

# Monthly Indicators

Omaha Area Region



## June 2024

U.S. existing-home sales declined for the third consecutive month, as higher mortgage rates and rising sales prices hindered market activity during what has traditionally been one of the busiest months of the year. According to the National Association of REALTORS® (NAR), sales of previously owned homes dipped 0.7% month-over-month and 2.8% year-over-year, to a seasonally adjusted annual rate of 4.11 million units.

New Listings increased 38.8 percent for New Construction but decreased 0.6 percent for Existing Homes. Pending Sales increased 1.4 percent for New Construction but decreased 6.2 percent for Existing Homes. Inventory increased 12.3 percent for New Construction and 40.8 percent for Existing Homes.

Median Closed Price decreased 6.2 percent for New Construction but increased 3.3 percent for Existing Homes. Days on Market remained flat for New Construction but increased 25.0 percent for Existing Homes properties. Months Supply of Inventory decreased 1.5 percent for New Construction but increased 40.0 percent for Existing Homes.

Nationally, total housing inventory grew 6.7% month-over-month to 1.28 million units heading into June, for a 3.7 months' supply at the current sales pace, according to NAR. However, the increase in supply has yet to temper home prices, which have continued to rise nationwide. At last measure, the median existing-home price climbed to \$419,300, a 5.8% increase from the same period last year and a record high for the month.

## Quick Facts

**- 17.5%**

Change in  
**Closed Sales**  
All Properties

**+ 1.9%**

Change in  
**Median Closed Price**  
All Properties

**+ 26.1%**

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.



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Key Metrics	Historical Sparkbars	6-2023	6-2024	% Change	YTD 2023	YTD 2024	% Change
<b>New Listings</b>		307	<b>426</b>	+ 38.8%	1,742	<b>2,001</b>	+ 14.9%
<b>Pending Sales</b>		143	<b>145</b>	+ 1.4%	1,132	<b>1,146</b>	+ 1.2%
<b>Closed Sales</b>		216	<b>198</b>	- 8.3%	993	<b>990</b>	- 0.3%
<b>Days on Market Until Sale</b>		79	<b>79</b>	0.0%	75	<b>71</b>	- 5.3%
<b>Median Closed Price</b>		\$448,390	<b>\$420,646</b>	- 6.2%	\$445,000	<b>\$423,990</b>	- 4.7%
<b>Average Closed Price</b>		\$499,859	<b>\$480,338</b>	- 3.9%	\$483,605	<b>\$473,185</b>	- 2.2%
<b>Percent of List Price Received</b>		101.0%	<b>100.6%</b>	- 0.4%	101.0%	<b>100.4%</b>	- 0.6%
<b>Housing Affordability Index</b>		78	<b>82</b>	+ 5.1%	79	<b>82</b>	+ 3.8%
<b>Inventory of Homes for Sale</b>		919	<b>1,032</b>	+ 12.3%	—	—	—
<b>Months Supply of Inventory</b>		6.8	<b>6.7</b>	- 1.5%	—	—	—

# 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	6-2023	6-2024	% Change	YTD 2023	YTD 2024	% Change
<b>New Listings</b>		1,439	<b>1,430</b>	- 0.6%	6,539	<b>7,548</b>	+ 15.4%
<b>Pending Sales</b>		1,035	<b>971</b>	- 6.2%	5,201	<b>5,295</b>	+ 1.8%
<b>Closed Sales</b>		1,142	<b>923</b>	- 19.2%	4,653	<b>4,671</b>	+ 0.4%
<b>Days on Market Until Sale</b>		8	<b>10</b>	+ 25.0%	12	<b>15</b>	+ 25.0%
<b>Median Closed Price</b>		\$300,000	<b>\$310,000</b>	+ 3.3%	\$276,000	<b>\$290,000</b>	+ 5.1%
<b>Average Closed Price</b>		\$344,345	<b>\$356,646</b>	+ 3.6%	\$319,063	<b>\$336,851</b>	+ 5.6%
<b>Percent of List Price Received</b>		101.5%	<b>100.3%</b>	- 1.2%	100.7%	<b>99.3%</b>	- 1.4%
<b>Housing Affordability Index</b>		116	<b>111</b>	- 4.3%	127	<b>119</b>	- 6.3%
<b>Inventory of Homes for Sale</b>		858	<b>1,208</b>	+ 40.8%	—	—	—
<b>Months Supply of Inventory</b>		1.0	<b>1.4</b>	+ 40.0%	—	—	—

