

Monthly Indicators

Omaha Area Region



July 2024

U.S. existing home sales fell 5.4% month-over-month and 5.4% year-over-year to a seasonally adjusted annual rate of 3.89 million units, with monthly sales down in all four regions, according to the National Association of REALTORS® (NAR). Higher mortgage rates, along with rising sales prices, have kept many prospective buyers on the sidelines, despite more home choices and less competition for those homes.

New Listings decreased 9.3 percent for New Construction but increased 16.3 percent for Existing Homes. Pending Sales decreased 8.8 percent for New Construction and 7.2 percent for Existing Homes. Inventory increased 15.4 percent for New Construction and 50.5 percent for Existing Homes.

Median Closed Price decreased 6.3 percent for New Construction but increased 1.7 percent for Existing Homes. Days on Market decreased 7.5 percent for New Construction but increased 33.3 percent for Existing Homes. Months Supply of Inventory increased 6.3 percent for New Construction and 60.0 percent for Existing Homes.

Home prices have maintained their upward trend across much of the country, even as sales slow and inventory improves. According to NAR, the national median existing-home sales price climbed 4.1% year-over-year to \$426,900 as of last measure, an all-time high. Meanwhile, total housing inventory increased 3.1% month-over-month to 1.32 million units heading into July, the highest level since 2020, for a 4.1-month supply at the current sales pace.

Quick Facts

+ 0.5%

Change in
Closed Sales
All Properties

+ 1.6%

Change in
Median Closed Price
All Properties

+ 32.5%

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	7-2023	7-2024	% Change	YTD 2023	YTD 2024	% Change
New Listings		291	264	- 9.3%	2,033	2,272	+ 11.8%
Pending Sales		147	134	- 8.8%	1,279	1,282	+ 0.2%
Closed Sales		150	176	+ 17.3%	1,143	1,176	+ 2.9%
Days on Market Until Sale		67	62	- 7.5%	74	70	- 5.4%
Median Closed Price		\$446,784	\$418,508	- 6.3%	\$445,000	\$422,747	- 5.0%
Average Closed Price		\$490,468	\$455,942	- 7.0%	\$484,500	\$470,657	- 2.9%
Percent of List Price Received		100.4%	100.5%	+ 0.1%	100.9%	100.5%	- 0.4%
Housing Affordability Index		78	83	+ 6.4%	78	83	+ 6.4%
Inventory of Homes for Sale		905	1,044	+ 15.4%	—	—	—
Months Supply of Inventory		6.4	6.8	+ 6.3%	—	—	—

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.



Omaha Area Region

Key Metrics	Historical Sparkbars	7-2023	7-2024	% Change	YTD 2023	YTD 2024	% Change
New Listings		1,261	1,466	+ 16.3%	7,800	9,029	+ 15.8%
Pending Sales		969	899	- 7.2%	6,170	6,217	+ 0.8%
Closed Sales		964	944	- 2.1%	5,618	5,682	+ 1.1%
Days on Market Until Sale		9	12	+ 33.3%	12	14	+ 16.7%
Median Closed Price		\$295,000	\$299,900	+ 1.7%	\$280,000	\$292,500	+ 4.5%
Average Closed Price		\$346,161	\$346,814	+ 0.2%	\$323,693	\$338,152	+ 4.5%
Percent of List Price Received		100.7%	99.7%	- 1.0%	100.7%	99.4%	- 1.3%
Housing Affordability Index		117	116	- 0.9%	124	119	- 4.0%
Inventory of Homes for Sale		861	1,296	+ 50.5%	—	—	—
Months Supply of Inventory		1.0	1.6	+ 60.0%	—	—	—

