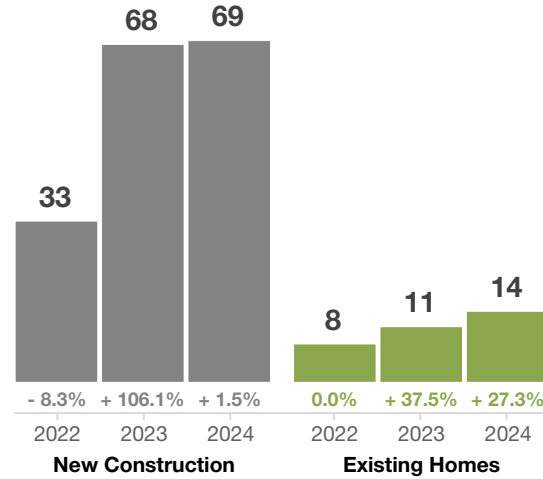


Omaha Area Region

## October



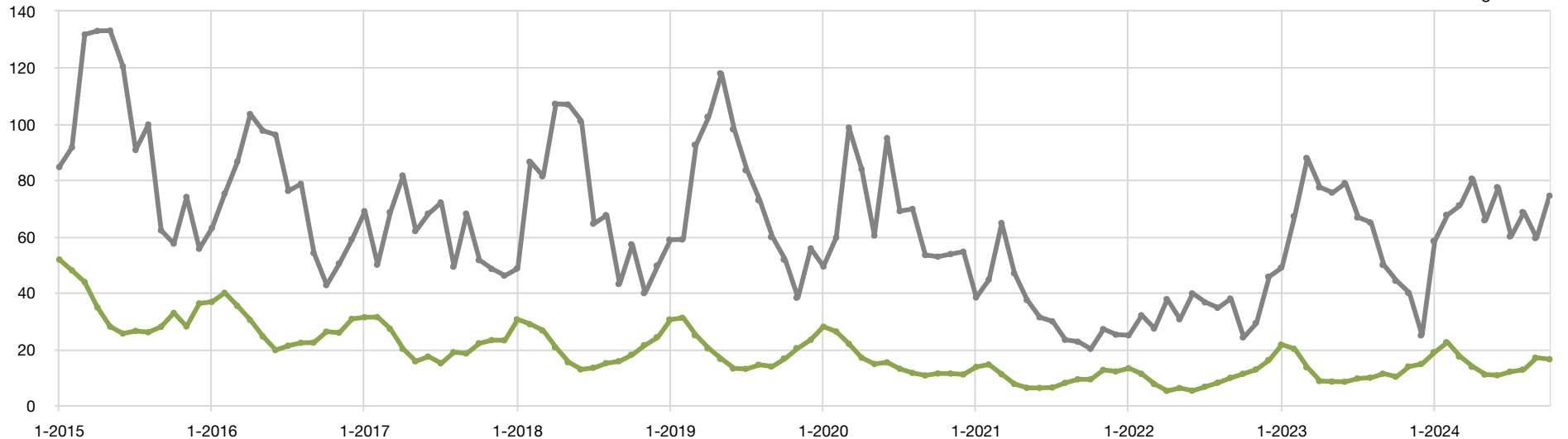
## Year to Date



Days on Market	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Nov-2023	40	+ 37.9%	14	+ 7.7%
Dec-2023	25	- 45.7%	15	- 6.3%
Jan-2024	58	+ 18.4%	19	- 9.5%
Feb-2024	68	+ 1.5%	22	+ 10.0%
Mar-2024	71	- 19.3%	17	+ 30.8%
Apr-2024	81	+ 5.2%	14	+ 55.6%
May-2024	66	- 13.2%	11	+ 37.5%
Jun-2024	77	- 2.5%	11	+ 37.5%
Jul-2024	60	- 10.4%	12	+ 33.3%
Aug-2024	69	+ 6.2%	13	+ 30.0%
Sep-2024	59	+ 18.0%	17	+ 54.5%
<b>Oct-2024</b>	<b>74</b>	<b>+ 68.2%</b>	<b>16</b>	<b>+ 60.0%</b>
12-Month Avg*	64	- 0.5%	14	+ 23.7%

\* Days on Market for all properties from November 2023 through October 2024. This is not the average of the individual figures above.