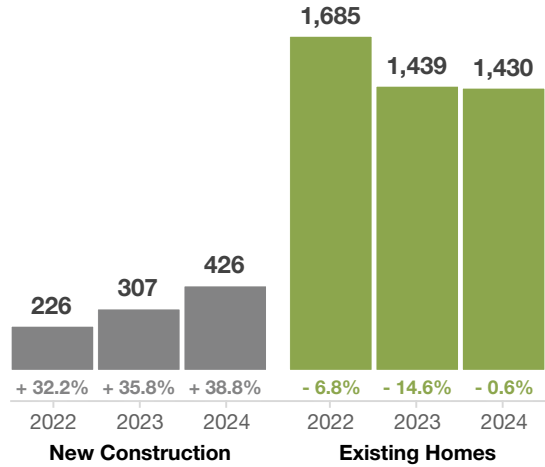
# New Listings

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

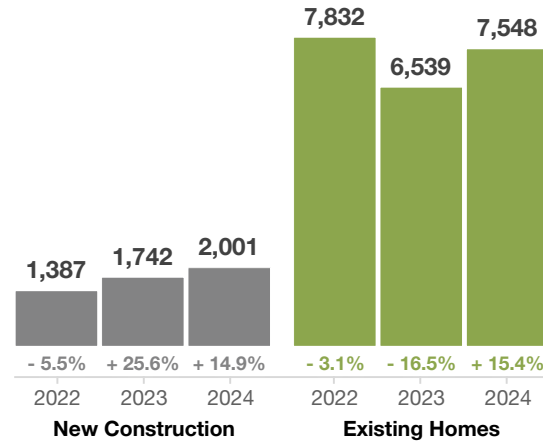


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## June

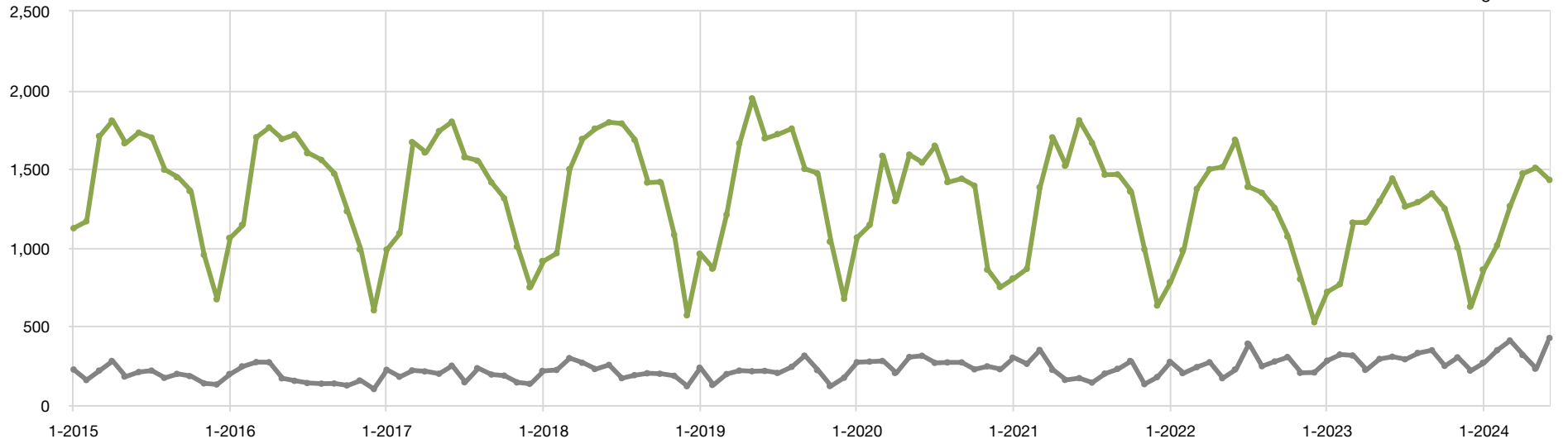


## Year to Date



New Listings	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jul-2023	291	- 25.4%	1,261	- 9.0%
Aug-2023	331	+ 34.0%	1,289	- 4.4%
Sep-2023	348	+ 25.6%	1,344	+ 7.4%
Oct-2023	249	- 18.4%	1,248	+ 16.5%
Nov-2023	303	+ 47.8%	1,001	+ 25.1%
Dec-2023	219	+ 5.8%	625	+ 18.8%
Jan-2024	268	- 5.0%	861	+ 19.7%
Feb-2024	348	+ 8.4%	1,015	+ 32.2%
Mar-2024	410	+ 30.2%	1,264	+ 9.1%
Apr-2024	318	+ 42.0%	1,471	+ 26.8%
May-2024	231	- 21.2%	1,507	+ 16.5%
<b>Jun-2024</b>	<b>426</b>	<b>+ 38.8%</b>	<b>1,430</b>	<b>- 0.6%</b>
12-Month Avg	312	+ 11.0%	1,193	+ 10.8%

## Historical New Listings by Month



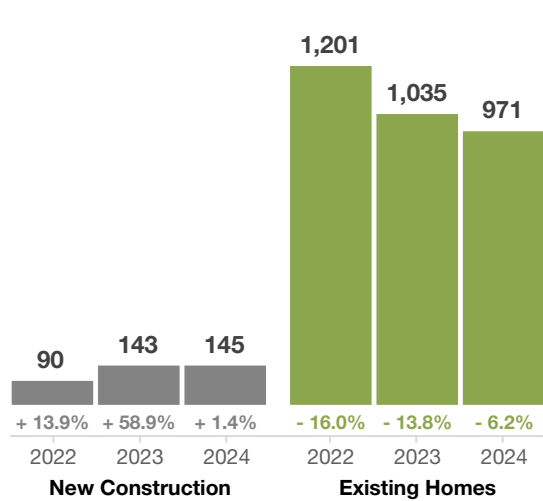
# Pending Sales

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

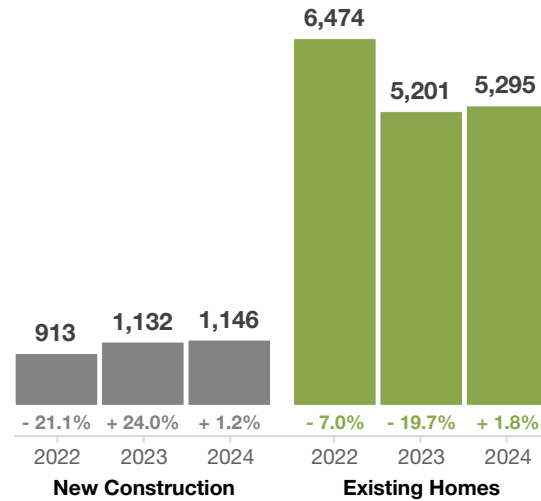


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## June

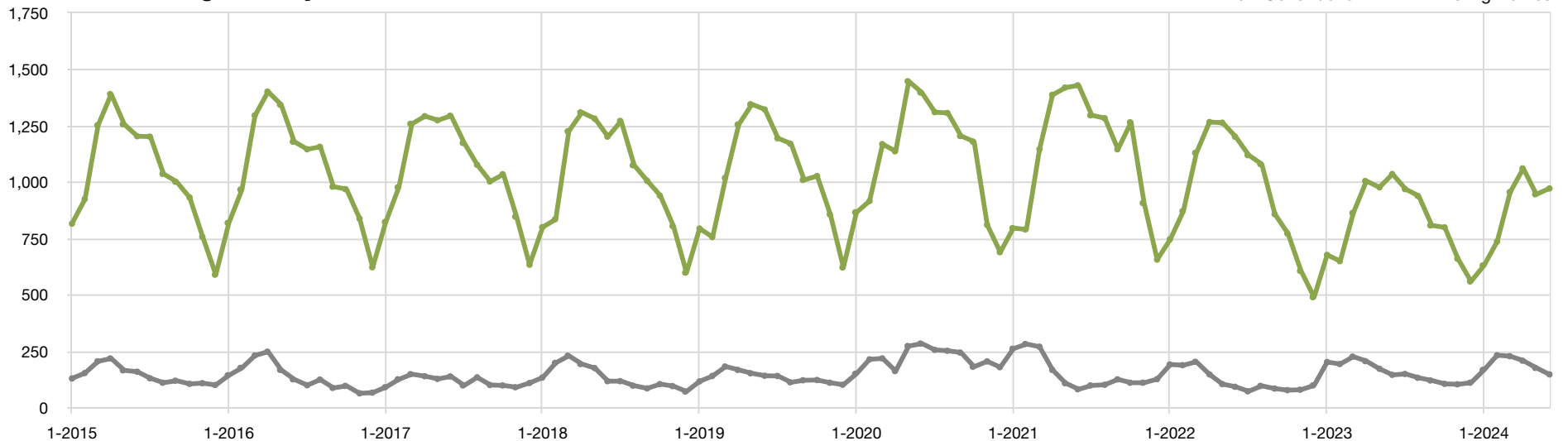


## Year to Date



Pending Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jul-2023	147	+ 110.0%	968	- 13.5%
Aug-2023	130	+ 38.3%	938	- 13.1%
Sep-2023	118	+ 43.9%	807	- 5.8%
Oct-2023	103	+ 37.3%	798	+ 3.5%
Nov-2023	101	+ 31.2%	659	+ 8.9%
Dec-2023	108	+ 12.5%	558	+ 14.3%
Jan-2024	165	- 17.5%	629	- 7.0%
Feb-2024	230	+ 20.4%	735	+ 13.4%
Mar-2024	226	+ 0.9%	955	+ 10.8%
Apr-2024	206	+ 1.0%	1,060	+ 5.6%
May-2024	174	+ 2.4%	945	- 3.2%
<b>Jun-2024</b>	<b>145</b>	<b>+ 1.4%</b>	<b>971</b>	<b>- 6.2%</b>
12-Month Avg	154	+ 13.2%	835	- 0.9%

