

Monthly Indicators

Omaha Area Region



December 2024

U.S. existing-home sales improved for the second consecutive month, rising 4.8% to a seasonally adjusted annual rate of 4.15 million units, an eight-month high, according to the National Association of REALTORS® (NAR). Sales were up 6.1% compared to the same time last year, marking the largest year-over-year increase since June 2021. Economists had forecast existing-home sales would come in at an annual rate of 4.07 million units for the month.

New Listings decreased 12.3 percent for New Construction but increased 9.1 percent for Existing Homes. Pending Sales decreased 6.4 percent for New Construction and 3.0 percent for Existing Homes. Inventory decreased 1.5 percent for New Construction but increased 29.1 percent for Existing Homes.

Median Closed Price decreased 2.0 percent for New Construction but increased 5.5 percent for Existing Homes. Days on Market increased 272.0 percent for New Construction and 33.3 percent for Existing Homes. Months Supply of Inventory decreased 4.5 percent for New Construction but increased 30.0 percent for Existing Homes.

Total housing inventory stood at 1.33 million units heading into December, a 2.9% decrease from the previous month but a 17.7% increase year-over-year, for a 3.8-month supply at the current sales pace. Inventory remains below the 5 – 6 months' supply of a balanced market, and the limited number of homes for sale continues to put upward pressure on sales prices nationwide, with NAR reporting a median existing-home price of \$406,100, a 4.7% increase from one year earlier.

Quick Facts

- 7.5%

Change in
Closed Sales
All Properties

0.0%

Change in
Median Closed Price
All Properties

+ 12.1%

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	12-2023	12-2024	% Change	YTD 2023	YTD 2024	% Change
New Listings		219	192	- 12.3%	3,483	3,393	- 2.6%
Pending Sales		110	103	- 6.4%	1,840	1,921	+ 4.4%
Closed Sales		138	89	- 35.5%	1,890	1,866	- 1.3%
Days on Market Until Sale		25	93	+ 272.0%	63	70	+ 11.1%
Median Closed Price		\$433,689	\$424,900	- 2.0%	\$434,900	\$424,000	- 2.5%
Average Closed Price		\$472,107	\$489,945	+ 3.8%	\$481,155	\$474,760	- 1.3%
Percent of List Price Received		100.2%	100.9%	+ 0.7%	100.9%	100.5%	- 0.4%
Housing Affordability Index		82	82	0.0%	81	82	+ 1.2%
Inventory of Homes for Sale		1,018	1,003	- 1.5%	—	—	—
Months Supply of Inventory		6.6	6.3	- 4.5%	—	—	—

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	12-2023	12-2024	% Change	YTD 2023	YTD 2024	% Change
New Listings		625	682	+ 9.1%	13,311	14,859	+ 11.6%
Pending Sales		558	541	- 3.0%	9,928	9,997	+ 0.7%
Closed Sales		727	711	- 2.2%	9,869	9,946	+ 0.8%
Days on Market Until Sale		15	20	+ 33.3%	12	15	+ 25.0%
Median Closed Price		\$275,000	\$290,000	+ 5.5%	\$280,000	\$293,000	+ 4.6%
Average Closed Price		\$320,125	\$352,129	+ 10.0%	\$325,458	\$341,899	+ 5.1%
Percent of List Price Received		98.5%	98.4%	- 0.1%	100.2%	99.1%	- 1.1%
Housing Affordability Index		128	119	- 7.0%	126	118	- 6.3%
Inventory of Homes for Sale		814	1,051	+ 29.1%	—	—	—
Months Supply of Inventory		1.0	1.3	+ 30.0%	—	—	—