New Listings

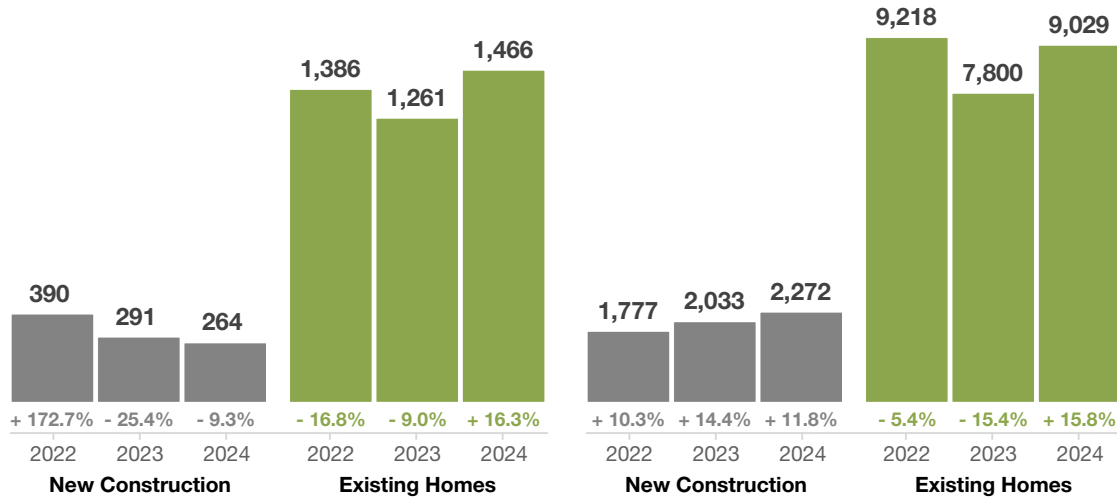
A count of the properties that have been newly listed on the market in a given month.



Omaha Area Region

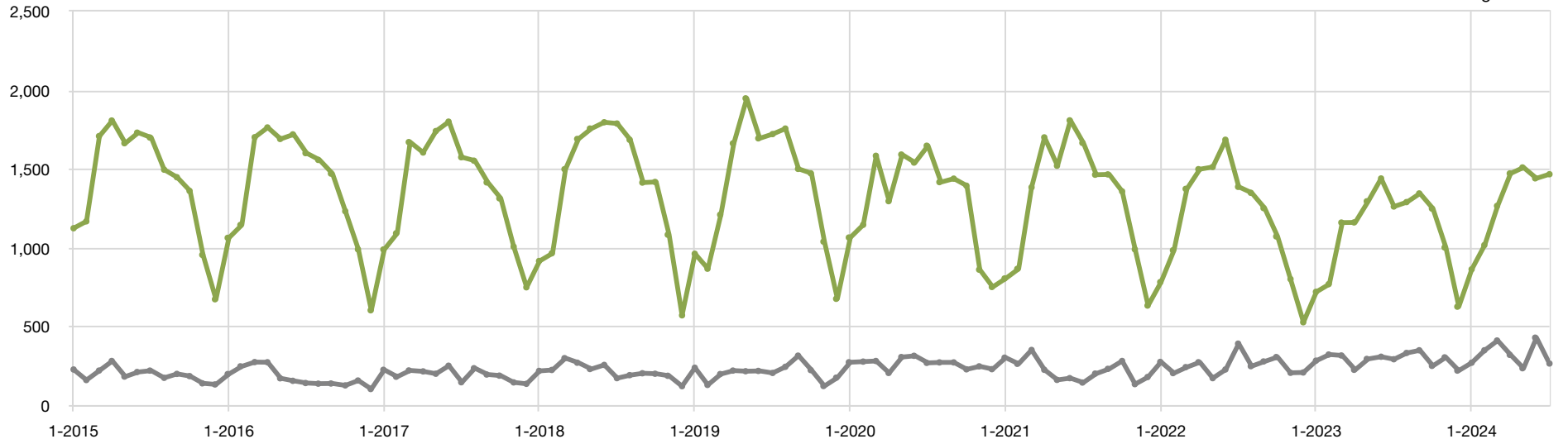
July

Year to Date



New Listings	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	269	- 4.6%	862	+ 19.9%
Feb-2024	348	+ 8.4%	1,016	+ 32.3%
Mar-2024	410	+ 30.2%	1,265	+ 9.1%
Apr-2024	319	+ 42.4%	1,471	+ 26.8%
May-2024	234	- 20.1%	1,509	+ 16.6%
Jun-2024	428	+ 39.4%	1,440	+ 0.1%
Jul-2024	264	- 9.3%	1,466	+ 16.3%
12-Month Avg	310	+ 13.6%	1,211	+ 13.6%