## Historical Pending Sales by Month



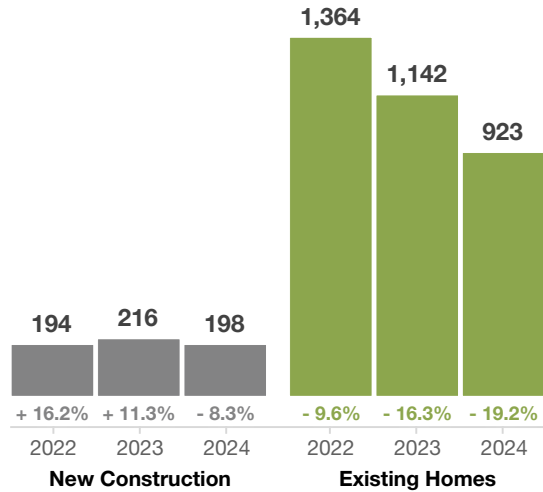
# Closed Sales

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

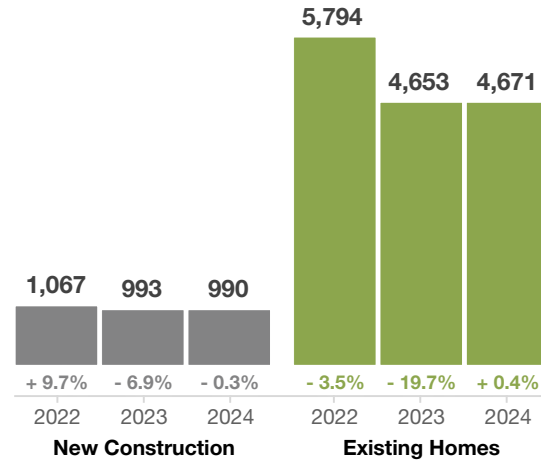


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## June

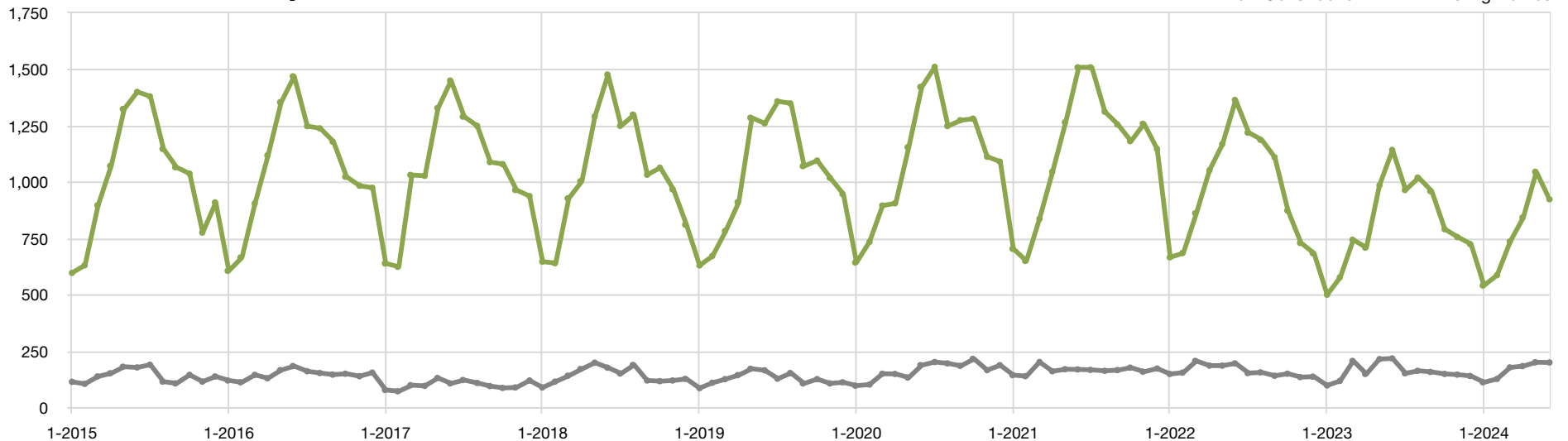


## Year to Date



Closed Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jul-2023	150	- 0.7%	964	- 20.9%
Aug-2023	161	+ 4.5%	1,019	- 14.2%
Sep-2023	156	+ 12.2%	959	- 13.5%
Oct-2023	147	- 0.7%	790	- 9.5%
Nov-2023	144	+ 8.3%	755	+ 3.6%
Dec-2023	138	+ 2.2%	724	+ 6.0%
Jan-2024	110	+ 14.6%	540	+ 8.2%
Feb-2024	125	+ 7.8%	586	+ 1.7%
Mar-2024	176	- 14.1%	735	- 1.1%
Apr-2024	182	+ 23.8%	842	+ 18.9%
May-2024	199	- 6.6%	1,045	+ 6.1%
<b>Jun-2024</b>	<b>198</b>	<b>- 8.3%</b>	<b>923</b>	<b>- 19.2%</b>
12-Month Avg	157	+ 1.9%	824	- 5.4%