## Historical Days on Market Until Sale by Month



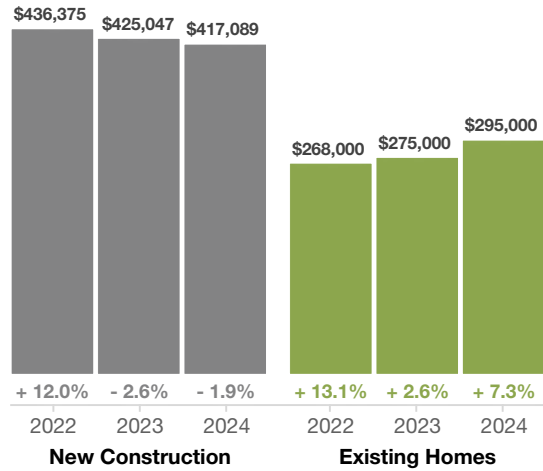
# Median Closed Price

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

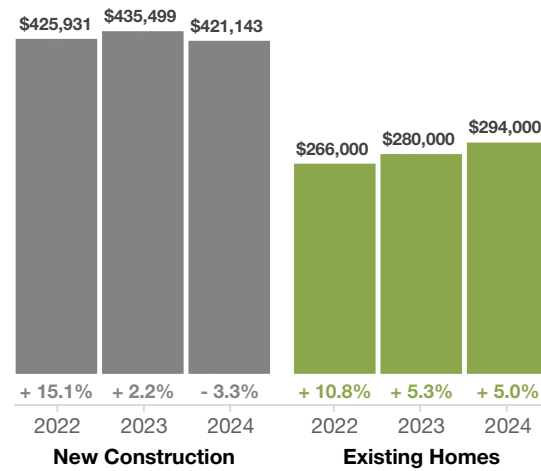


Omaha Area Region

## October



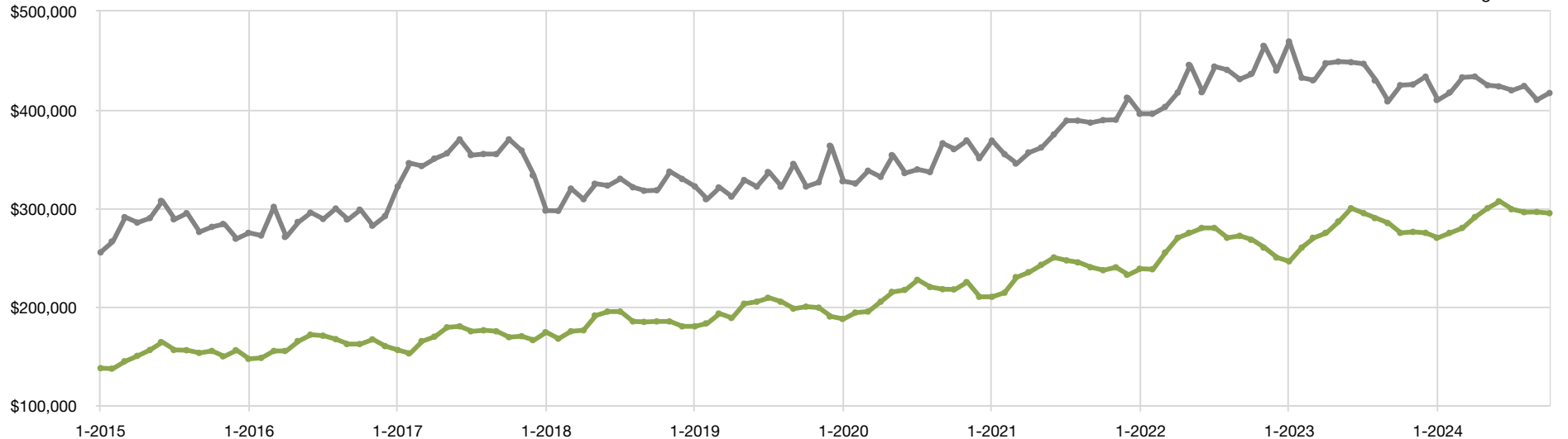
## Year to Date



Median Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Nov-2023	\$425,782	- 8.4%	\$276,000	+ 6.2%
Dec-2023	\$433,689	- 1.4%	\$275,000	+ 10.0%
Jan-2024	\$409,990	- 12.7%	\$270,000	+ 9.8%
Feb-2024	\$417,506	- 3.5%	\$275,000	+ 5.8%
Mar-2024	\$432,955	+ 0.7%	\$280,000	+ 3.7%
Apr-2024	\$433,788	- 3.0%	\$291,000	+ 5.8%
May-2024	\$425,000	- 5.3%	\$300,000	+ 4.7%
Jun-2024	\$423,807	- 5.5%	\$307,000	+ 2.3%
Jul-2024	\$419,844	- 6.0%	\$299,000	+ 1.4%
Aug-2024	\$424,233	- 1.3%	\$296,000	+ 2.1%
Sep-2024	\$410,130	+ 0.4%	\$296,250	+ 3.9%
<b>Oct-2024</b>	<b>\$417,089</b>	<b>- 1.9%</b>	<b>\$295,000</b>	<b>+ 7.3%</b>
12-Month Avg*	\$423,899	- 3.2%	\$290,000	+ 4.7%

\* Median Closed Price for all properties from November 2023 through October 2024. This is not the average of the individual figures above.

