

Monthly Indicators

Omaha Area Region



November 2024

U.S. existing-home sales rose 3.4% month-over-month and 2.9% year-over-year to a seasonally adjusted annual rate of 3.96 million units, exceeding economists' expectations for the month and marking the first annual gain since July 2021, according to the National Association of REALTORS® (NAR). Lower mortgage rates in late summer and early fall helped sales increase across all four regions.

New Listings decreased 36.0 percent for New Construction but increased 1.9 percent for Existing Homes. Pending Sales increased 24.5 percent for New Construction but decreased 4.7 percent for Existing Homes. Inventory increased 2.1 percent for New Construction and 30.8 percent for Existing Homes.

Median Closed Price increased 6.0 percent for New Construction and 6.9 percent for Existing Homes. Days on Market increased 75.0 percent for New Construction and 21.4 percent for Existing Homes. Months Supply of Inventory decreased 2.9 percent for New Construction and increased 30.8 percent for Existing Homes.

The number of homes for sale continues to improve nationwide, climbing 0.7% month-over-month and 19.1% year-over-year to 1.37 million units heading into November, for a 4.2-month supply at the current sales pace, according to NAR. Despite a wider selection of properties on the market, sales prices have remained strong at the national level, with a median existing-home price of \$407,200 as of last measure, a 4% increase from the same time last year.

Quick Facts

+ 4.2%

Change in
Closed Sales
All Properties

+ 8.3%

Change in
Median Closed Price
All Properties

+ 16.5%

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	11-2023	11-2024	% Change	YTD 2023	YTD 2024	% Change
New Listings		303	194	- 36.0%	3,264	3,194	- 2.1%
Pending Sales		102	127	+ 24.5%	1,730	1,807	+ 4.5%
Closed Sales		144	150	+ 4.2%	1,752	1,762	+ 0.6%
Days on Market Until Sale		40	70	+ 75.0%	66	69	+ 4.5%
Median Closed Price		\$425,782	\$451,258	+ 6.0%	\$435,000	\$424,000	- 2.5%
Average Closed Price		\$479,606	\$486,805	+ 1.5%	\$481,868	\$474,506	- 1.5%
Percent of List Price Received		100.3%	100.7%	+ 0.4%	100.9%	100.5%	- 0.4%
Housing Affordability Index		79	77	- 2.5%	77	82	+ 6.5%
Inventory of Homes for Sale		1,050	1,072	+ 2.1%	—	—	—
Months Supply of Inventory		6.9	6.7	- 2.9%	—	—	—

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	11-2023	11-2024	% Change	YTD 2023	YTD 2024	% Change
New Listings		1,003	1,022	+ 1.9%	12,687	14,199	+ 11.9%
Pending Sales		657	626	- 4.7%	9,371	9,432	+ 0.7%
Closed Sales		755	787	+ 4.2%	9,142	9,207	+ 0.7%
Days on Market Until Sale		14	17	+ 21.4%	11	15	+ 36.4%
Median Closed Price		\$276,000	\$294,975	+ 6.9%	\$280,000	\$293,000	+ 4.6%
Average Closed Price		\$333,910	\$346,279	+ 3.7%	\$325,882	\$341,005	+ 4.6%
Percent of List Price Received		98.5%	98.3%	- 0.2%	100.3%	99.2%	- 1.1%
Housing Affordability Index		120	117	- 2.5%	119	118	- 0.8%
Inventory of Homes for Sale		1,060	1,386	+ 30.8%	—	—	—
Months Supply of Inventory		1.3	1.7	+ 30.8%	—	—	—