Historical New Listings by Month



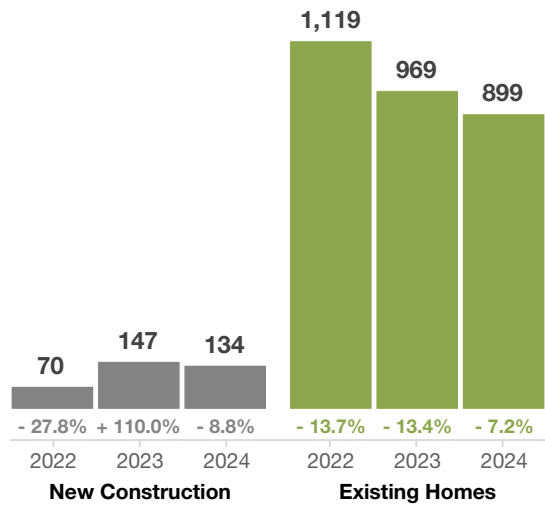
Pending Sales

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

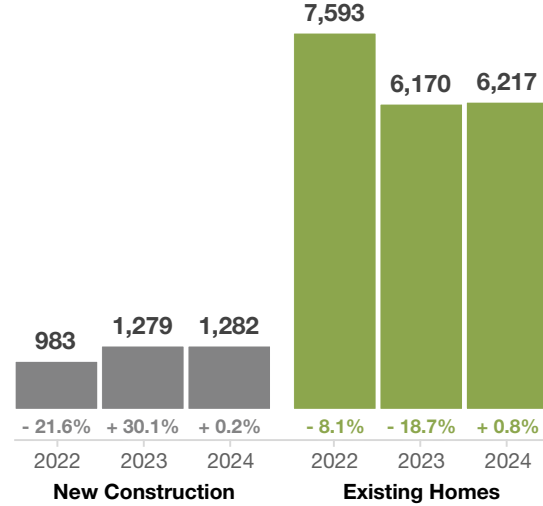


Omaha Area Region

July

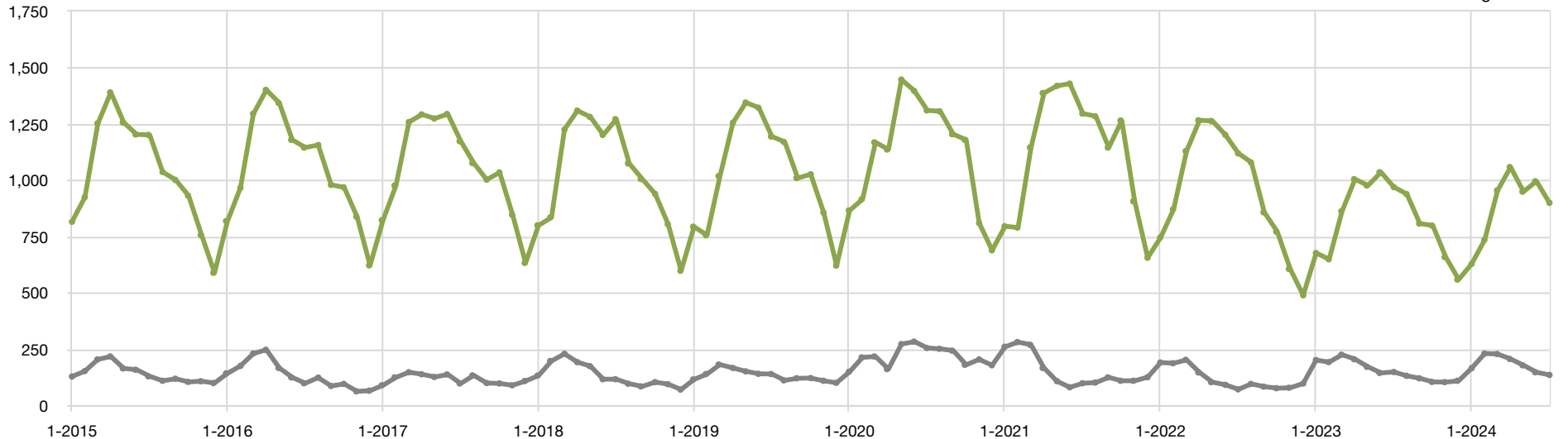


Year to Date



Pending Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Aug-2023	130	+ 38.3%	938	- 13.1%
Sep-2023	119	+ 45.1%	807	- 5.8%
Oct-2023	103	+ 37.3%	798	+ 3.5%
Nov-2023	102	+ 32.5%	658	+ 8.8%