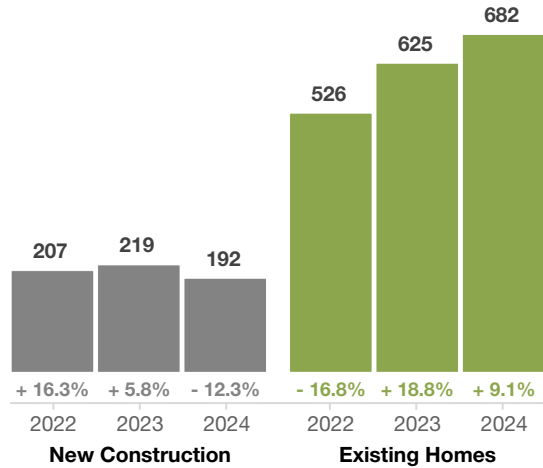
New Listings

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

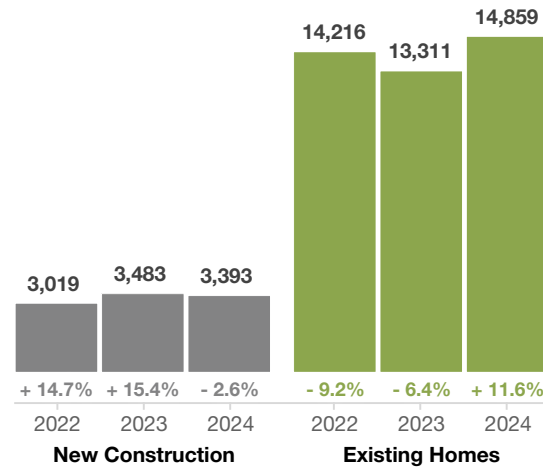


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December

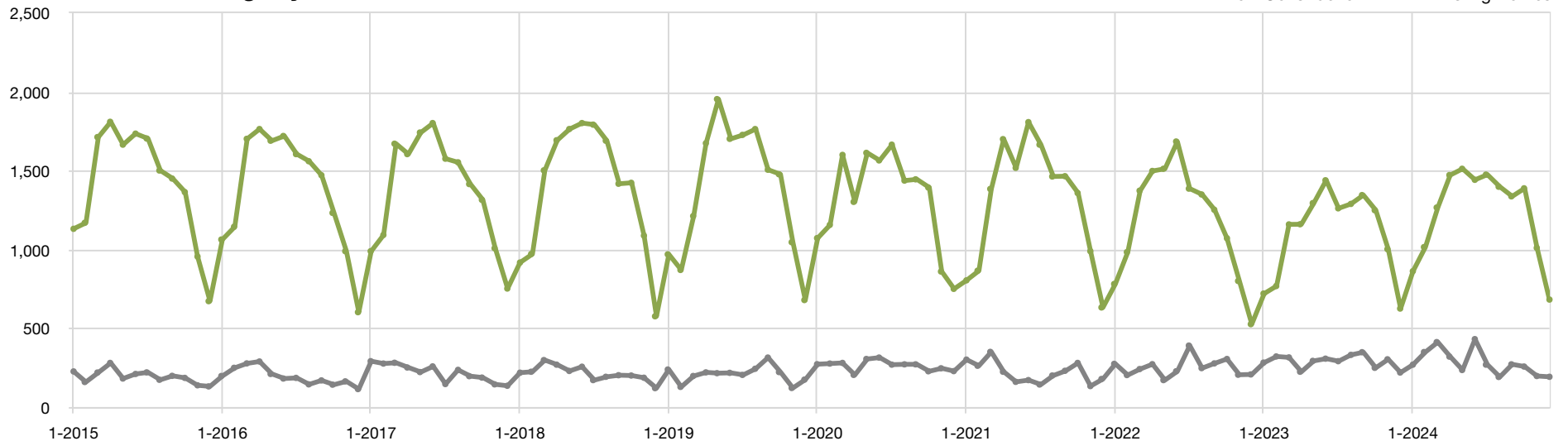


Year to Date



New Listings	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jan-2024	269	- 4.6%	862	+ 19.7%
Feb-2024	349	+ 8.7%	1,015	+ 32.2%
Mar-2024	412	+ 30.8%	1,266	+ 9.2%
Apr-2024	320	+ 42.9%	1,472	+ 26.9%
May-2024	235	- 19.8%	1,512	+ 16.8%
Jun-2024	431	+ 40.4%	1,442	+ 0.2%
Jul-2024	269	- 7.6%	1,475	+ 17.0%
Aug-2024	191	- 42.3%	1,398	+ 8.5%
Sep-2024	271	- 22.1%	1,337	- 0.6%
Oct-2024	257	+ 3.2%	1,388	+ 11.1%
Nov-2024	197	- 35.0%	1,010	+ 0.8%
Dec-2024	192	- 12.3%	682	+ 9.1%
12-Month Avg	283	- 2.4%	1,238	+ 11.6%

Historical New Listings by Month



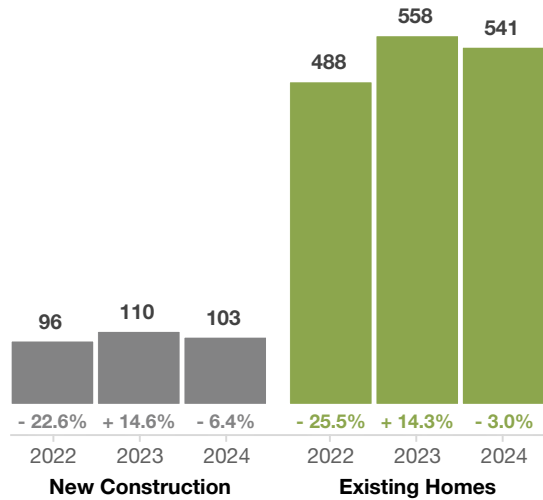
Pending Sales

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

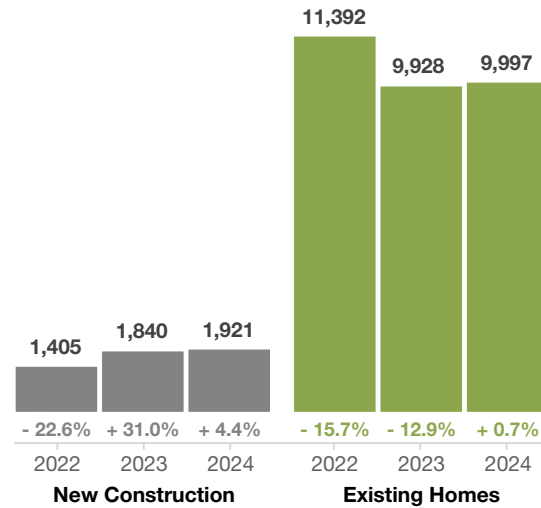


Omaha Area Region

December

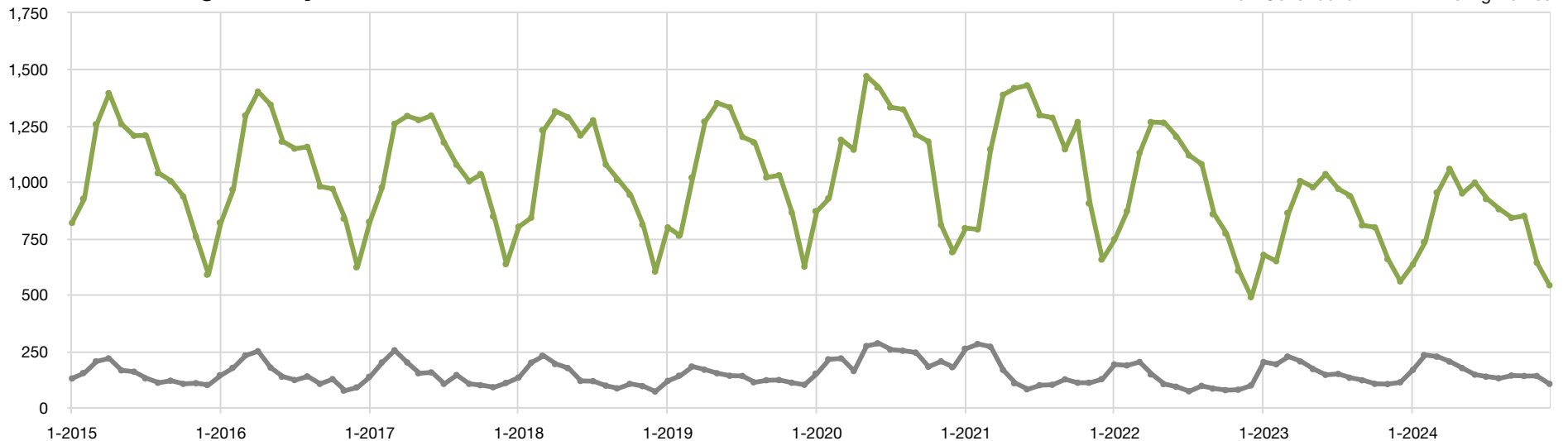


Year to Date



Pending Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jan-2024	165	- 17.5%	633	- 6.4%
Feb-2024	231	+ 21.6%	733	+ 13.1%
Mar-2024	224	0.0%	953	+ 10.6%
Apr-2024	202	- 0.5%	1,058	+ 5.4%
May-2024	173	+ 2.4%	949	- 2.8%
Jun-2024	144	+ 0.7%	997	- 3.7%
Jul-2024	135	- 8.2%	924	- 4.6%
Aug-2024	128	- 1.5%	879	- 6.3%
Sep-2024	140	+ 17.6%	840	+ 4.1%
Oct-2024	138	+ 34.0%	849	+ 6.4%
Nov-2024	138	+ 35.3%	641	- 2.4%
Dec-2024	103	- 6.4%	541	- 3.0%
12-Month Avg	160	+ 4.6%	833	+ 0.7%