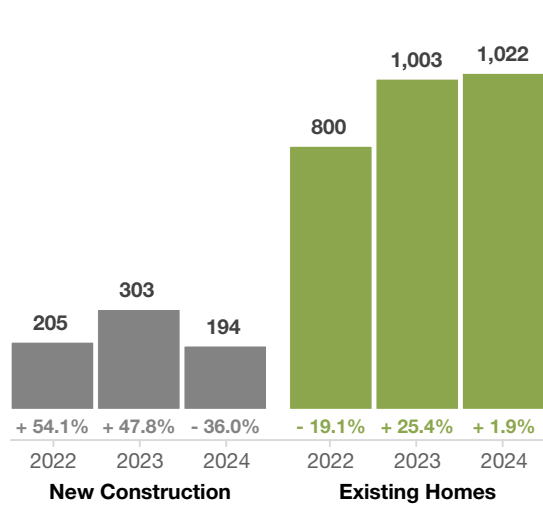
New Listings

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

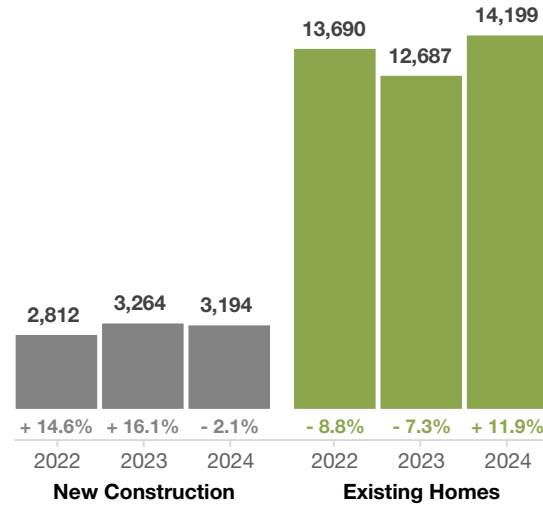


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November

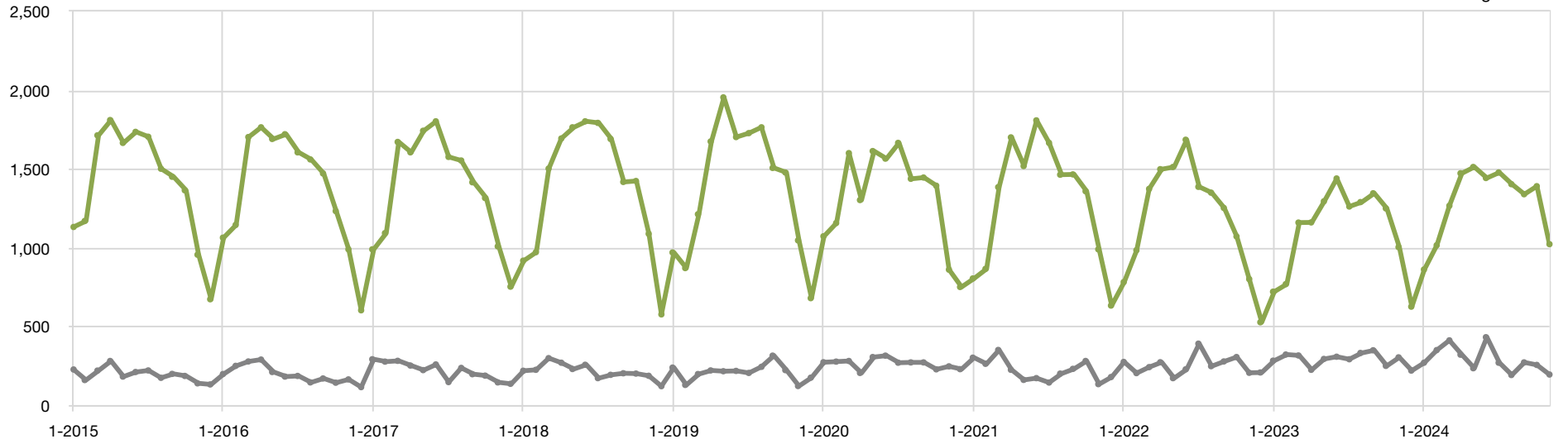


Year to Date



New Listings	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Dec-2023	219	+ 5.8%	625	+ 18.8%
Jan-2024	269	- 4.6%	861	+ 19.6%
Feb-2024	349	+ 8.7%	1,015	+ 32.2%
Mar-2024	411	+ 30.5%	1,266	+ 9.2%
Apr-2024	320	+ 42.9%	1,472	+ 26.9%
May-2024	234	- 20.1%	1,512	+ 16.8%
Jun-2024	431	+ 40.4%	1,442	+ 0.2%
Jul-2024	269	- 7.6%	1,477	+ 17.1%
Aug-2024	191	- 42.3%	1,403	+ 8.8%
Sep-2024	271	- 22.1%	1,339	- 0.4%
Oct-2024	255	+ 2.4%	1,390	+ 11.3%
Nov-2024	194	- 36.0%	1,022	+ 1.9%
12-Month Avg	284	- 1.7%	1,235	+ 12.2%

Historical New Listings by Month



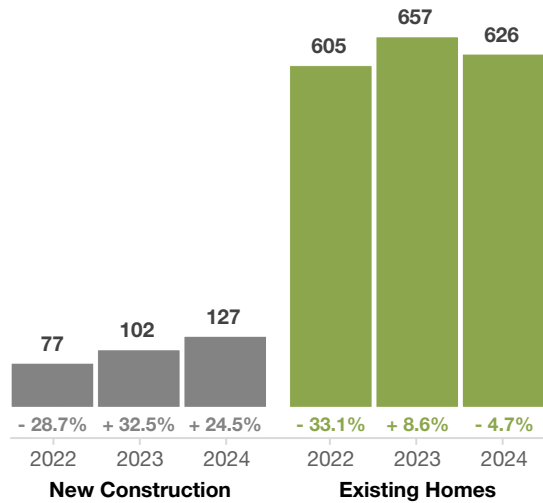
Pending Sales

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

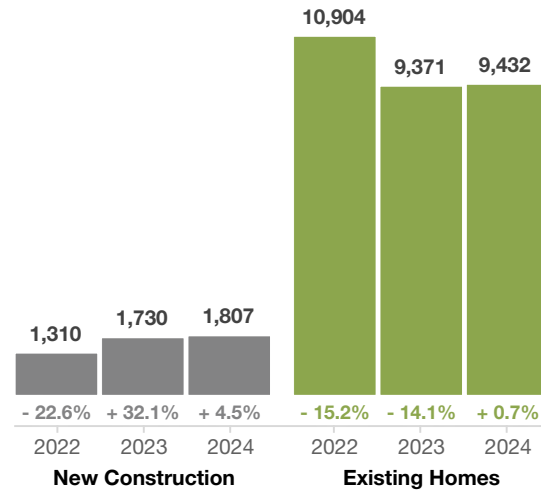


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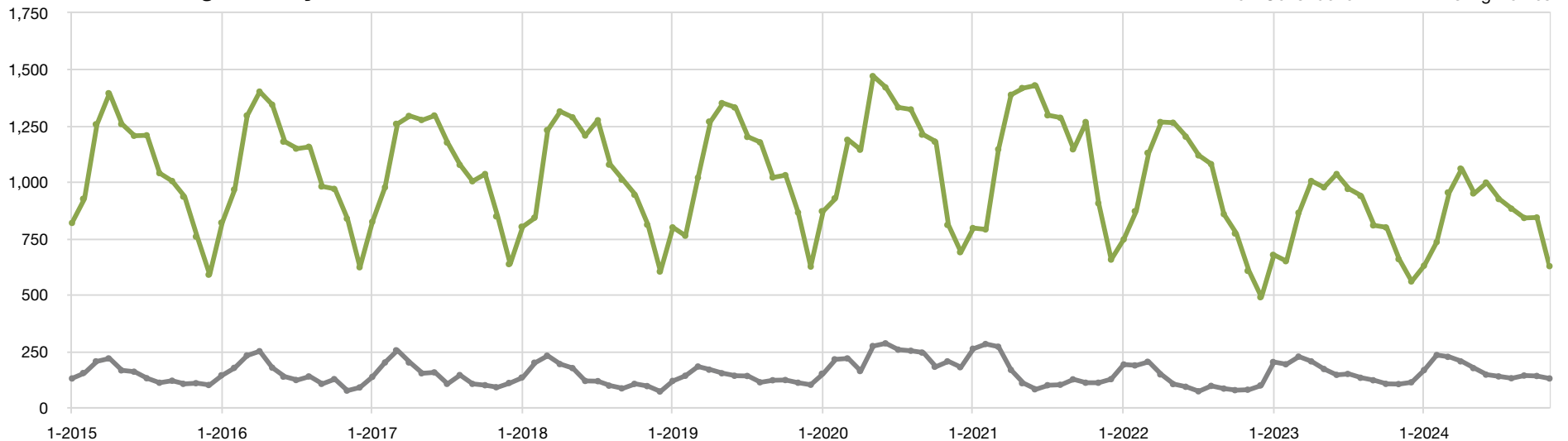