## Historical Median Closed Price by Month





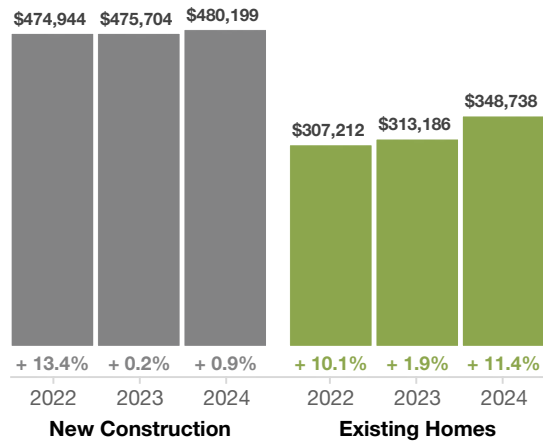
# Average Closed Price

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

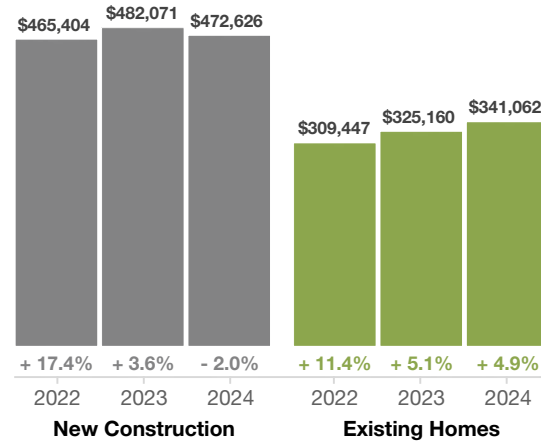


Omaha Area Region

## October



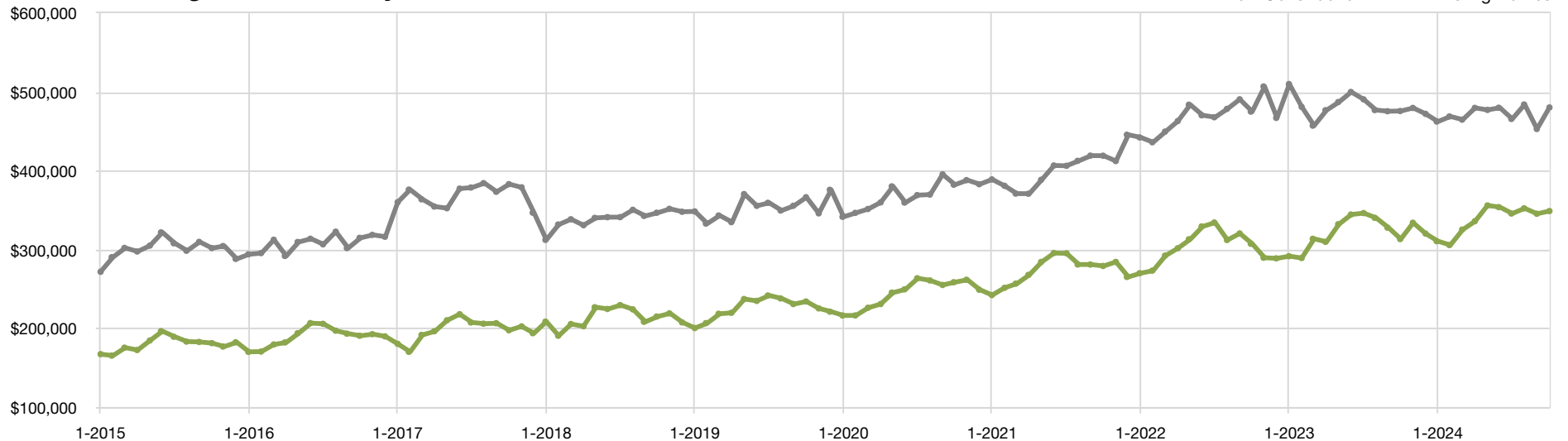
## Year to Date



Average Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Nov-2023	\$479,606	- 5.4%	\$333,910	+ 15.3%
Dec-2023	\$472,107	+ 1.1%	\$320,125	+ 10.9%
Jan-2024	\$462,322	- 9.3%	\$310,495	+ 6.5%
Feb-2024	\$468,806	- 2.5%	\$305,559	+ 5.7%
Mar-2024	\$464,745	+ 1.7%	\$325,167	+ 3.7%
Apr-2024	\$479,661	+ 0.6%	\$335,836	+ 8.5%
May-2024	\$477,101	- 2.0%	\$355,843	+ 7.2%
Jun-2024	\$479,871	- 4.0%	\$353,725	+ 2.7%
Jul-2024	\$465,640	- 5.1%	\$345,610	- 0.2%
Aug-2024	\$483,986	+ 1.5%	\$352,215	+ 3.6%
Sep-2024	\$452,883	- 4.7%	\$345,315	+ 5.4%
<b>Oct-2024</b>	<b>\$480,199</b>	<b>+ 0.9%</b>	<b>\$348,738</b>	<b>+ 11.4%</b>
12-Month Avg*	\$473,121	- 2.0%	\$338,976	+ 5.9%

\* Average Closed Price for all properties from November 2023 through October 2024. This is not the average of the individual figures above.

## Historical Average Closed Price by Month



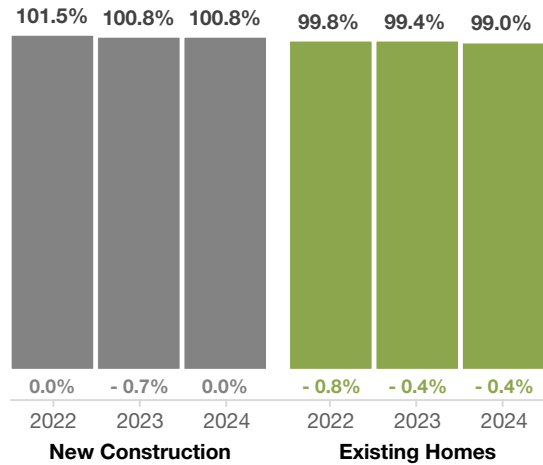
# Percent of List Price Received

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.