Historical Pending Sales by Month



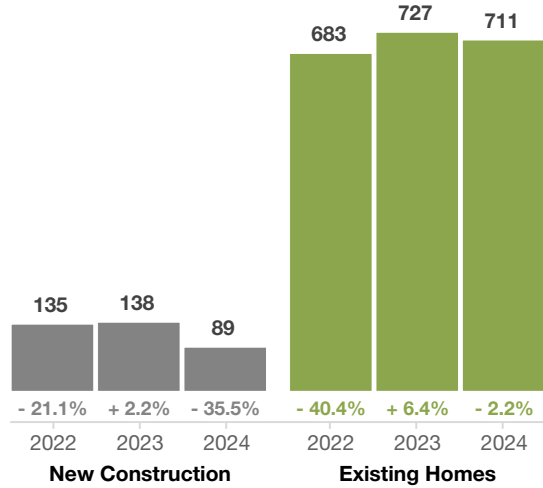
Closed Sales

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

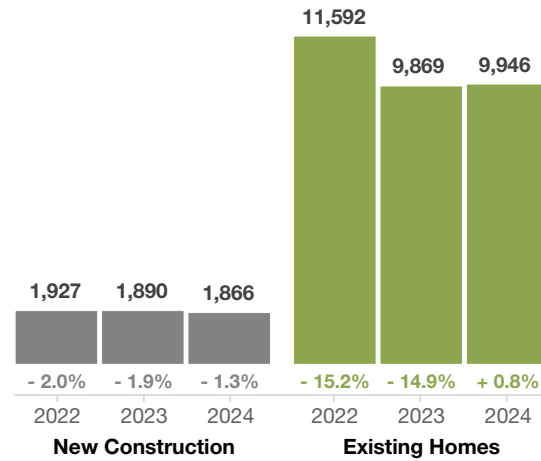


Omaha Area Region

December

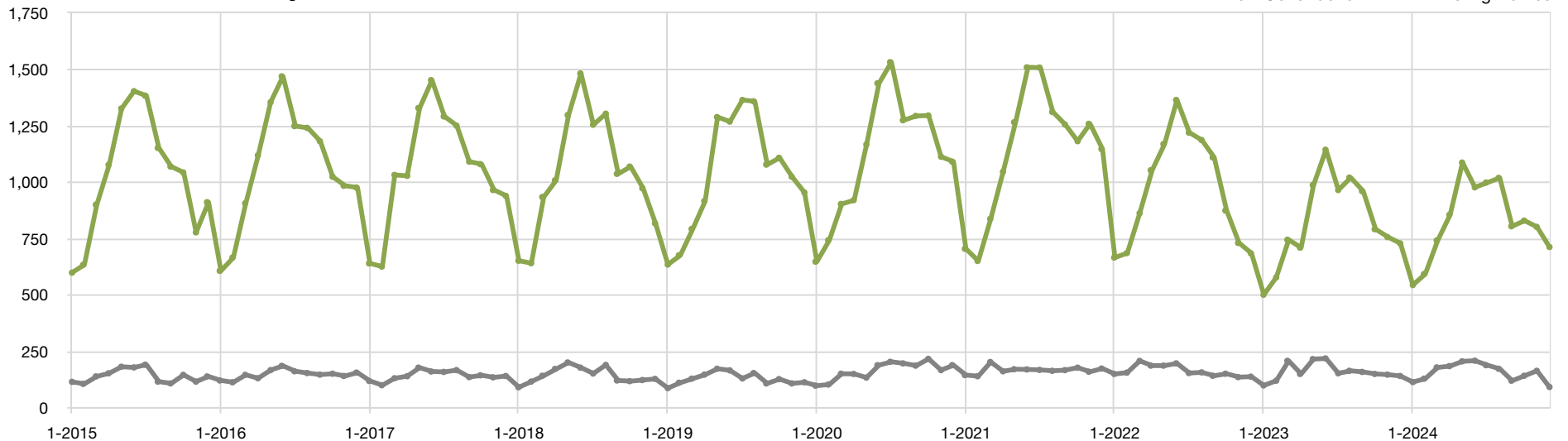


Year to Date



Closed Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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%	854	+ 20.6%
May-2024	203	- 4.7%	1,086	+ 10.1%
Jun-2024	206	- 4.6%	976	- 14.6%
Jul-2024	186	+ 24.0%	997	+ 3.4%
Aug-2024	170	+ 5.6%	1,018	- 0.1%
Sep-2024	117	- 25.0%	803	- 16.3%
Oct-2024	139	- 5.4%	828	+ 4.8%
Nov-2024	161	+ 11.8%	800	+ 6.0%
Dec-2024	89	- 35.5%	711	- 2.2%
12-Month Avg	156	- 1.3%	829	+ 0.9%