Year to Date



Pending Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	144	+ 0.7%	997	- 3.7%
Jul-2024	136	- 7.5%	924	- 4.6%
Aug-2024	128	- 1.5%	881	- 6.1%
Sep-2024	140	+ 17.6%	840	+ 4.1%
Oct-2024	138	+ 34.0%	842	+ 5.5%
Nov-2024	127	+ 24.5%	626	- 4.7%
12-Month Avg	160	+ 5.3%	833	+ 1.3%

Historical Pending Sales by Month



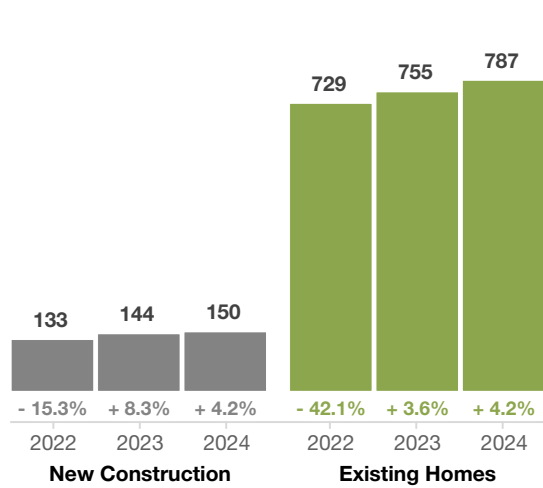
Closed Sales

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

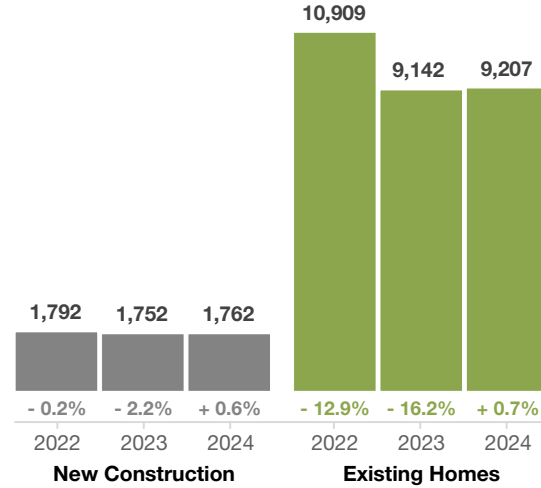


Omaha Area Region

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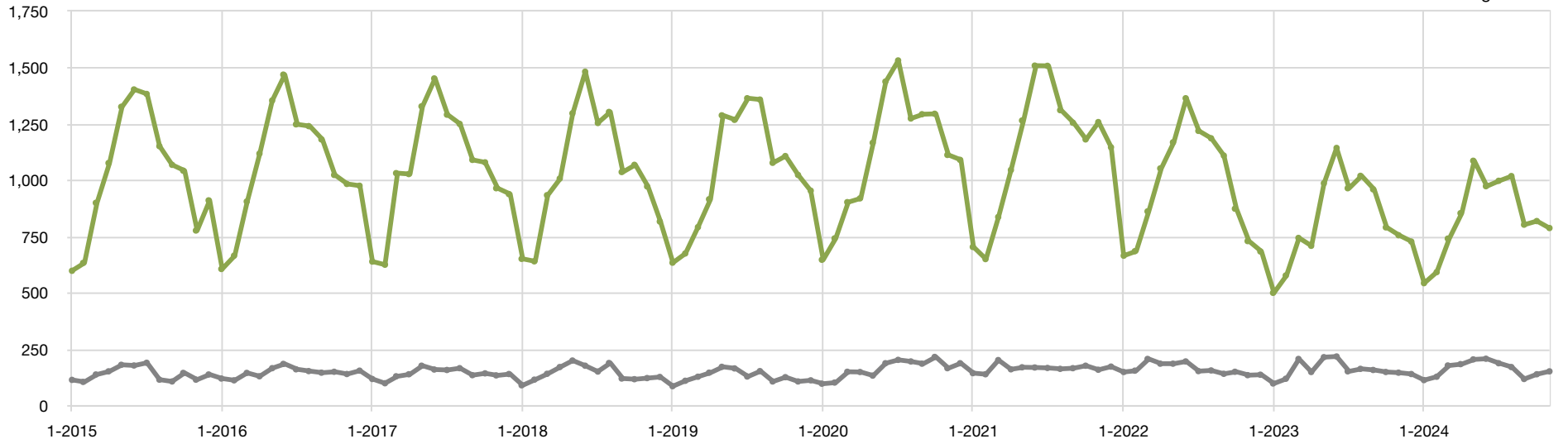


Year to Date



Closed Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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%	973	- 14.9%
Jul-2024	186	+ 24.0%	997	+ 3.4%
Aug-2024	169	+ 5.0%	1,018	- 0.1%
Sep-2024	116	- 25.6%	802	- 16.4%
Oct-2024	137	- 6.8%	818	+ 3.5%
Nov-2024	150	+ 4.2%	787	+ 4.2%
12-Month Avg	158	+ 0.6%	828	+ 1.1%