## Historical Closed Sales by Month



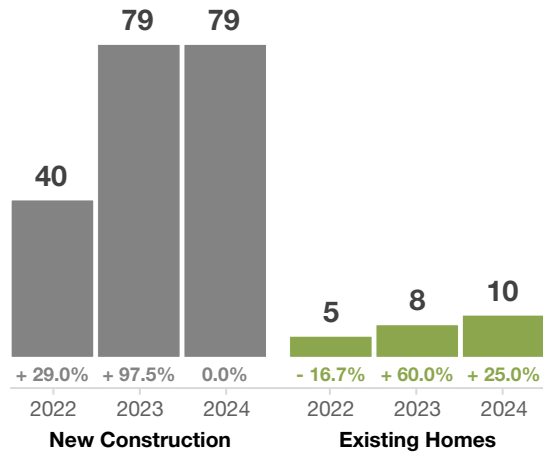
# Days on Market Until Sale

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

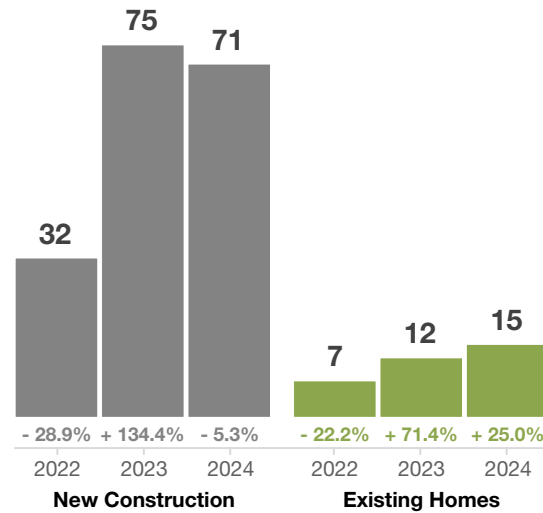


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## June



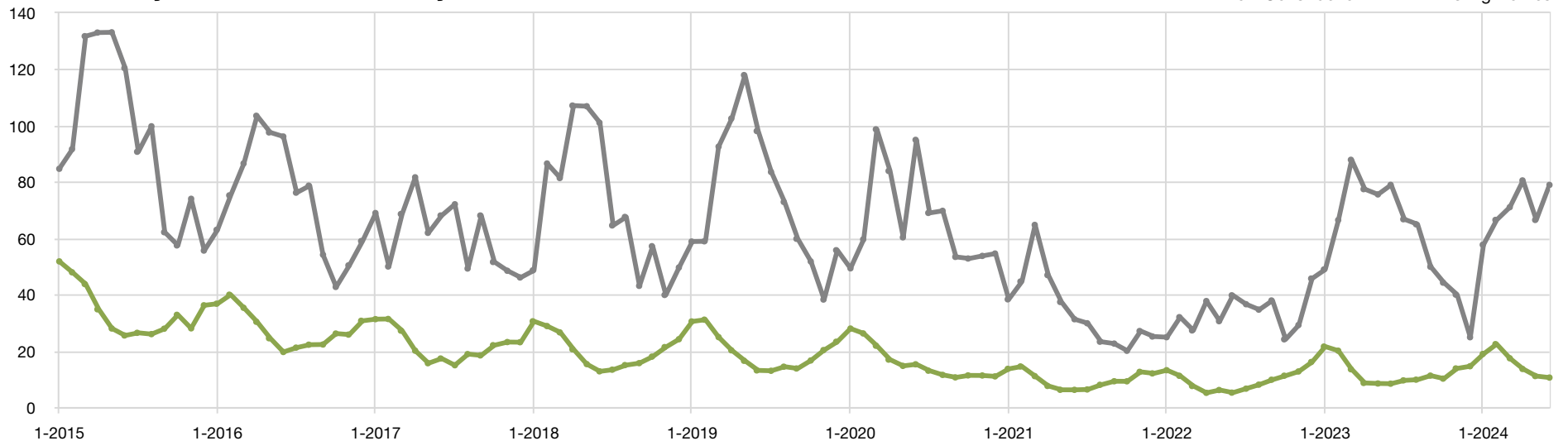
## Year to Date



Days on Market	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jul-2023	67	+ 81.1%	9	+ 28.6%
Aug-2023	65	+ 85.7%	10	+ 25.0%
Sep-2023	50	+ 31.6%	11	+ 10.0%
Oct-2023	44	+ 83.3%	10	- 9.1%
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	66	0.0%	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%
<b>Jun-2024</b>	<b>79</b>	<b>0.0%</b>	<b>10</b>	<b>+ 25.0%</b>
12-Month Avg*	61	+ 7.6%	13	+ 17.9%