Historical Closed Sales by Month



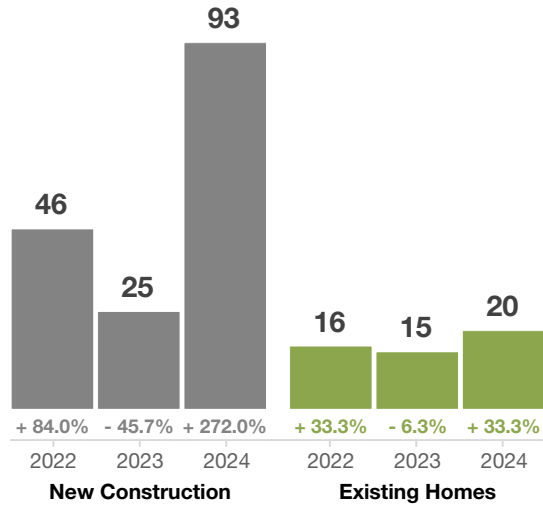
Days on Market Until Sale

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

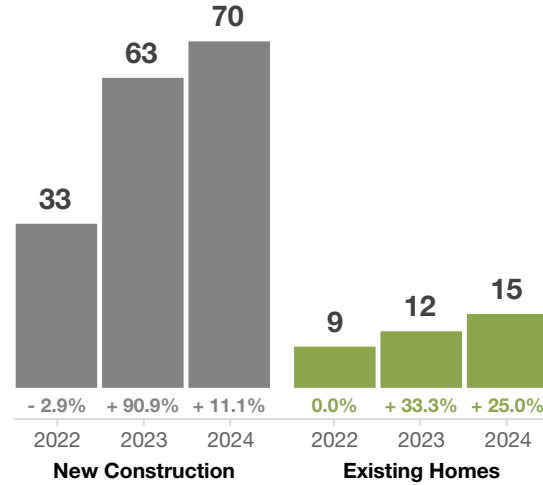


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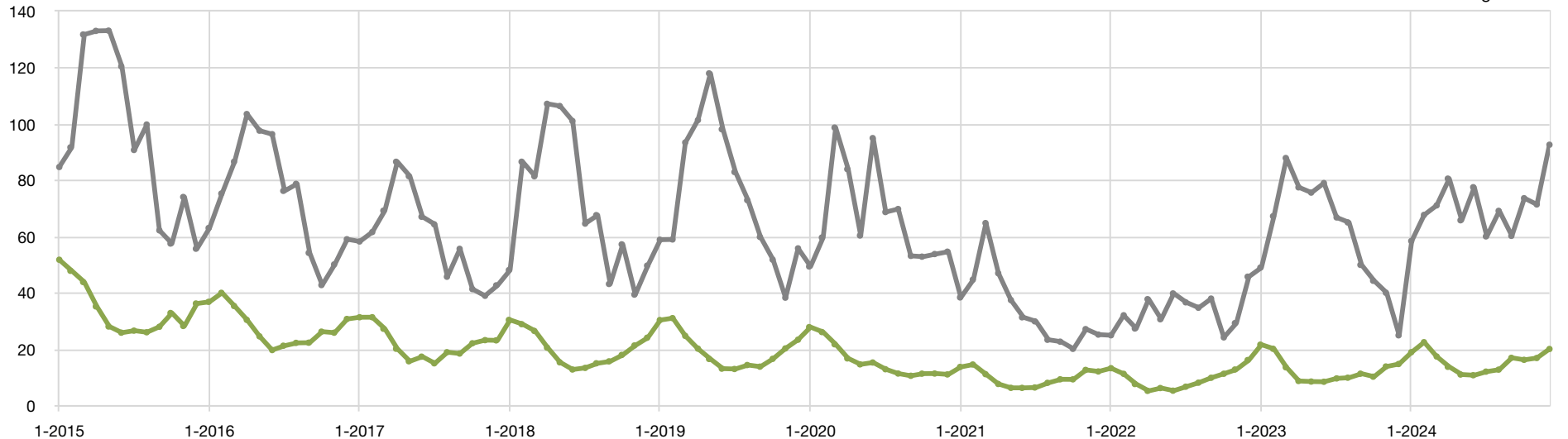
Year to Date



Days on Market	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	60	+ 20.0%	17	+ 54.5%
Oct-2024	74	+ 68.2%	16	+ 60.0%
Nov-2024	71	+ 77.5%	17	+ 21.4%
Dec-2024	93	+ 272.0%	20	+ 33.3%
12-Month Avg*	70	+ 11.8%	15	+ 28.9%