Historical Closed Sales by Month



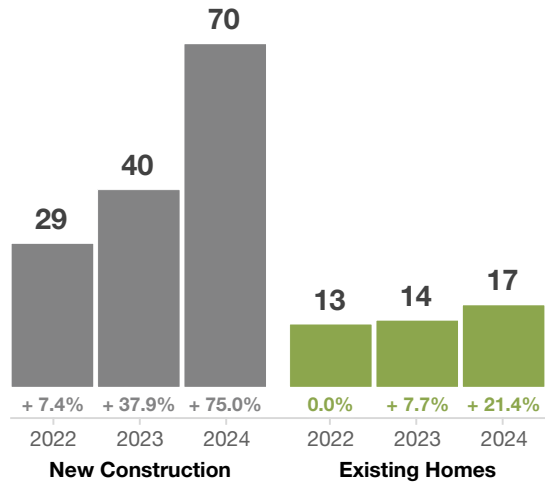
Days on Market Until Sale

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

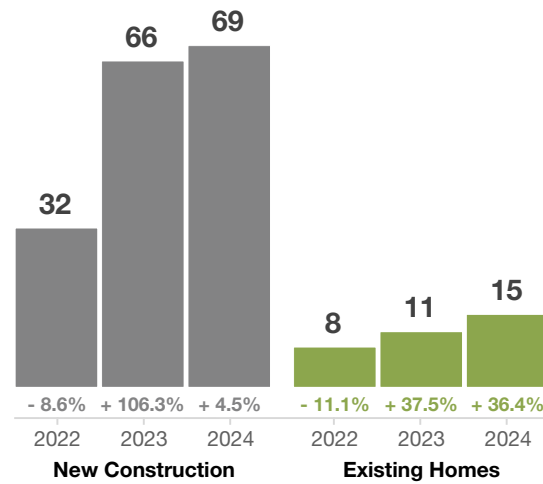


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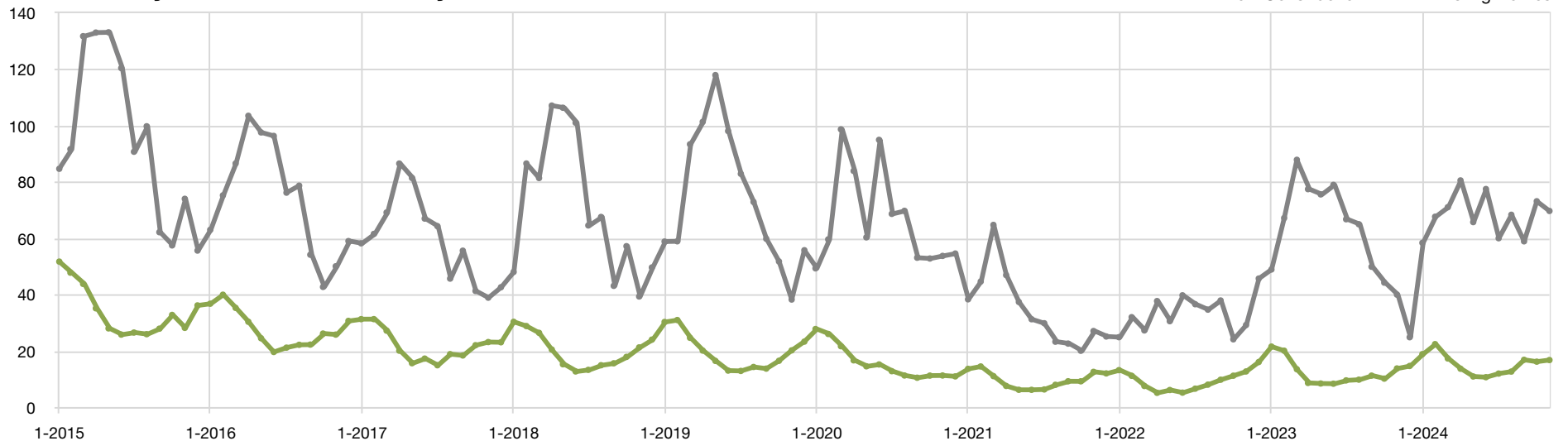
Year to Date



Days on Market	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	68	+ 4.6%	13	+ 30.0%
Sep-2024	59	+ 18.0%	17	+ 54.5%
Oct-2024	73	+ 65.9%	16	+ 60.0%
Nov-2024	70	+ 75.0%	17	+ 21.4%
12-Month Avg*	66	+ 1.9%	15	+ 24.7%

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

Historical Days on Market Until Sale by Month



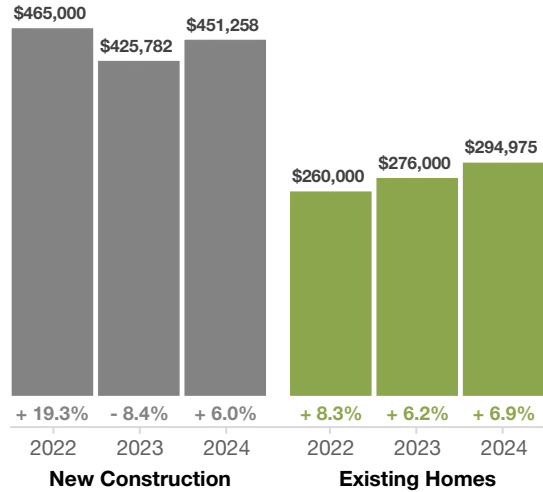
Median Closed Price

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

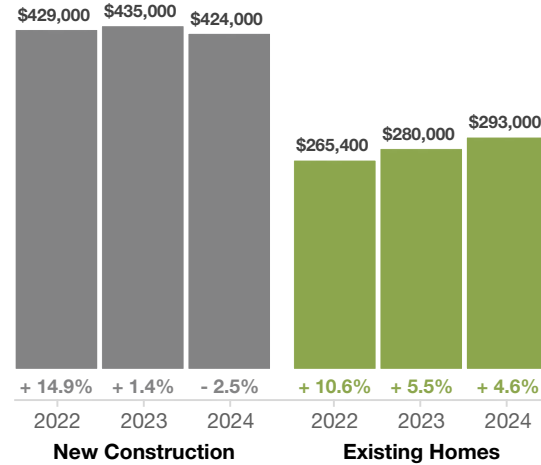


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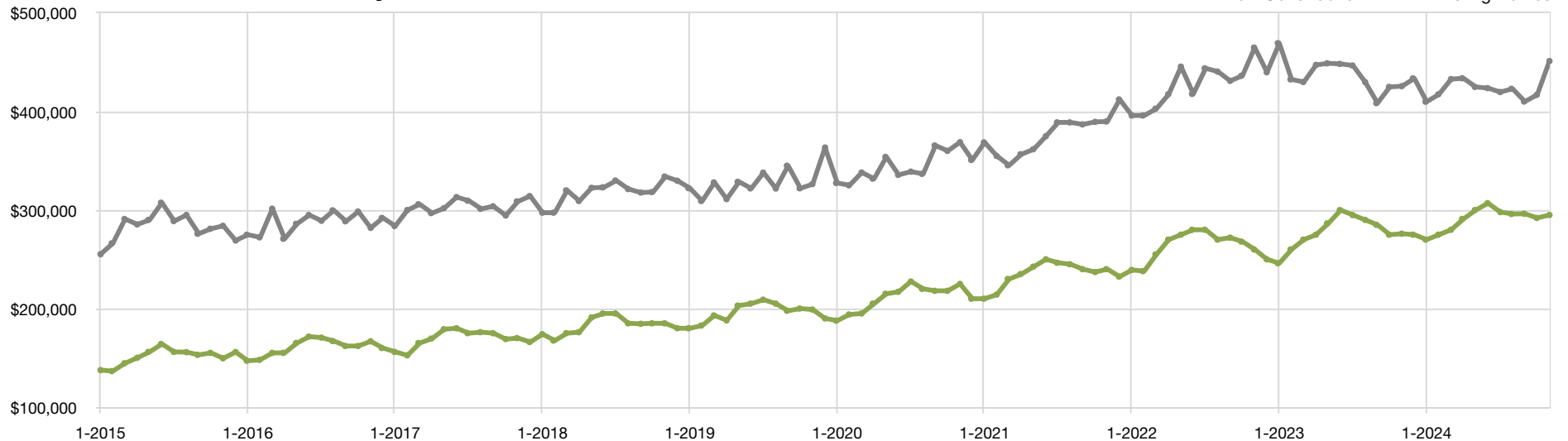
Year to Date