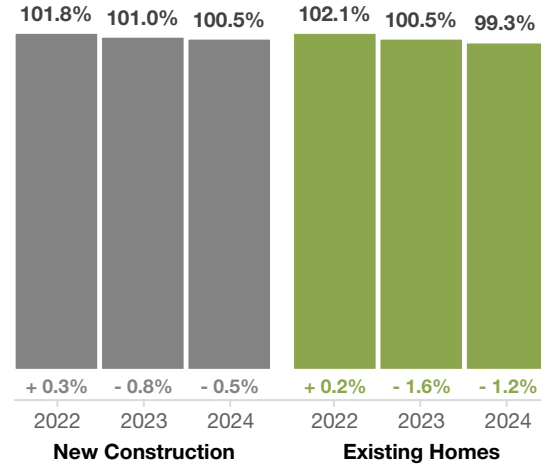


Omaha Area Region

## October



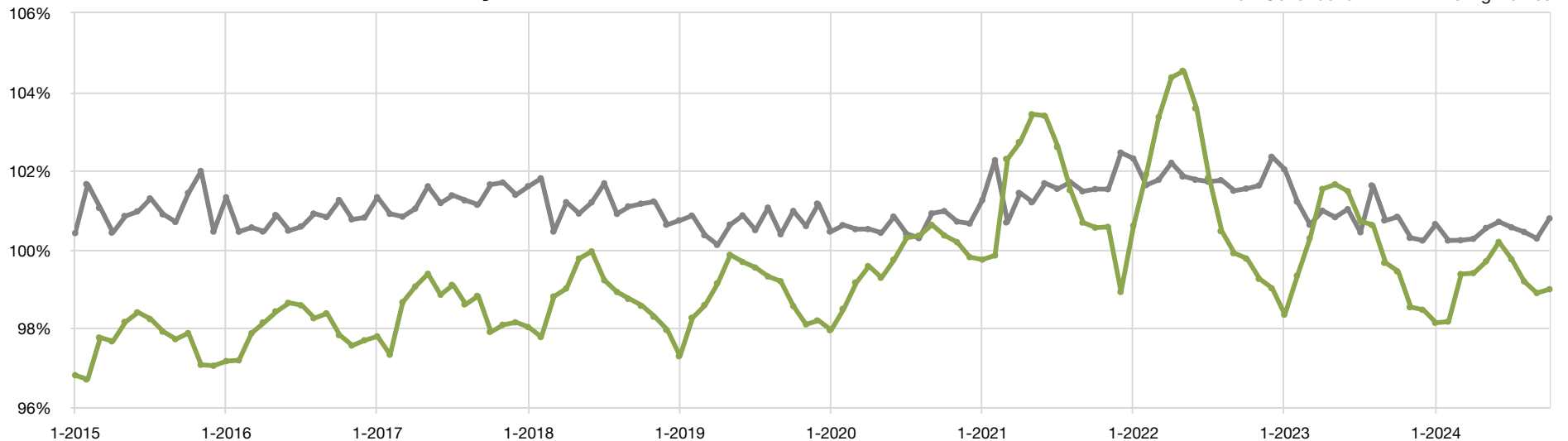
## Year to Date



Pct. of List Price Received	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Nov-2023	100.3%	- 1.3%	98.5%	- 0.8%
Dec-2023	100.2%	- 2.1%	98.5%	- 0.5%
Jan-2024	100.6%	- 1.4%	98.1%	- 0.2%
Feb-2024	100.2%	- 1.0%	98.2%	- 1.1%
Mar-2024	100.2%	- 0.4%	99.4%	- 0.9%
Apr-2024	100.3%	- 0.7%	99.4%	- 2.1%
May-2024	100.5%	- 0.3%	99.7%	- 2.0%
Jun-2024	100.7%	- 0.3%	100.2%	- 1.3%
Jul-2024	100.6%	+ 0.2%	99.8%	- 0.9%
Aug-2024	100.4%	- 1.2%	99.2%	- 1.4%
Sep-2024	100.3%	- 0.4%	98.9%	- 0.8%
<b>Oct-2024</b>	<b>100.8%</b>	<b>0.0%</b>	<b>99.0%</b>	<b>- 0.4%</b>
12-Month Avg*	100.4%	- 0.7%	99.2%	- 1.1%

\* Pct. of List Price Received for all properties from November 2023 through October 2024. This is not the average of the individual figures above.

## Historical Percent of List Price Received by Month



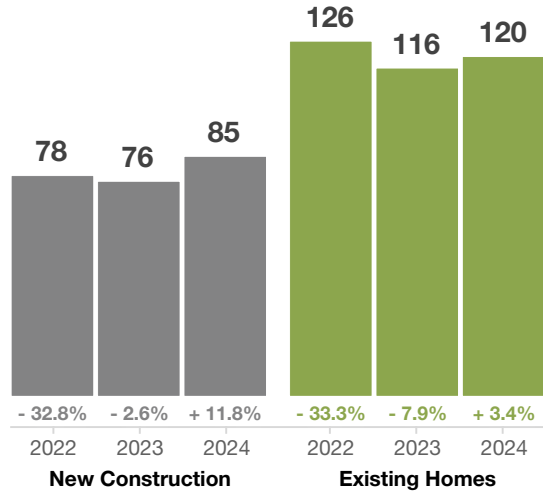
# Housing Affordability Index

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.