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

## Historical Days on Market Until Sale by Month



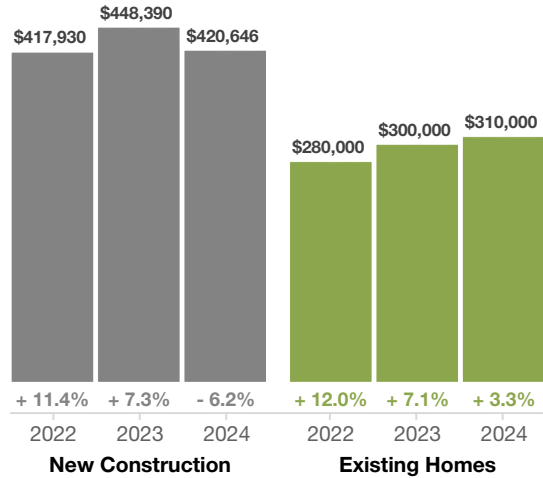
# Median Closed Price

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

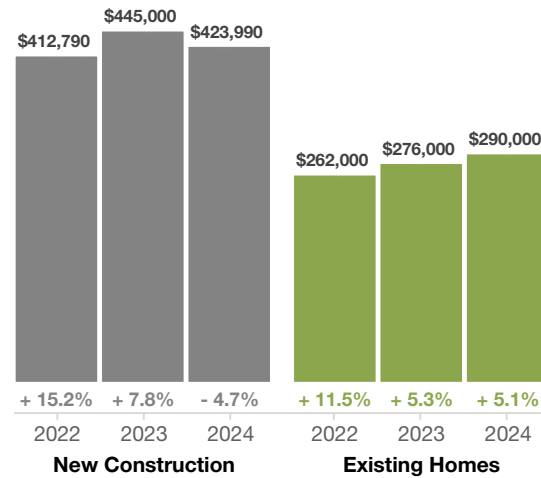


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## June



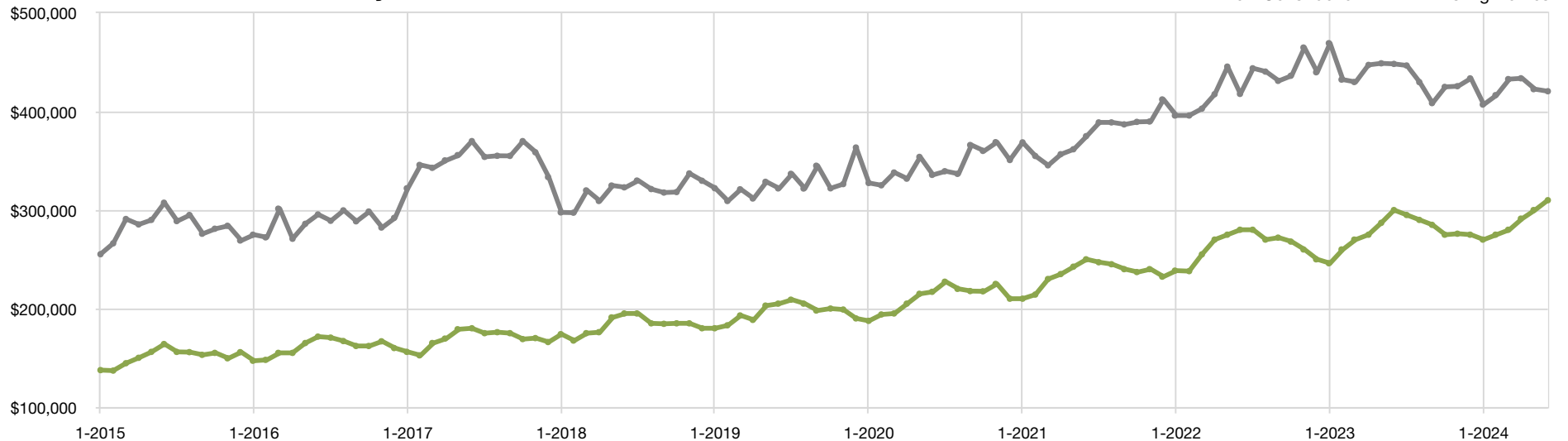
## Year to Date



Median Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jul-2023	\$446,784	+ 0.6%	\$295,000	+ 5.4%
Aug-2023	\$429,875	- 2.4%	\$290,000	+ 7.4%
Sep-2023	\$408,588	- 5.2%	\$285,000	+ 4.8%
Oct-2023	\$425,047	- 2.6%	\$275,000	+ 2.6%
Nov-2023	\$425,782	- 8.4%	\$276,000	+ 6.2%
Dec-2023	\$433,689	- 1.4%	\$275,000	+ 10.0%
Jan-2024	\$407,140	- 13.3%	\$270,000	+ 9.8%
Feb-2024	\$416,653	- 3.7%	\$275,000	+ 5.8%
Mar-2024	\$432,955	+ 0.7%	\$280,000	+ 3.7%
Apr-2024	\$433,788	- 3.0%	\$291,300	+ 5.9%
May-2024	\$422,747	- 5.8%	\$300,000	+ 4.5%
<b>Jun-2024</b>	<b>\$420,646</b>	<b>- 6.2%</b>	<b>\$310,000</b>	<b>+ 3.3%</b>
12-Month Avg*	\$425,077	- 3.7%	\$288,000	+ 5.8%

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

## Historical Median Closed Price by Month





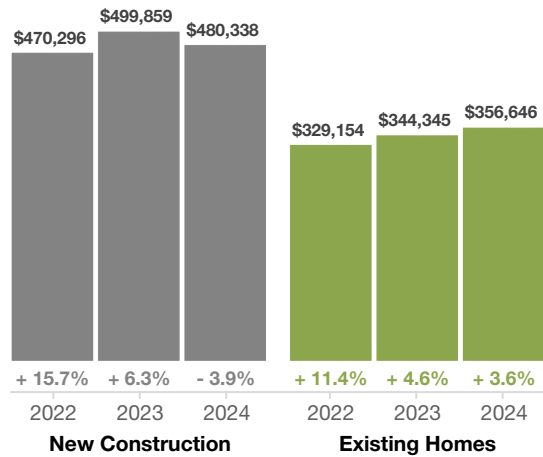
# Average Closed Price

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

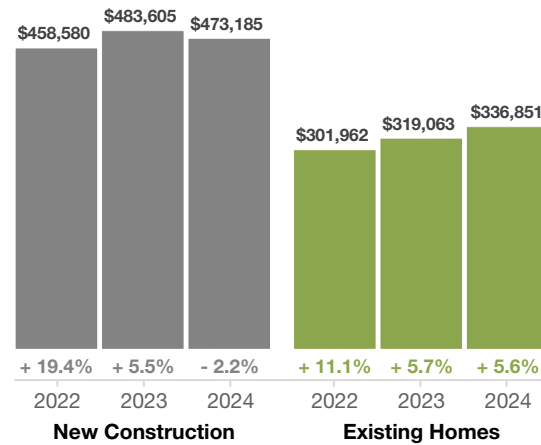


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## June



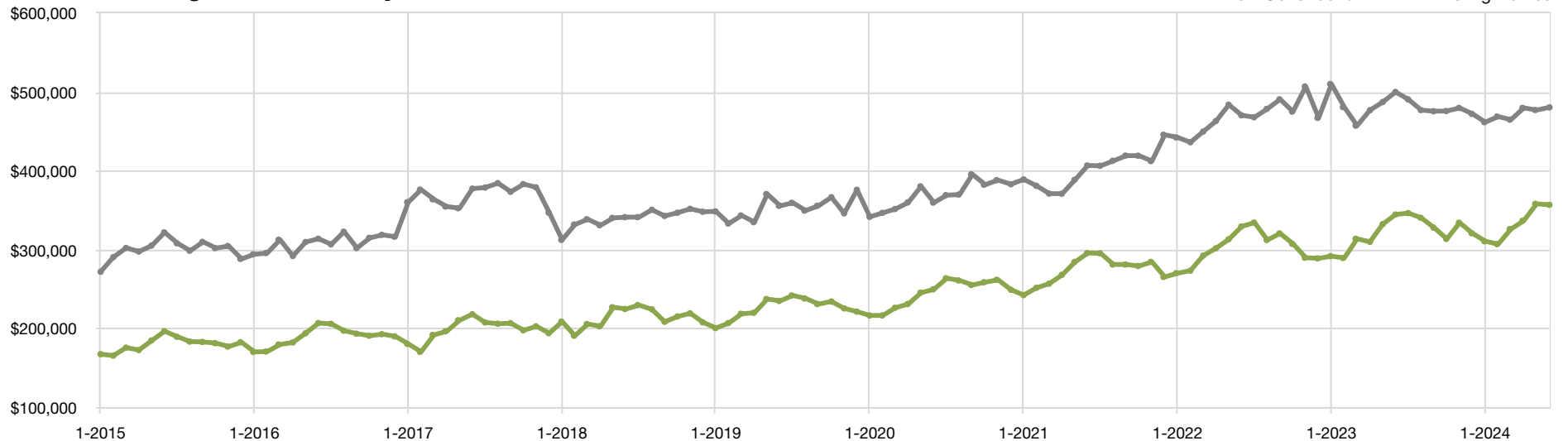
## Year to Date



Average Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jul-2023	\$490,468	+ 4.8%	\$346,161	+ 3.6%
Aug-2023	\$476,880	- 0.3%	\$340,127	+ 9.0%
Sep-2023	\$475,432	- 3.1%	\$327,692	+ 2.3%
Oct-2023	\$475,704	+ 0.2%	\$313,386	+ 2.0%
Nov-2023	\$479,606	- 5.4%	\$333,910	+ 15.3%
Dec-2023	\$472,107	+ 1.1%	\$320,532	+ 11.0%
Jan-2024	\$461,532	- 9.5%	\$310,420	+ 6.5%
Feb-2024	\$468,669	- 2.5%	\$306,738	+ 6.1%
Mar-2024	\$464,745	+ 1.7%	\$325,886	+ 3.9%
Apr-2024	\$479,661	+ 0.6%	\$336,465	+ 8.7%
May-2024	\$476,922	- 2.1%	\$357,882	+ 7.7%
<b>Jun-2024</b>	<b>\$480,338</b>	<b>- 3.9%</b>	<b>\$356,646</b>	<b>+ 3.6%</b>
12-Month Avg*	\$475,662	- 1.3%	\$333,912	+ 6.0%

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

## Historical Average Closed Price by Month



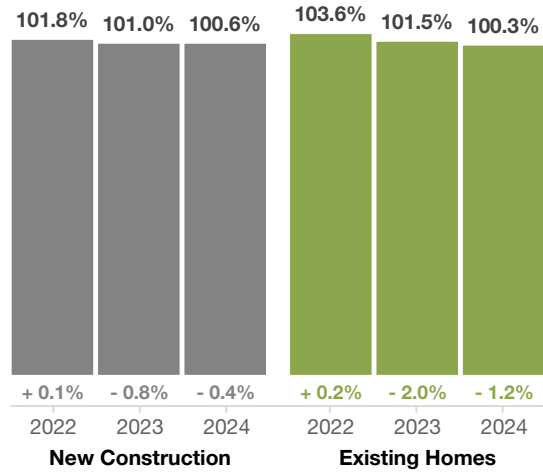
# Percent of List Price Received

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.