Median Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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%	\$298,000	+ 1.0%
Aug-2024	\$423,100	- 1.6%	\$296,000	+ 2.1%
Sep-2024	\$410,185	+ 0.4%	\$296,250	+ 3.9%
Oct-2024	\$416,988	- 1.9%	\$292,000	+ 6.2%
Nov-2024	\$451,258	+ 6.0%	\$294,975	+ 6.9%
12-Month Avg*	\$425,000	- 2.3%	\$290,000	+ 3.6%

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

Historical Median Closed Price by Month



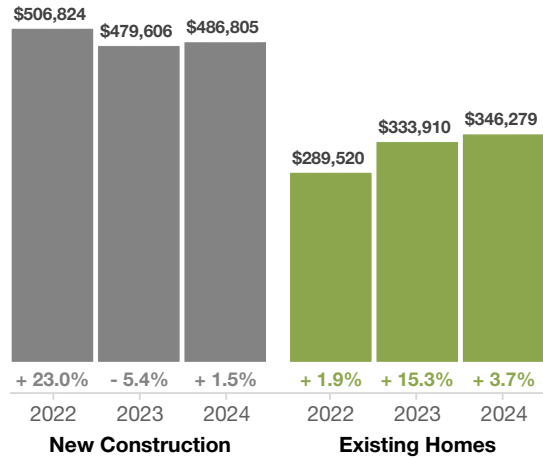
Average Closed Price

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

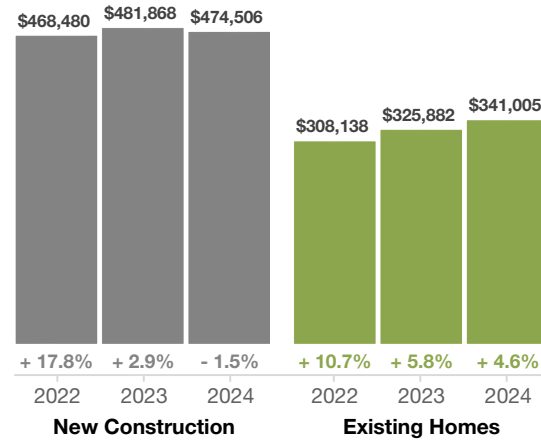


Omaha Area Region

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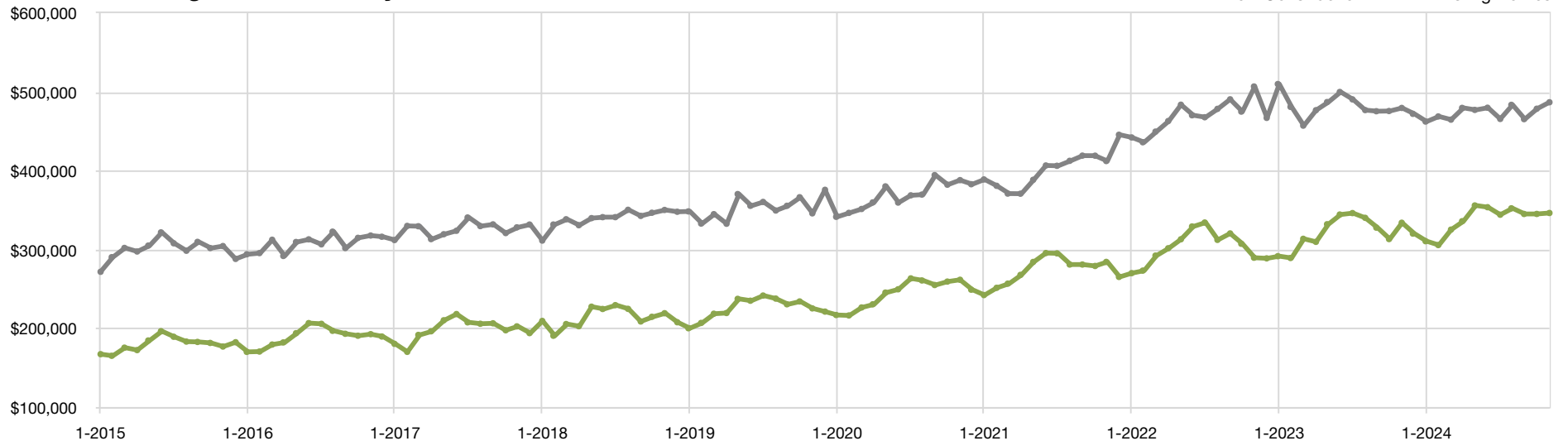
Year to Date



Average Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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%	\$353,618	+ 2.7%
Jul-2024	\$465,640	- 5.1%	\$344,085	- 0.6%
Aug-2024	\$483,529	+ 1.4%	\$352,215	+ 3.6%
Sep-2024	\$465,383	- 2.1%	\$345,027	+ 5.3%
Oct-2024	\$478,609	+ 0.6%	\$345,070	+ 10.2%
Nov-2024	\$486,805	+ 1.5%	\$346,279	+ 3.7%
12-Month Avg*	\$474,332	- 1.3%	\$339,479	+ 5.0%

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

Historical Average Closed Price by Month



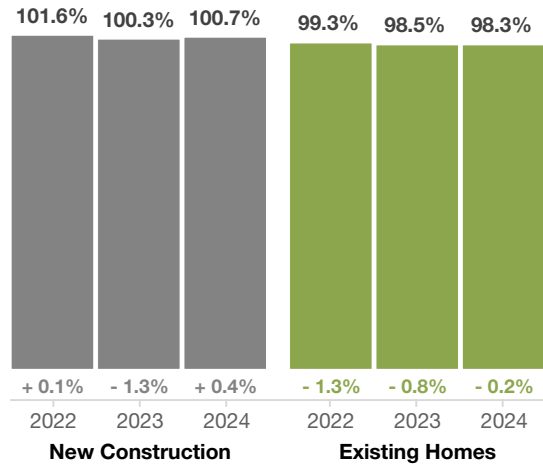
Percent of List Price Received

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.