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

Historical Days on Market Until Sale by Month



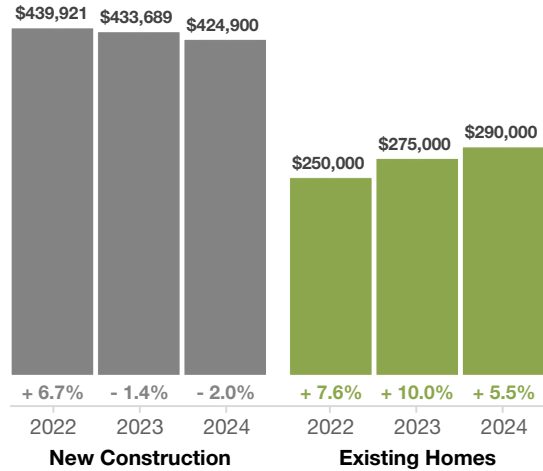
Median Closed Price

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

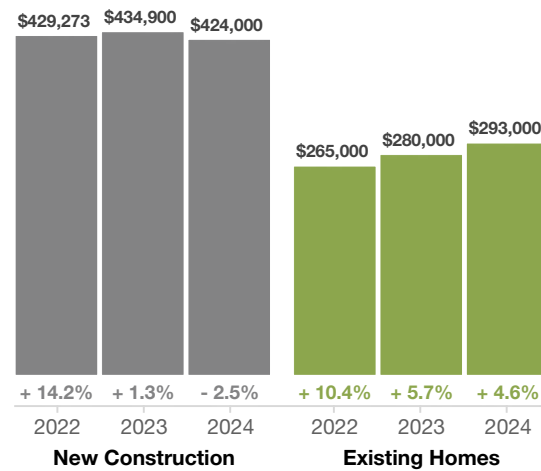


Omaha Area Region

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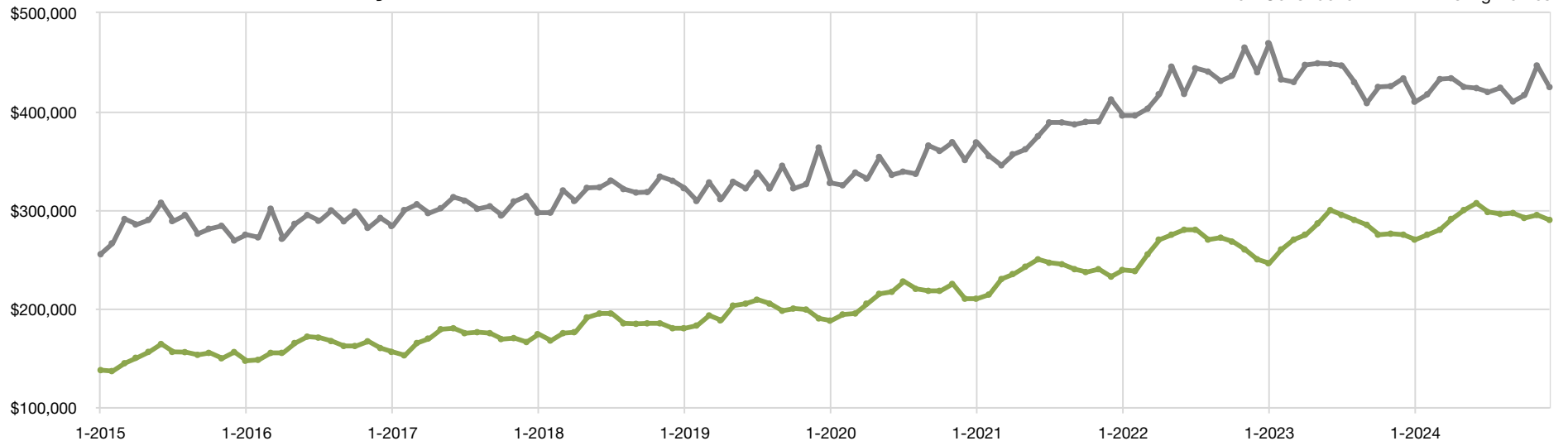
Year to Date



Median Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	\$424,233	-1.3%	\$296,000	+2.1%
Sep-2024	\$410,240	+0.4%	\$297,000	+4.2%
Oct-2024	\$416,800	-1.9%	\$292,000	+6.2%
Nov-2024	\$446,830	+4.9%	\$295,000	+6.9%
Dec-2024	\$424,900	-2.0%	\$290,000	+5.5%
12-Month Avg*	\$424,000	-2.5%	\$293,000	+4.6%

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

Historical Median Closed Price by Month



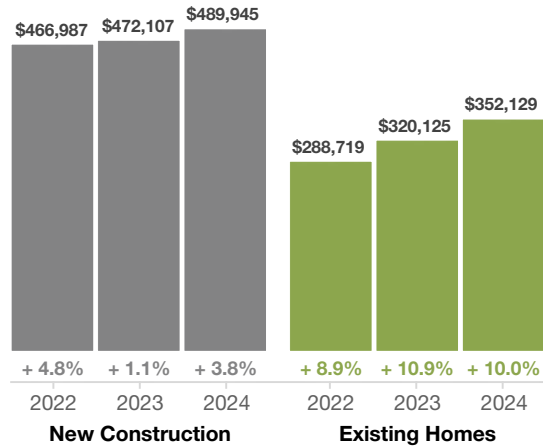
Average Closed Price

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

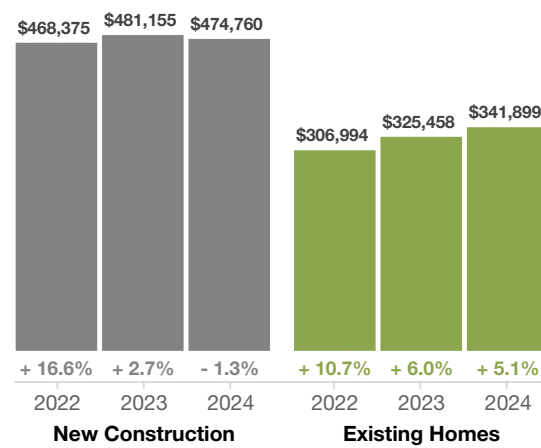


Omaha Area Region

December



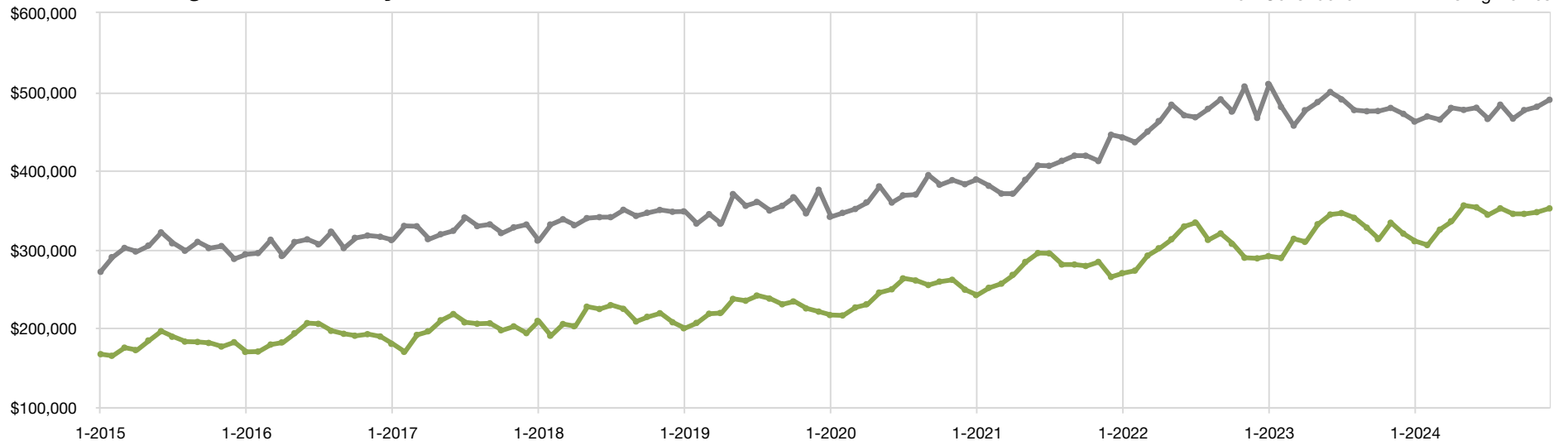
Year to Date



Average Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jan-2024	\$462,322	-9.3%	\$310,505	+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%	\$335,772	+8.4%
May-2024	\$477,101	-2.0%	\$355,843	+7.2%
Jun-2024	\$479,871	-4.0%	\$353,472	+2.7%
Jul-2024	\$465,640	-5.1%	\$344,085	-0.6%
Aug-2024	\$483,743	+1.4%	\$352,215	+3.6%
Sep-2024	\$466,021	-2.0%	\$345,182	+5.3%
Oct-2024	\$476,896	+0.3%	\$345,145	+10.2%
Nov-2024	\$481,106	+0.3%	\$347,342	+4.0%
Dec-2024	\$489,945	+3.8%	\$352,129	+10.0%
12-Month Avg*	\$474,760	-1.3%	\$341,899	+5.1%