Dec-2023	108	+ 12.5%	558	+ 14.3%
Jan-2024	164	- 18.0%	628	- 7.1%
Feb-2024	229	+ 19.9%	734	+ 13.3%
Mar-2024	227	+ 1.3%	954	+ 10.7%
Apr-2024	205	+ 0.5%	1,058	+ 5.4%
May-2024	177	+ 4.1%	949	- 2.8%
Jun-2024	146	+ 2.1%	995	- 3.9%
Jul-2024	134	- 8.8%	899	- 7.2%
12-Month Avg	154	+ 8.5%	831	0.0%

Historical Pending Sales by Month



Closed Sales

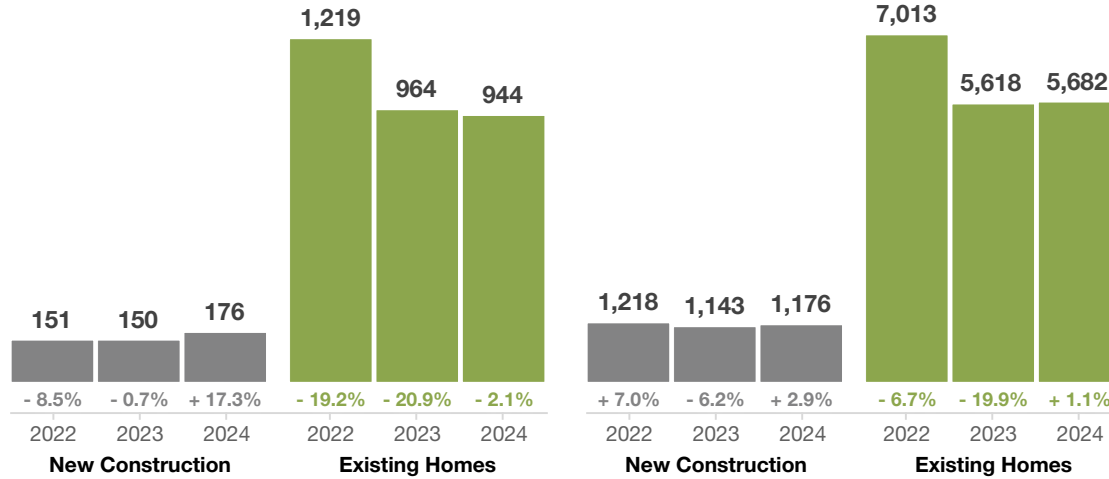
A count of the actual sales that closed in a given month.