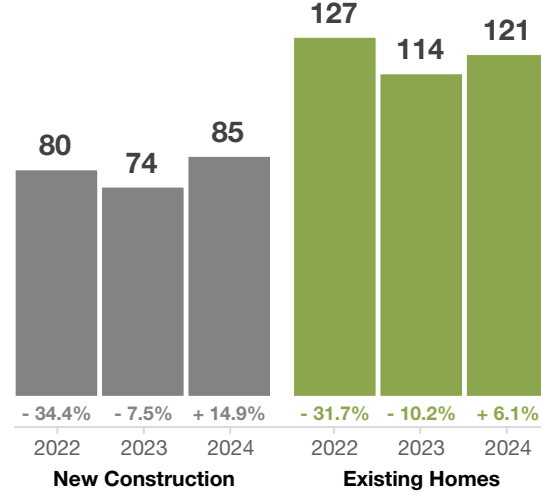


Omaha Area Region

## October

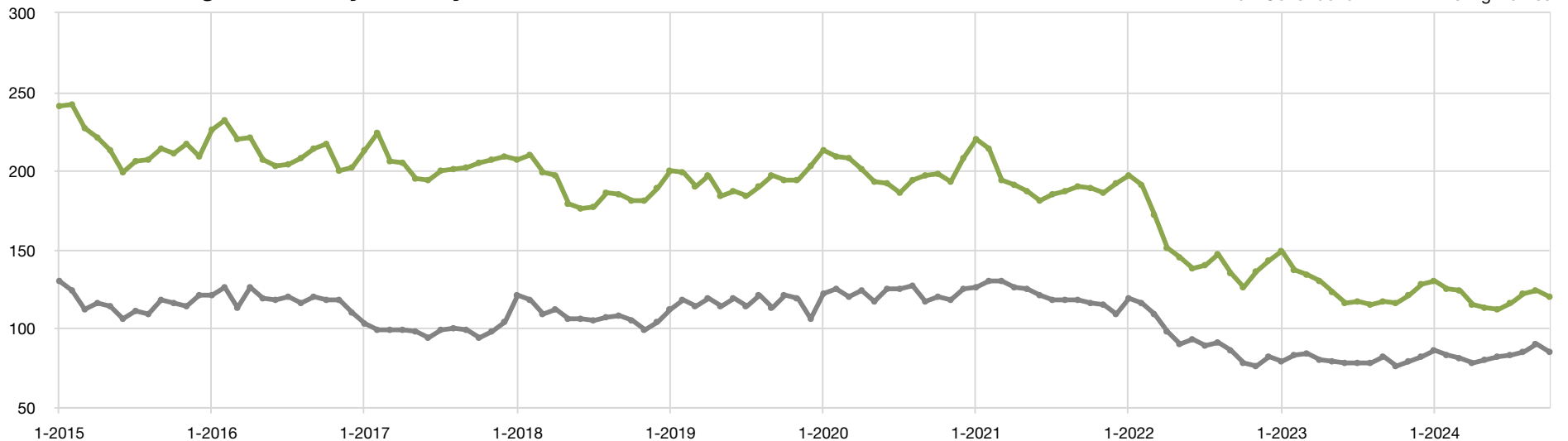


## Year to Date



Affordability Index	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Nov-2023	79	+ 3.9%	121	- 11.0%
Dec-2023	82	0.0%	128	- 10.5%
Jan-2024	86	+ 8.9%	130	- 12.8%
Feb-2024	83	0.0%	125	- 8.8%
Mar-2024	81	- 3.6%	124	- 7.5%
Apr-2024	78	- 2.5%	115	- 11.5%
May-2024	80	+ 1.3%	113	- 8.1%
Jun-2024	82	+ 5.1%	112	- 3.4%
Jul-2024	83	+ 6.4%	116	- 0.9%
Aug-2024	85	+ 9.0%	122	+ 6.1%
Sep-2024	90	+ 9.8%	124	+ 6.0%
<b>Oct-2024</b>	<b>85</b>	<b>+ 11.8%</b>	<b>120</b>	<b>+ 3.4%</b>
12-Month Avg	83	+ 3.8%	121	- 5.5%