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

Historical Average Closed Price by Month



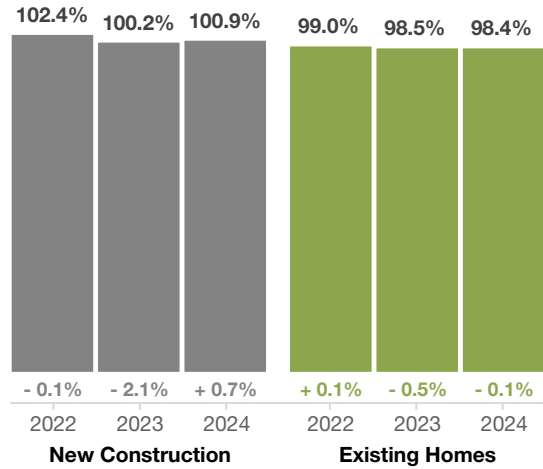
Percent of List Price Received

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.

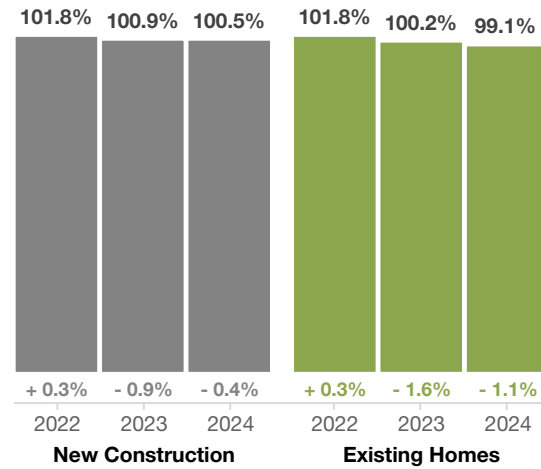


Omaha Area Region

December



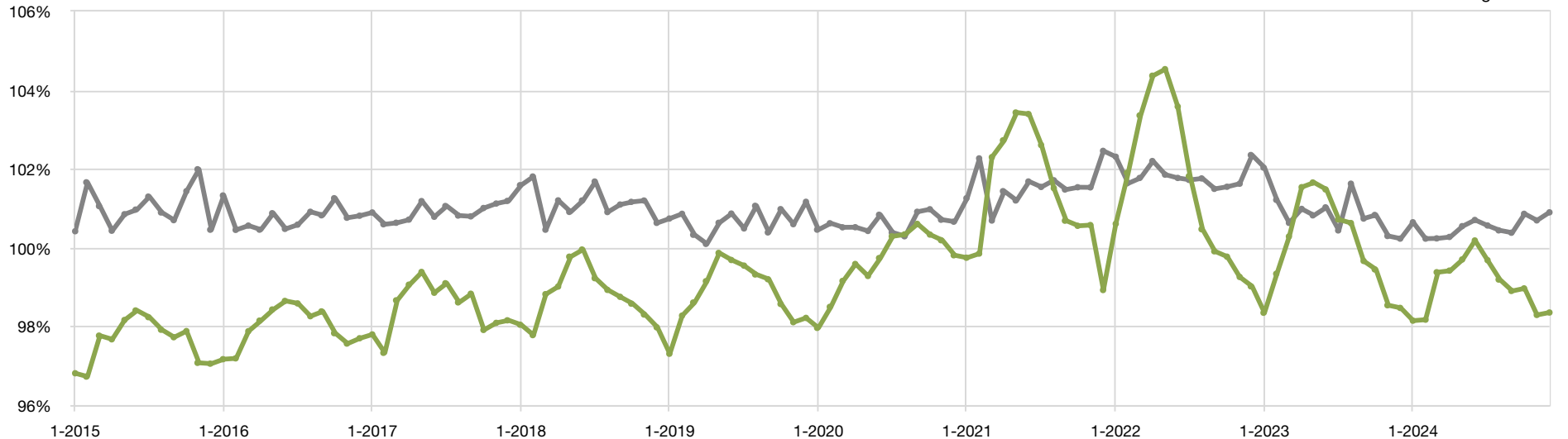
Year to Date



Pct. of List Price Received	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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%
Dec-2024	100.9%	+ 0.7%	98.4%	- 0.1%
12-Month Avg*	100.5%	- 0.3%	99.1%	- 1.0%

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

Historical Percent of List Price Received by Month



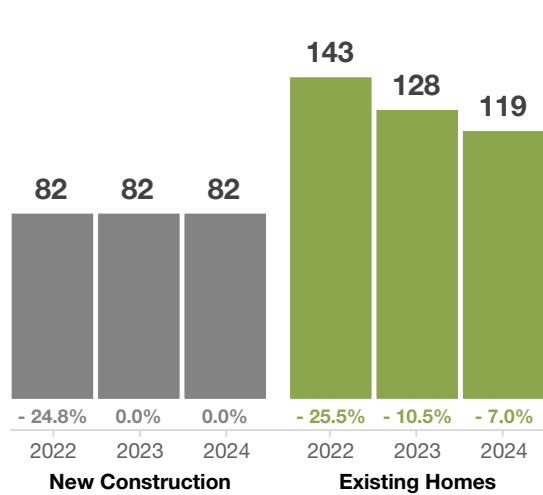
Housing Affordability Index

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.