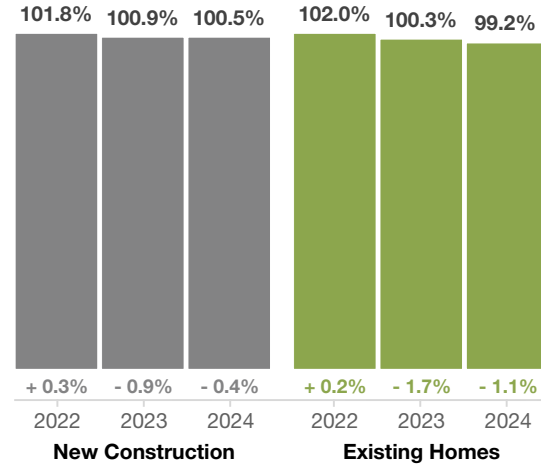


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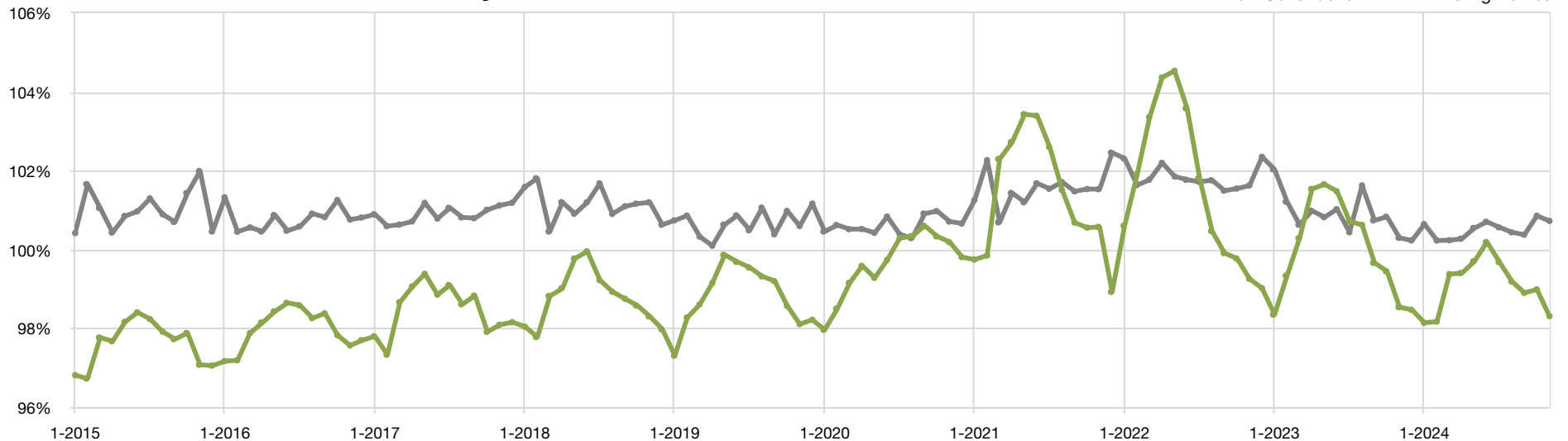
Year to Date



Pct. of List Price Received	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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%	99.7%	-1.0%
Aug-2024	100.4%	-1.2%	99.2%	-1.4%
Sep-2024	100.4%	-0.3%	98.9%	-0.8%
Oct-2024	100.9%	+0.1%	99.0%	-0.4%
Nov-2024	100.7%	+0.4%	98.3%	-0.2%
12-Month Avg*	100.5%	-0.5%	99.1%	-1.1%

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

Historical Percent of List Price Received by Month



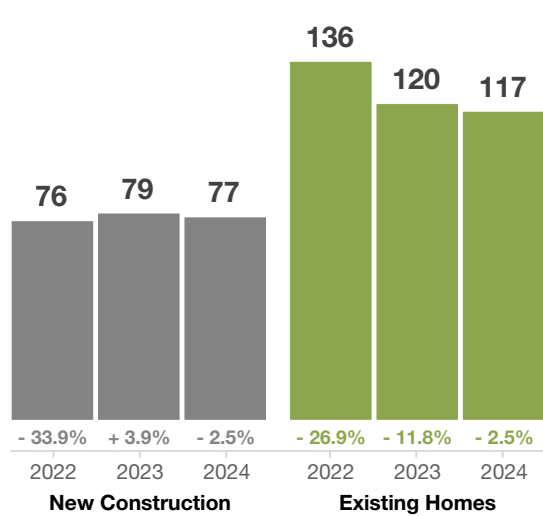
Housing Affordability Index

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.