## Historical Housing Affordability Index by Month



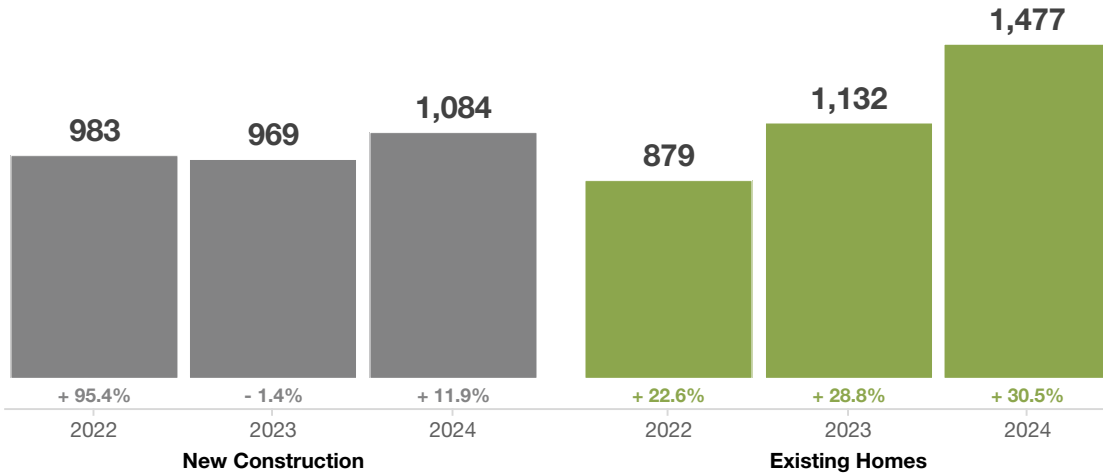
# Inventory of Homes for Sale

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



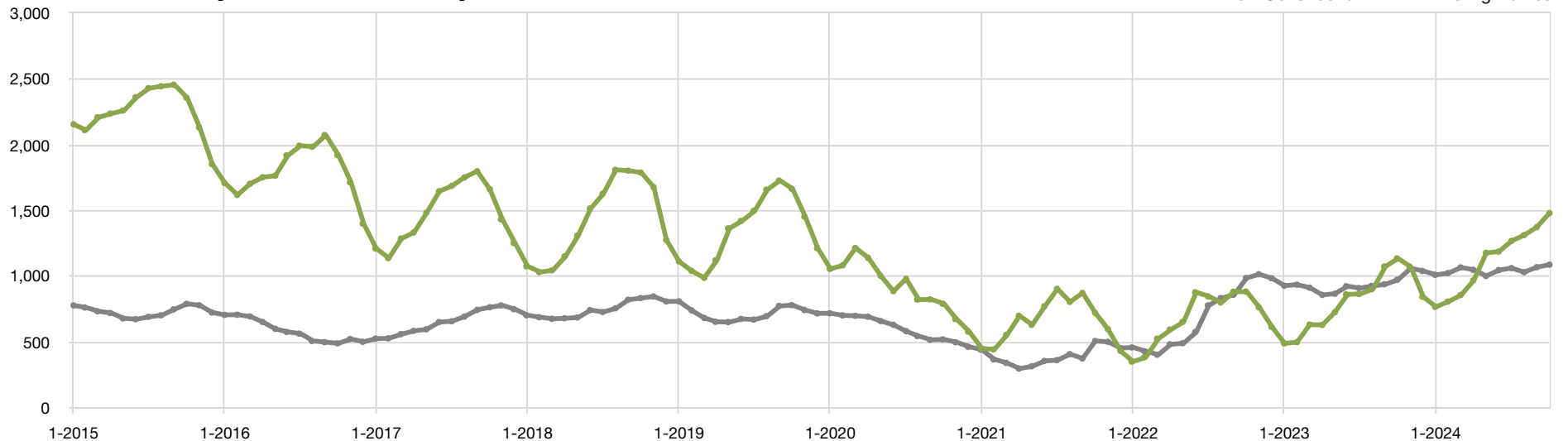
Omaha Area Region

## October



Homes for Sale	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Nov-2023	1,057	+ 4.5%	1,068	+ 40.5%
Dec-2023	1,036	+ 5.6%	840	+ 37.5%
Jan-2024	1,007	+ 9.0%	763	+ 57.3%
Feb-2024	1,020	+ 9.4%	803	+ 62.6%
Mar-2024	1,063	+ 16.9%	853	+ 35.8%