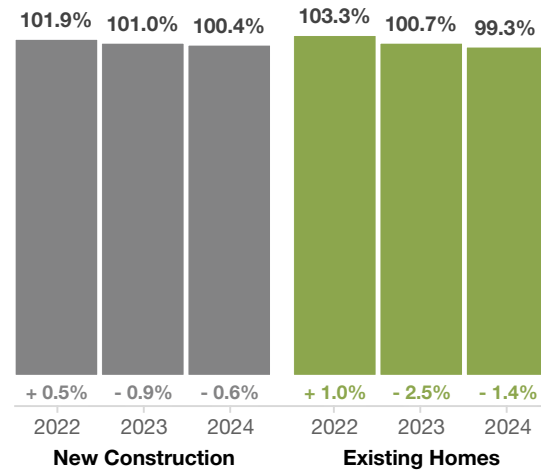


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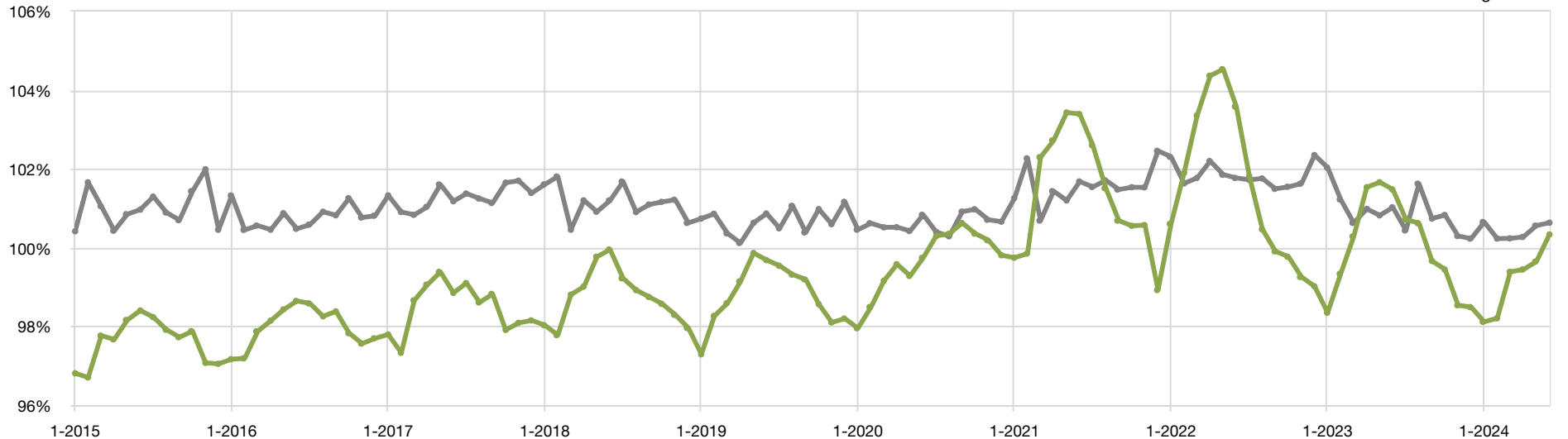
## Year to Date



Pct. of List Price Received	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jul-2023	100.4%	- 1.3%	100.7%	- 1.1%
Aug-2023	101.6%	- 0.2%	100.6%	+ 0.1%
Sep-2023	100.7%	- 0.8%	99.7%	- 0.2%
Oct-2023	100.8%	- 0.7%	99.4%	- 0.4%
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	100.6%	- 0.2%	99.6%	- 2.1%
<b>Jun-2024</b>	<b>100.6%</b>	<b>- 0.4%</b>	<b>100.3%</b>	<b>- 1.2%</b>
12-Month Avg*	100.6%	- 0.8%	99.5%	- 0.9%

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

## Historical Percent of List Price Received by Month



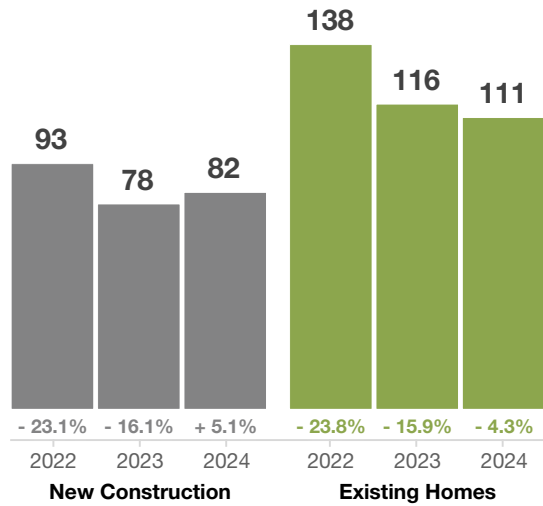
# Housing Affordability Index

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.