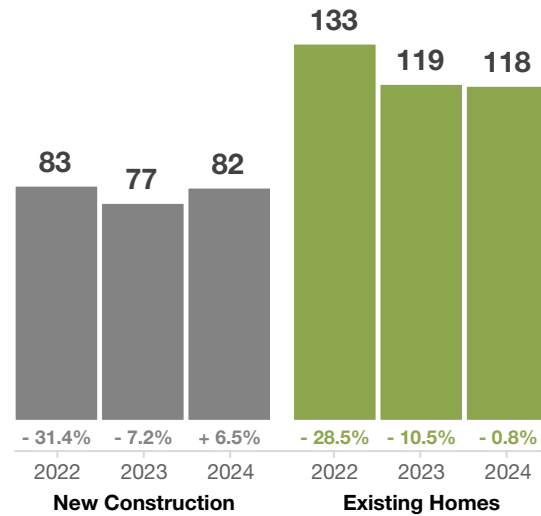


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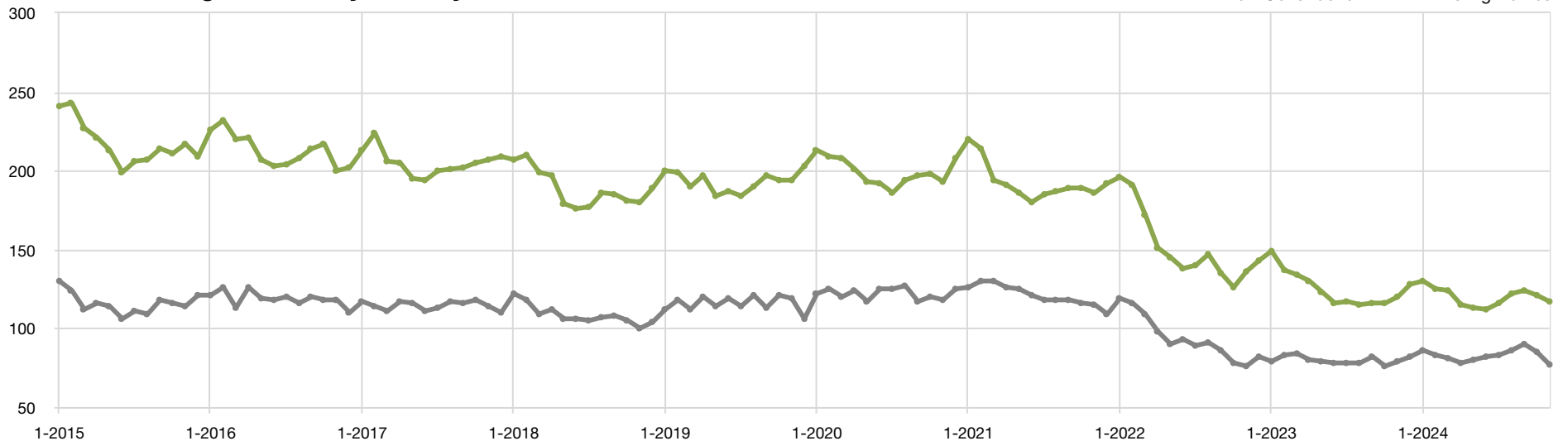


Year to Date



Affordability Index	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	86	+ 10.3%	122	+ 6.1%
Sep-2024	90	+ 9.8%	124	+ 6.9%
Oct-2024	85	+ 11.8%	121	+ 4.3%
Nov-2024	77	- 2.5%	117	- 2.5%
12-Month Avg	83	+ 3.8%	121	- 4.0%

Historical Housing Affordability Index by Month



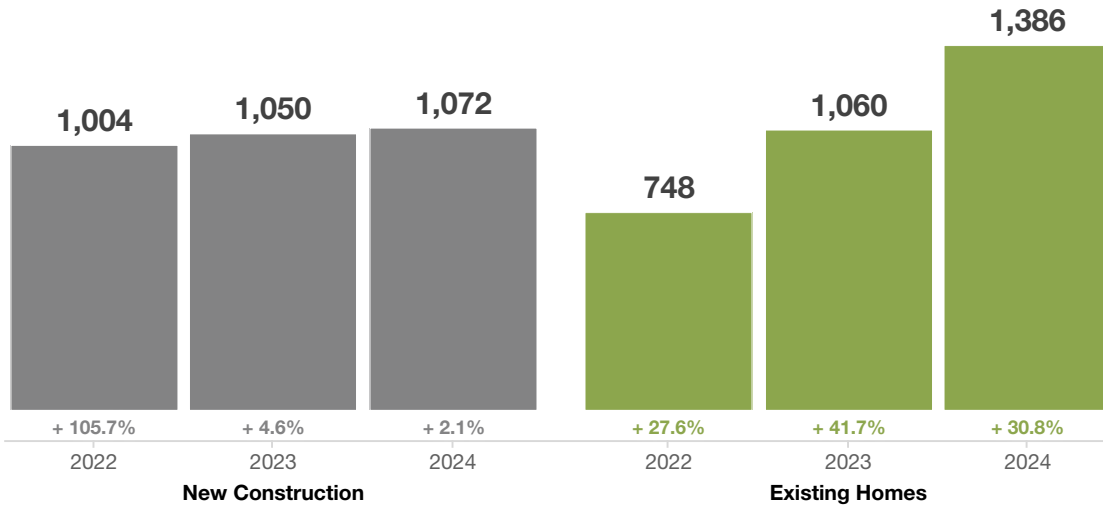
Inventory of Homes for Sale

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



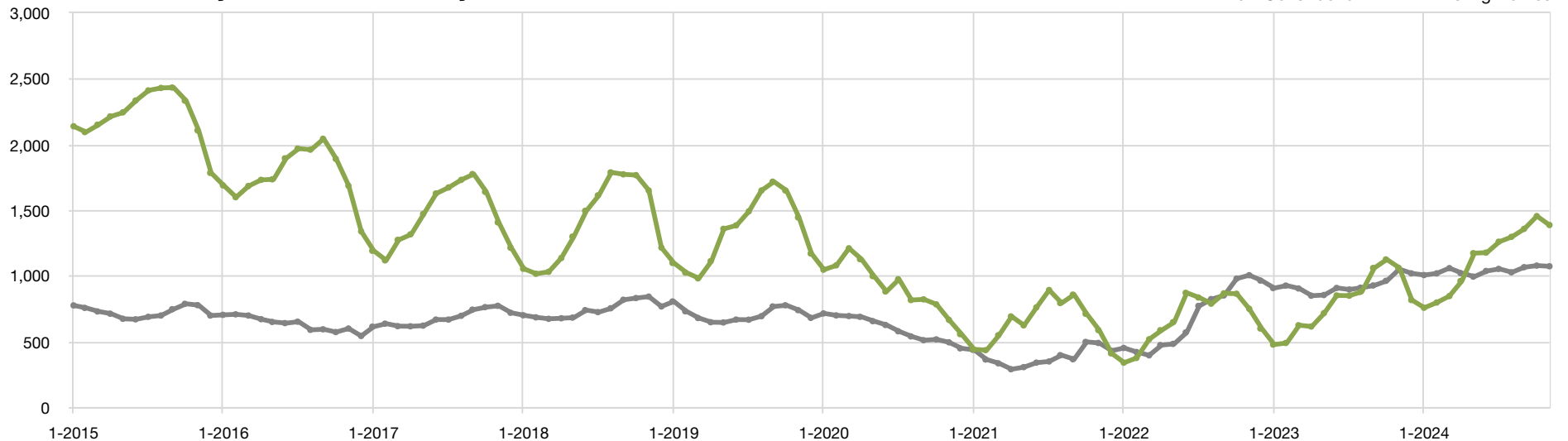
Omaha Area Region

November



Homes for Sale	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Dec-2023	1,018	+ 5.7%	815	+ 36.3%
Jan-2024	1,005	+ 10.9%	756	+ 58.8%
Feb-2024	1,018	+ 10.1%	796	+ 63.1%
Mar-2024	1,058	+ 17.2%	845	+ 35.6%
Apr-2024	1,020	+ 20.3%	960	+ 56.6%
May-2024	993	+ 16.4%	1,172	+ 63.9%
Jun-2024	1,036	+ 14.2%	1,176	+ 38.4%
Jul-2024	1,052	+ 17.5%	1,259	+ 48.5%
Aug-2024	1,026	+ 12.9%	1,296	+ 47.6%
Sep-2024	1,065	+ 15.0%	1,357	+ 28.1%
Oct-2024	1,077	+ 12.1%	1,454	+ 29.4%
Nov-2024	1,072	+ 2.1%	1,386	+ 30.8%
12-Month Avg	1,037	+ 12.6%	1,106	+ 42.2%