Apr-2024	1,045	+ 22.4%	964	+ 54.2%
May-2024	998	+ 15.6%	1,174	+ 62.4%
Jun-2024	1,043	+ 13.4%	1,184	+ 38.0%
Jul-2024	1,058	+ 16.8%	1,265	+ 46.9%
Aug-2024	1,027	+ 11.4%	1,309	+ 45.9%
Sep-2024	1,065	+ 13.9%	1,370	+ 28.0%
<b>Oct-2024</b>	<b>1,084</b>	<b>+ 11.9%</b>	<b>1,477</b>	<b>+ 30.5%</b>
12-Month Avg	1,042	+ 12.4%	1,089	+ 42.9%

## Historical Inventory of Homes for Sale by Month



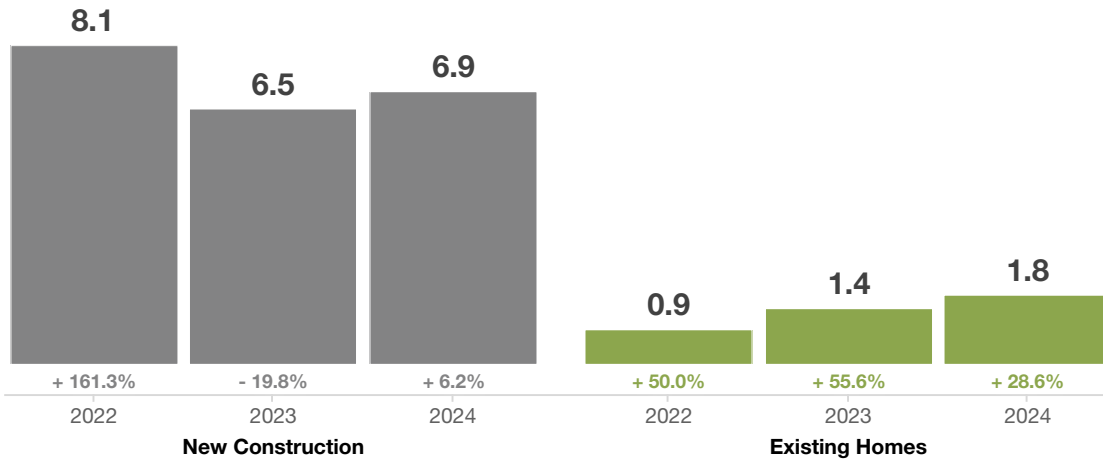
# Months Supply of Inventory

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.