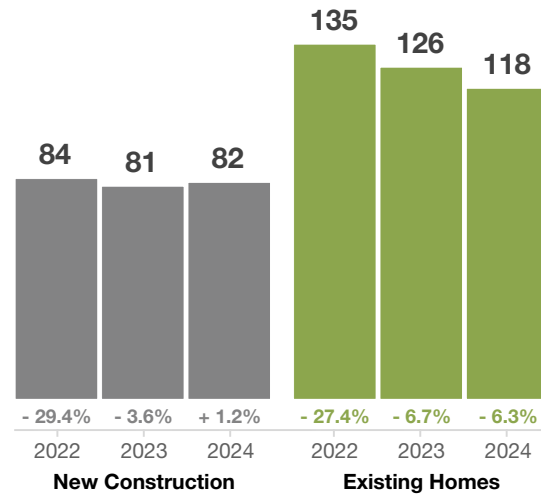


Omaha Area Region

December

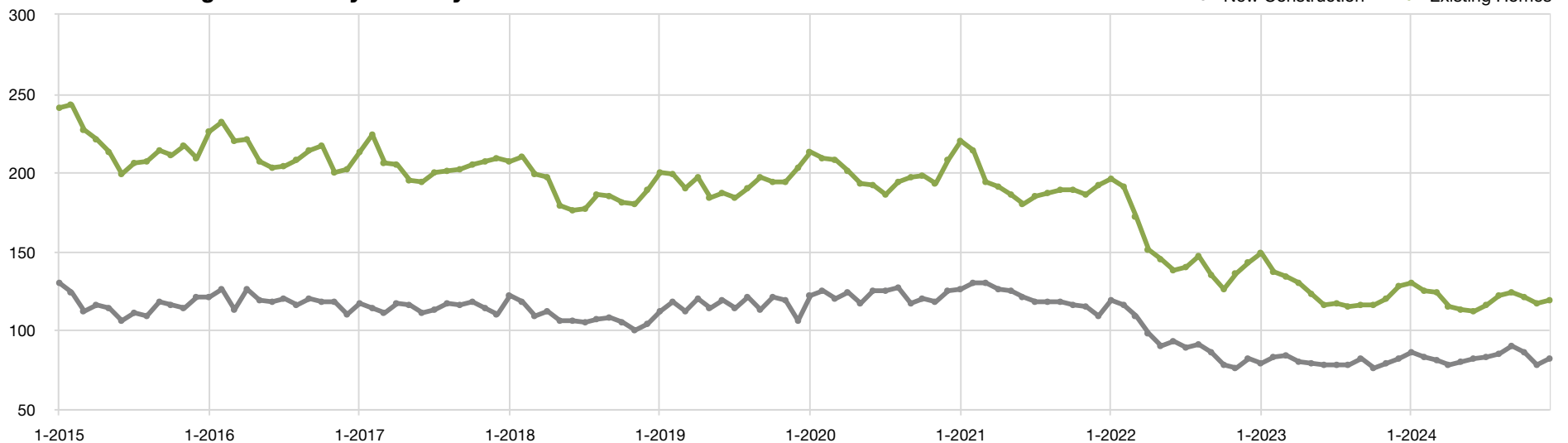


Year to Date



Affordability Index	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	+ 6.9%
Oct-2024	86	+ 13.2%	121	+ 4.3%
Nov-2024	78	- 1.3%	117	- 2.5%
Dec-2024	82	0.0%	119	- 7.0%
12-Month Avg	83	+ 3.8%	120	- 4.0%