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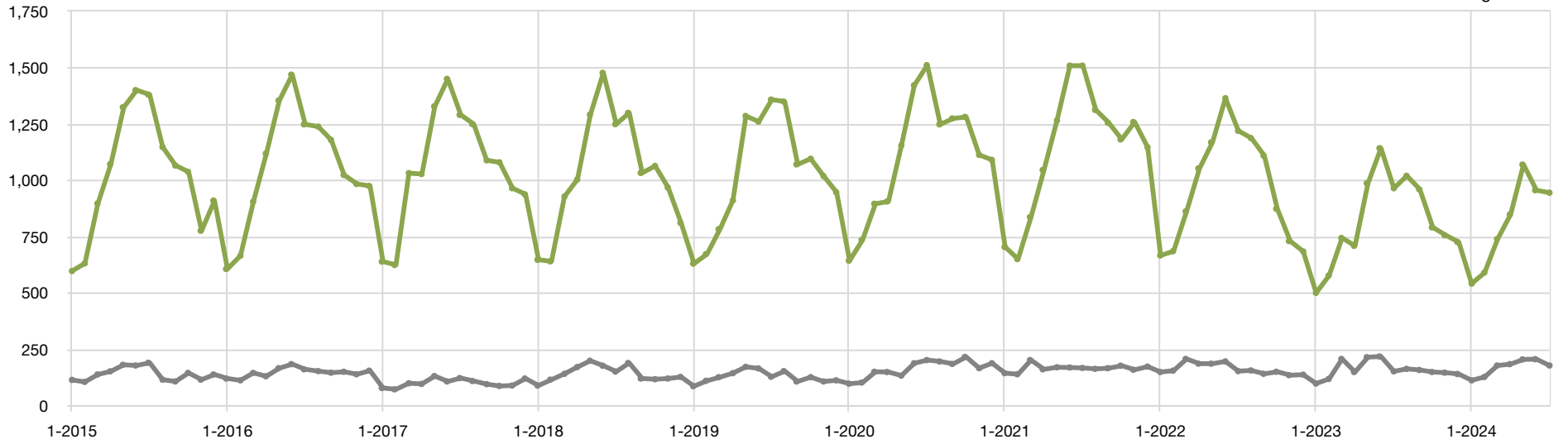
July

Year to Date



Closed Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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%	725	+ 6.1%
Jan-2024	110	+ 14.6%	540	+ 8.2%
Feb-2024	125	+ 7.8%	589	+ 2.3%
Mar-2024	176	- 14.1%	738	- 0.7%
Apr-2024	182	+ 23.8%	847	+ 19.6%
May-2024	203	- 4.7%	1,069	+ 8.4%
Jun-2024	204	- 5.6%	955	- 16.4%
Jul-2024	176	+ 17.3%	944	- 2.1%
12-Month Avg	160	+ 3.9%	828	- 2.6%