Historical Inventory of Homes for Sale by Month



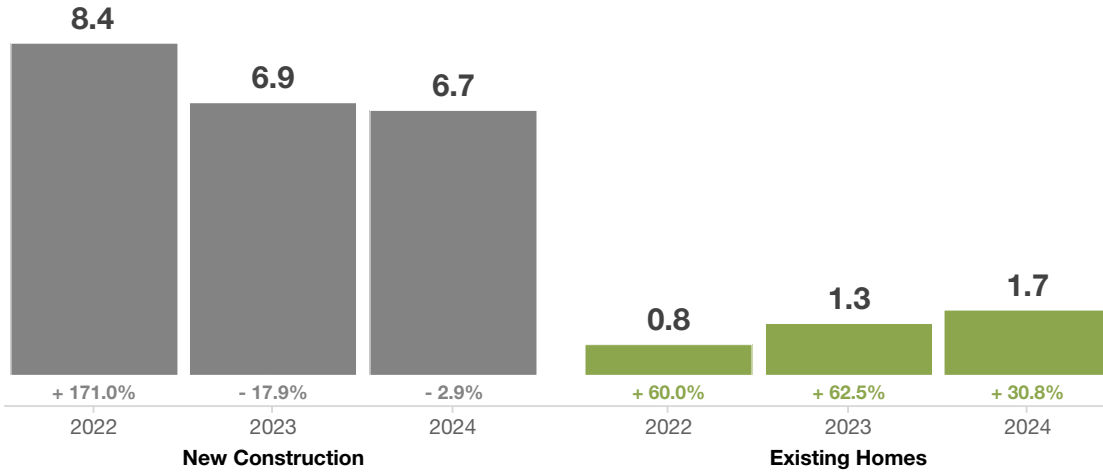
Months Supply of Inventory

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

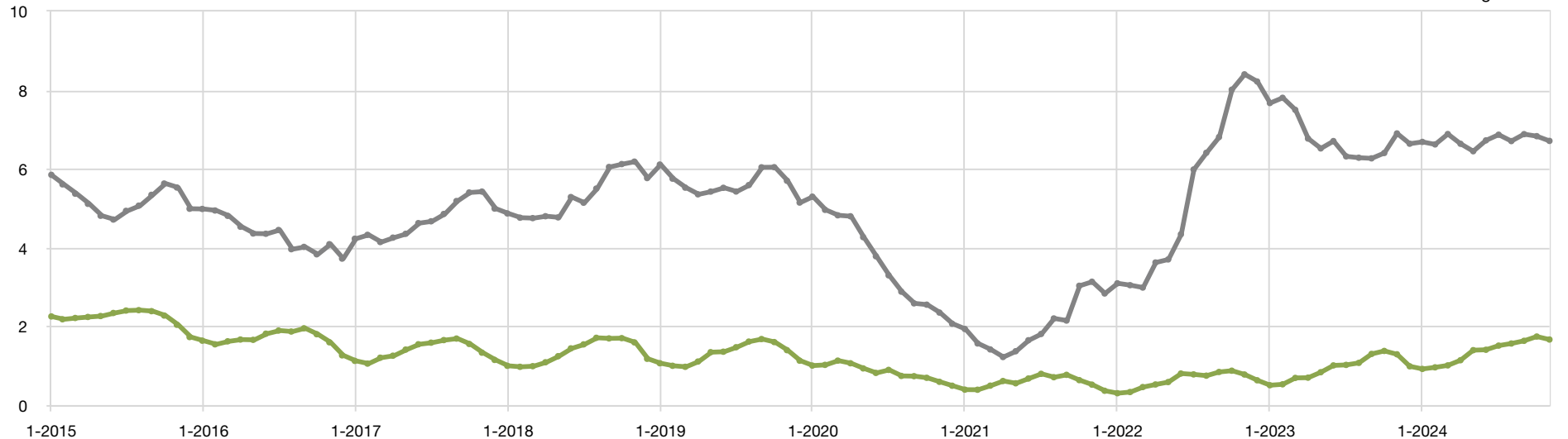
November



Months Supply	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Dec-2023	6.6	- 19.5%	1.0	+ 66.7%
Jan-2024	6.7	- 13.0%	0.9	+ 80.0%
Feb-2024	6.6	- 15.4%	1.0	+ 100.0%
Mar-2024	6.9	- 8.0%	1.0	+ 42.9%
Apr-2024	6.6	- 2.9%	1.1	+ 57.1%
May-2024	6.4	- 1.5%	1.4	+ 75.0%
Jun-2024	6.7	0.0%	1.4	+ 40.0%
Jul-2024	6.9	+ 9.5%	1.5	+ 50.0%
Aug-2024	6.7	+ 6.3%	1.6	+ 45.5%
Sep-2024	6.9	+ 9.5%	1.6	+ 23.1%
Oct-2024	6.8	+ 6.3%	1.7	+ 21.4%
Nov-2024	6.7	- 2.9%	1.7	+ 30.8%
12-Month Avg*	6.7	- 3.3%	1.3	+ 45.4%

* Months Supply for all properties from December 2023 through November 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	11-2023	11-2024	% Change	YTD 2023	YTD 2024	% Change
New Listings		1,306	1,216	- 6.9%	15,951	17,393	+ 9.0%
Pending Sales		759	753	- 0.8%	11,101	11,239	+ 1.2%
Closed Sales		899	937	+ 4.2%	10,894	10,969	+ 0.7%
Days on Market Until Sale		18	25	+ 38.9%	20	23	+ 15.0%
Median Closed Price		\$300,000	\$325,000	+ 8.3%	\$305,000	\$316,111	+ 3.6%
Average Closed Price		\$357,299	\$368,799	+ 3.2%	\$350,979	\$362,453	+ 3.3%
Percent of List Price Received		98.8%	98.7%	- 0.1%	100.4%	99.4%	- 1.0%
Housing Affordability Index		111	107	- 3.6%	109	110	+ 0.9%
Inventory of Homes for Sale		2,110	2,458	+ 16.5%	—	—	—
Months Supply of Inventory		2.2	2.5	+ 13.6%	—	—	—