Historical Housing Affordability Index by Month



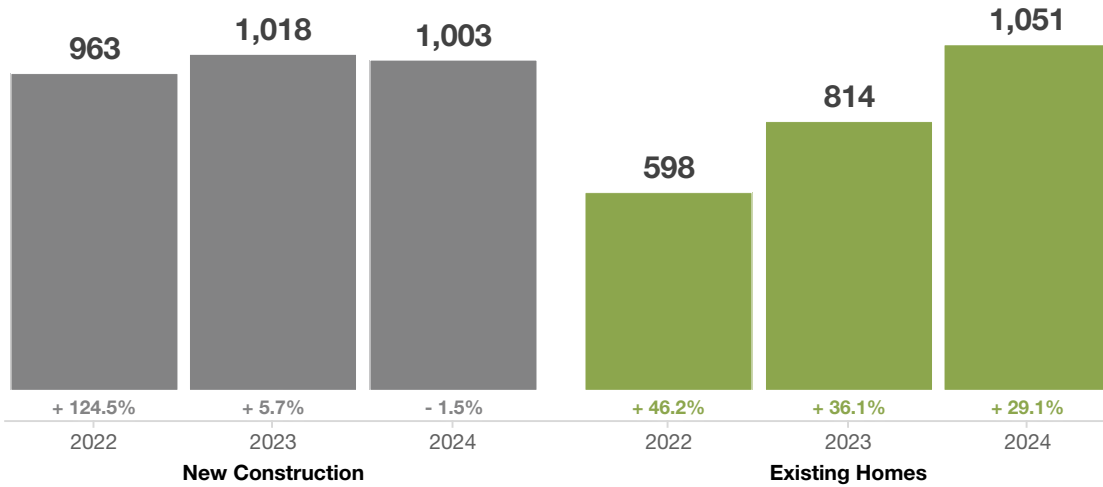
Inventory of Homes for Sale

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



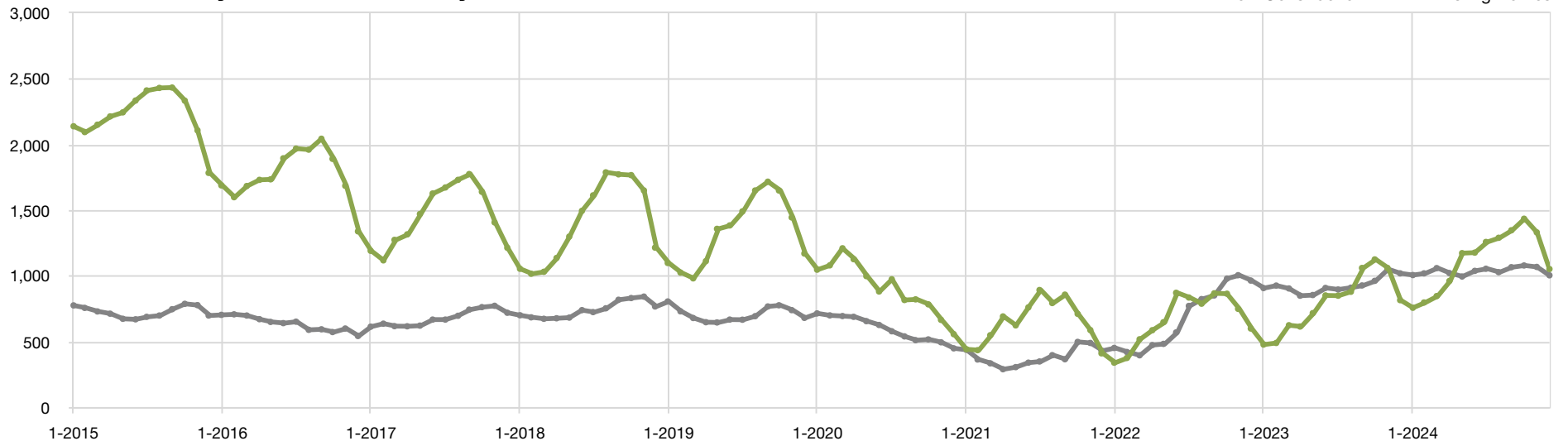
Omaha Area Region

December



Homes for Sale	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	994	+ 16.5%	1,172	+ 63.9%
Jun-2024	1,037	+ 14.3%	1,176	+ 38.4%
Jul-2024	1,053	+ 17.7%	1,257	+ 48.2%
Aug-2024	1,027	+ 13.0%	1,289	+ 46.8%
Sep-2024	1,065	+ 15.0%	1,346	+ 27.1%
Oct-2024	1,078	+ 12.2%	1,434	+ 27.6%
Nov-2024	1,067	+ 1.6%	1,330	+ 25.6%
Dec-2024	1,003	- 1.5%	1,051	+ 29.1%
12-Month Avg	1,035	+ 11.9%	1,118	+ 40.5%

Historical Inventory of Homes for Sale by Month



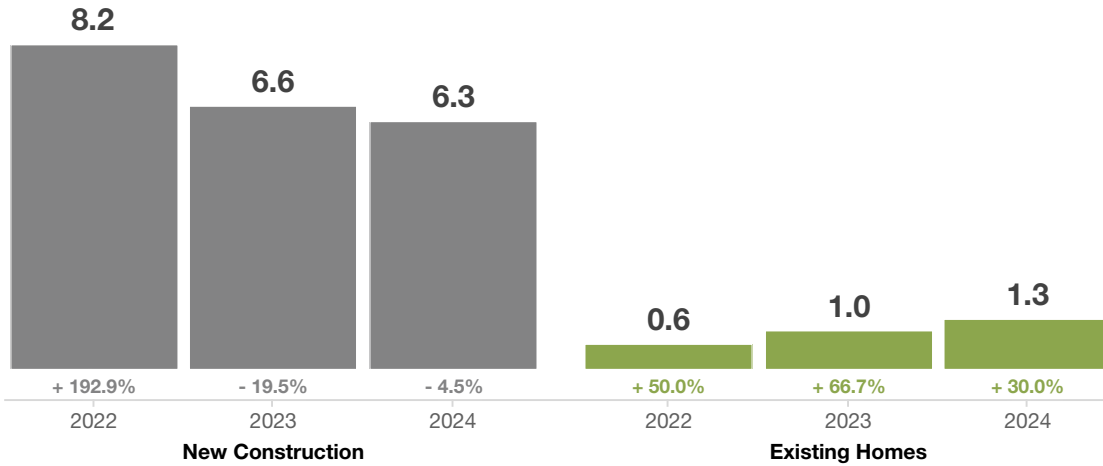
Months Supply of Inventory

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

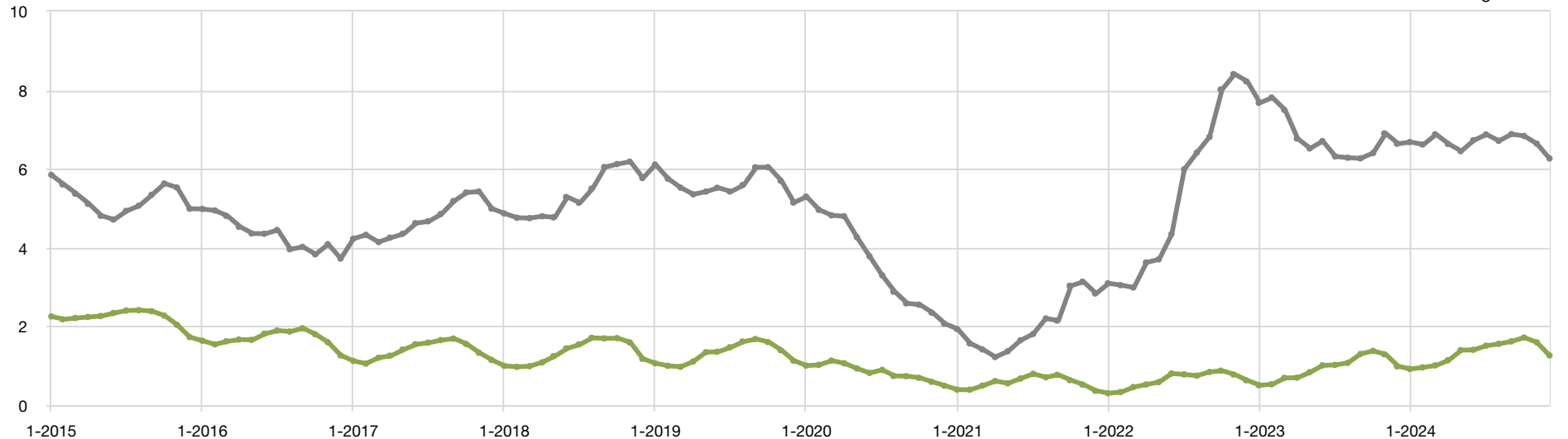
December



Months Supply	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	6.5	0.0%	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	6.6	- 4.3%	1.6	+ 23.1%
Dec-2024	6.3	- 4.5%	1.3	+ 30.0%
12-Month Avg*	6.7	- 1.9%	1.3	+ 42.2%

* Months Supply for all properties from January 2024 through December 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	12-2023	12-2024	% Change	YTD 2023	YTD 2024	% Change
New Listings		844	874	+ 3.6%	16,794	18,252	+ 8.7%
Pending Sales		668	644	- 3.6%	11,768	11,918	+ 1.3%
Closed Sales		865	800	- 7.5%	11,759	11,812	+ 0.5%
Days on Market Until Sale		16	28	+ 75.0%	20	24	+ 20.0%
Median Closed Price		\$300,000	\$300,000	0.0%	\$303,628	\$315,000	+ 3.7%
Average Closed Price		\$344,428	\$367,480	+ 6.7%	\$350,498	\$362,891	+ 3.5%
Percent of List Price Received		98.7%	98.6%	- 0.1%	100.3%	99.4%	- 0.9%
Housing Affordability Index		117	115	- 1.7%	116	110	- 5.2%
Inventory of Homes for Sale		1,832	2,054	+ 12.1%	—	—	—
Months Supply of Inventory		1.9	2.1	+ 10.5%	—	—	—