Omaha Area Region

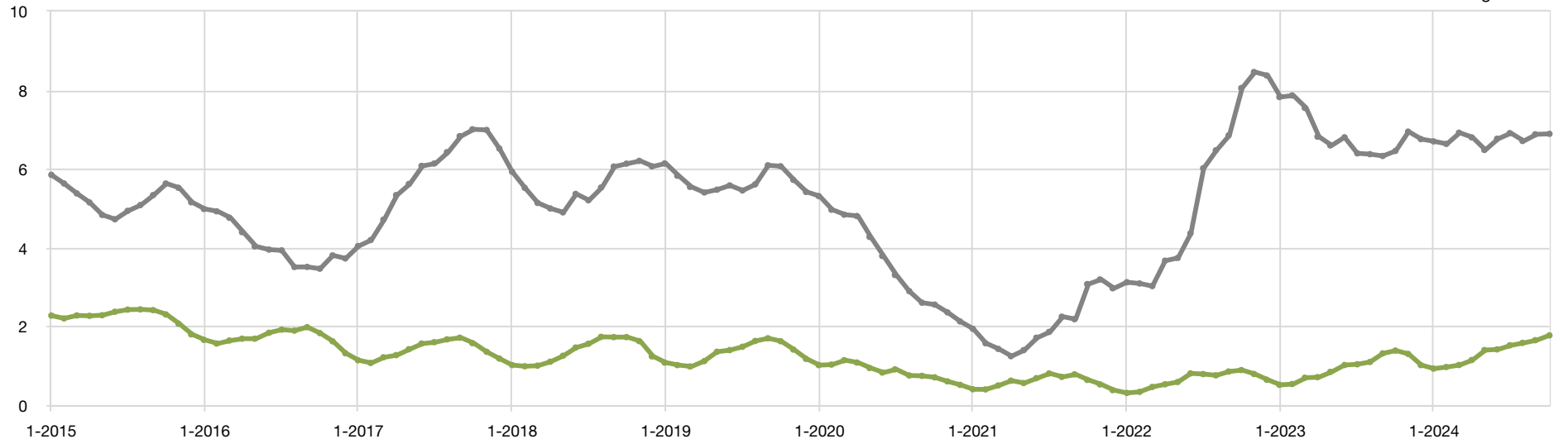
## October



Months Supply	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Nov-2023	6.9	- 18.8%	1.3	+ 62.5%
Dec-2023	6.8	- 19.0%	1.0	+ 66.7%
Jan-2024	6.7	- 14.1%	0.9	+ 80.0%
Feb-2024	6.6	- 16.5%	1.0	+ 100.0%
Mar-2024	6.9	- 8.0%	1.0	+ 42.9%
Apr-2024	6.8	0.0%	1.1	+ 57.1%
May-2024	6.5	- 1.5%	1.4	+ 75.0%
Jun-2024	6.8	0.0%	1.4	+ 40.0%
Jul-2024	6.9	+ 7.8%	1.5	+ 50.0%
Aug-2024	6.7	+ 4.7%	1.6	+ 45.5%
Sep-2024	6.9	+ 9.5%	1.6	+ 23.1%
<b>Oct-2024</b>	<b>6.9</b>	<b>+ 6.2%</b>	<b>1.8</b>	<b>+ 28.6%</b>
12-Month Avg*	6.8	- 5.2%	1.3	+ 48.4%

\* Months Supply for all properties from November 2023 through October 2024. 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	10-2023	10-2024	% Change	YTD 2023	YTD 2024	% Change
<b>New Listings</b>		1,497	<b>1,639</b>	+ 9.5%	14,642	<b>16,168</b>	+ 10.4%
<b>Pending Sales</b>		901	<b>962</b>	+ 6.8%	10,342	<b>10,469</b>	+ 1.2%
<b>Closed Sales</b>		937	<b>928</b>	- 1.0%	9,995	<b>9,991</b>	- 0.0%
<b>Days on Market Until Sale</b>		15	<b>25</b>	+ 66.7%	20	<b>23</b>	+ 15.0%
<b>Median Closed Price</b>		\$295,000	<b>\$315,000</b>	+ 6.8%	\$305,000	<b>\$315,915</b>	+ 3.6%
<b>Average Closed Price</b>		\$338,682	<b>\$367,437</b>	+ 8.5%	\$350,411	<b>\$362,196</b>	+ 3.4%
<b>Percent of List Price Received</b>		99.7%	<b>99.2%</b>	- 0.5%	100.6%	<b>99.5%</b>	- 1.1%
<b>Housing Affordability Index</b>		108	<b>113</b>	+ 4.6%	105	<b>112</b>	+ 6.7%
<b>Inventory of Homes for Sale</b>		2,101	<b>2,561</b>	+ 21.9%	—	—	—
<b>Months Supply of Inventory</b>		2.2	<b>2.6</b>	+ 18.2%	—	—	—