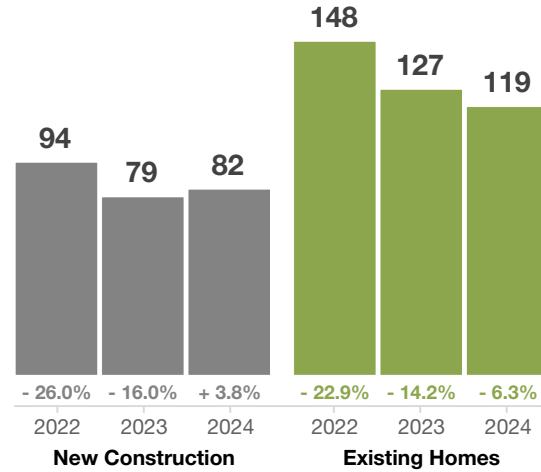


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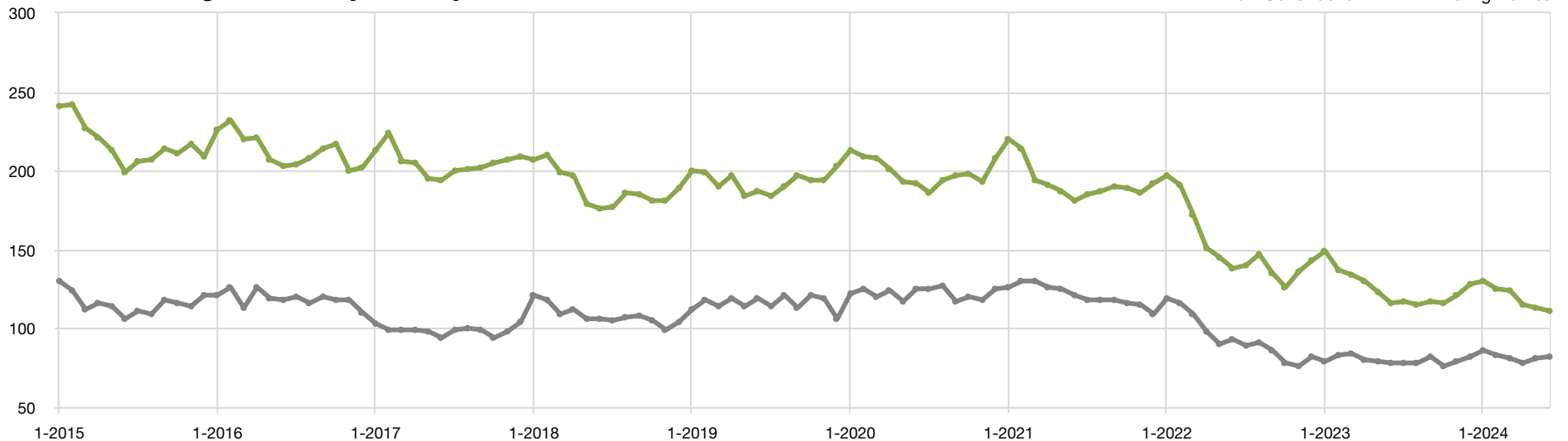


## Year to Date



Affordability Index	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jul-2023	78	-12.4%	117	-16.4%
Aug-2023	78	-14.3%	115	-21.8%
Sep-2023	82	-4.7%	117	-13.3%
Oct-2023	76	-2.6%	116	-7.9%
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	81	+2.5%	113	-8.1%
<b>Jun-2024</b>	<b>82</b>	<b>+5.1%</b>	<b>111</b>	<b>-4.3%</b>
12-Month Avg	81	-1.2%	119	-11.9%

## Historical Housing Affordability Index by Month



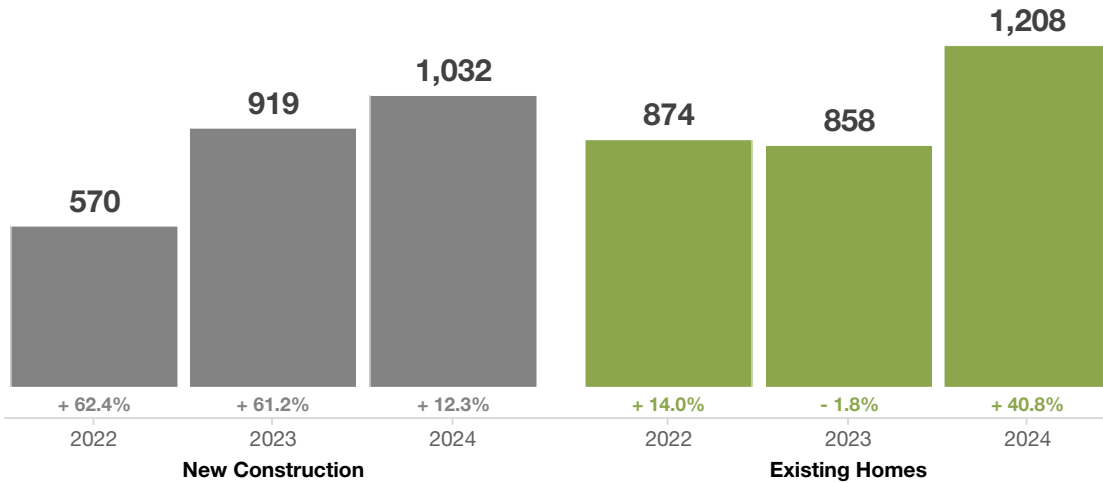
# Inventory of Homes for Sale

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



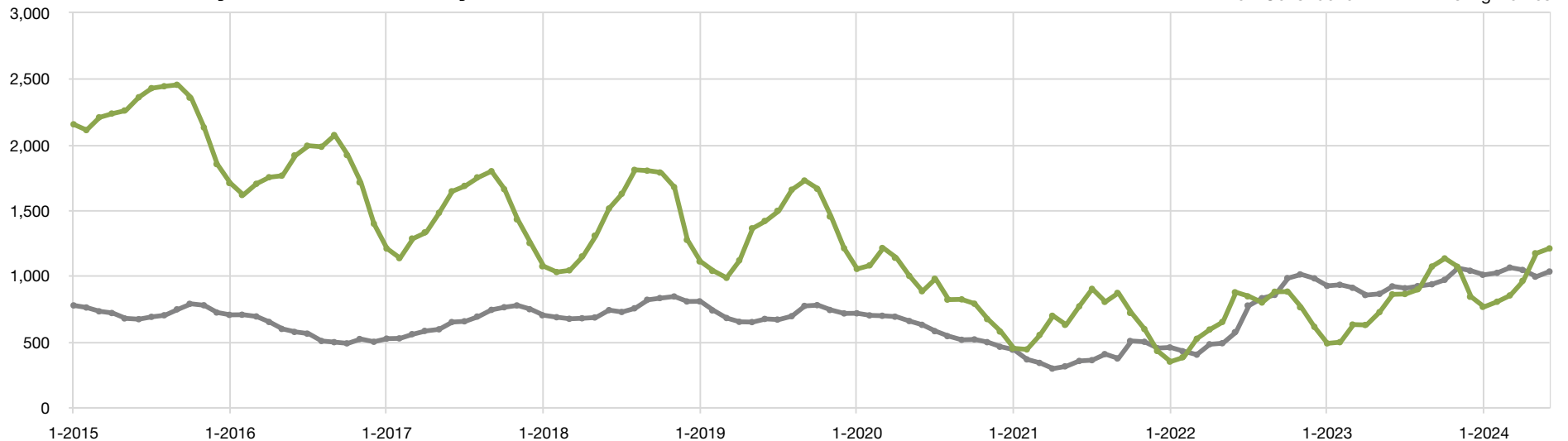
Omaha Area Region

June



Homes for Sale	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jul-2023	905	+ 17.1%	861	+ 2.1%
Aug-2023	921	+ 11.1%	897	+ 12.7%
Sep-2023	935	+ 9.5%	1,070	+ 21.9%
Oct-2023	969	- 1.3%	1,132	+ 28.8%
Nov-2023	1,058	+ 4.8%	1,068	+ 40.5%
Dec-2023	1,038	+ 5.9%	840	+ 37.5%
Jan-2024	1,007	+ 9.1%	763	+ 57.3%
Feb-2024	1,022	+ 9.8%	802	+ 62.3%
Mar-2024	1,062	+ 17.0%	850	+ 35.4%
Apr-2024	1,044	+ 22.4%	961	+ 53.8%
May-2024	993	+ 15.2%	1,171	+ 62.0%
<b>Jun-2024</b>	<b>1,032</b>	<b>+ 12.3%</b>	<b>1,208</b>	<b>+ 40.8%</b>
12-Month Avg	999	+ 10.8%	969	+ 35.5%

## Historical Inventory of Homes for Sale by Month



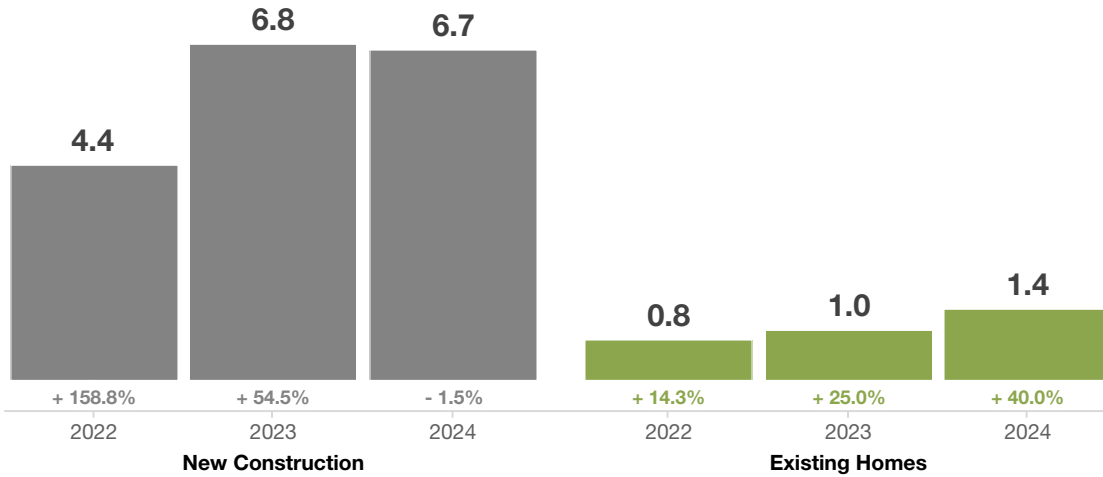
# Months Supply of Inventory

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

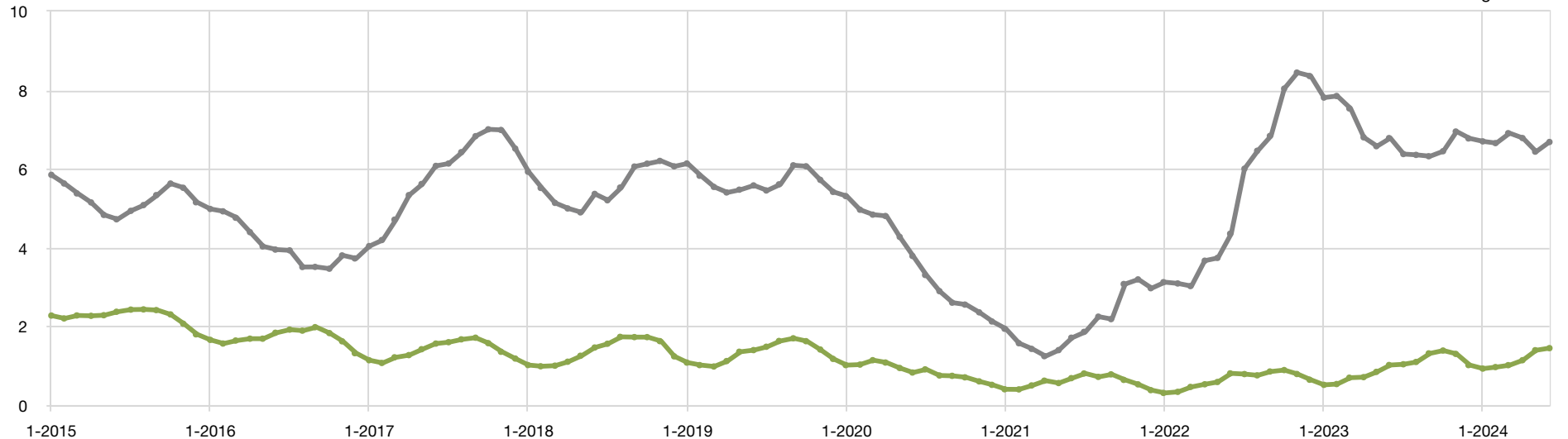
## June



Months Supply	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jul-2023	6.4	+ 6.7%	1.0	+ 25.0%
Aug-2023	6.4	- 1.5%	1.1	+ 37.5%
Sep-2023	6.3	- 7.4%	1.3	+ 44.4%
Oct-2023	6.4	- 20.0%	1.4	+ 55.6%
Nov-2023	6.9	- 17.9%	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	6.7	- 15.2%	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	6.4	- 3.0%	1.4	+ 75.0%
<b>Jun-2024</b>	<b>6.7</b>	<b>- 1.5%</b>	<b>1.4</b>	<b>+ 40.0%</b>
12-Month Avg*	6.6	- 9.3%	1.2	+ 55.4%

\* Months Supply for all properties from July 2023 through June 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	6-2023	6-2024	% Change	YTD 2023	YTD 2024	% Change
<b>New Listings</b>		1,746	<b>1,856</b>	+ 6.3%	8,281	<b>9,549</b>	+ 15.3%
<b>Pending Sales</b>		1,178	<b>1,116</b>	- 5.3%	6,333	<b>6,441</b>	+ 1.7%
<b>Closed Sales</b>		1,358	<b>1,121</b>	- 17.5%	5,646	<b>5,661</b>	+ 0.3%
<b>Days on Market Until Sale</b>		20	<b>23</b>	+ 15.0%	23	<b>25</b>	+ 8.7%
<b>Median Closed Price</b>		\$328,000	<b>\$334,257</b>	+ 1.9%	\$303,941	<b>\$315,200</b>	+ 3.7%
<b>Average Closed Price</b>		\$369,099	<b>\$378,403</b>	+ 2.5%	\$348,038	<b>\$360,682</b>	+ 3.6%
<b>Percent of List Price Received</b>		101.4%	<b>100.4%</b>	- 1.0%	100.8%	<b>99.5%</b>	- 1.3%
<b>Housing Affordability Index</b>		107	<b>103</b>	- 3.7%	115	<b>109</b>	- 5.2%
<b>Inventory of Homes for Sale</b>		1,777	<b>2,240</b>	+ 26.1%	—	—	—
<b>Months Supply of Inventory</b>		1.8	<b>2.3</b>	+ 27.8%	—	—	—