Historical Closed Sales by Month



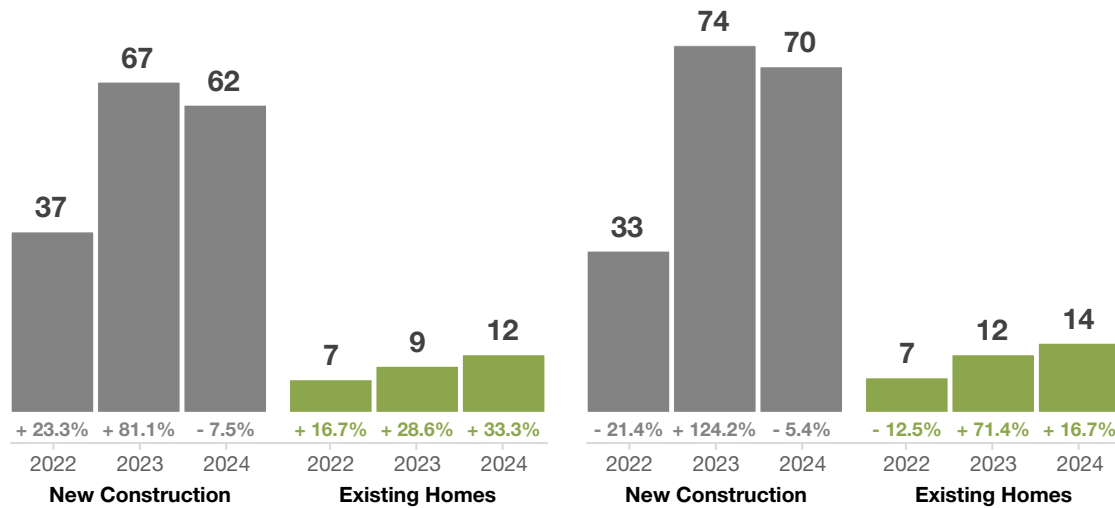
Days on Market Until Sale

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



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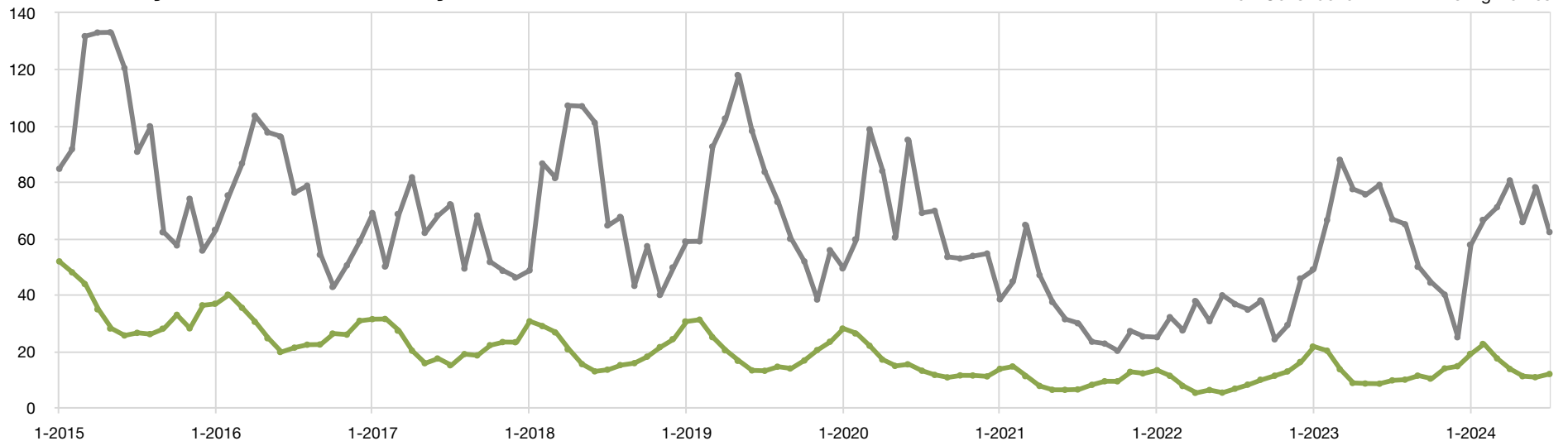
July



Days on Market	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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%
Jun-2024	78	- 1.3%	11	+ 37.5%
Jul-2024	62	- 7.5%	12	+ 33.3%
12-Month Avg*	60	+ 2.4%	13	+ 15.9%

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

Historical Days on Market Until Sale by Month



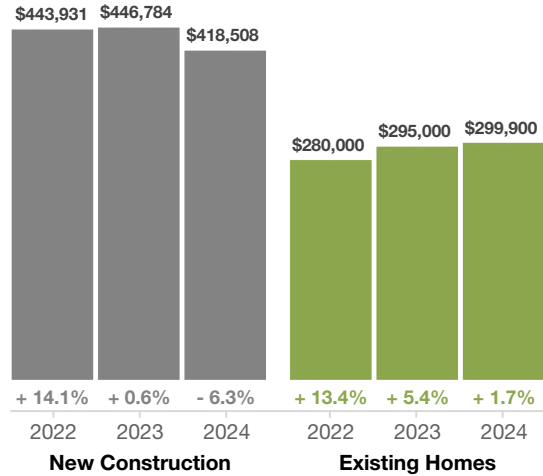
Median Closed Price

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

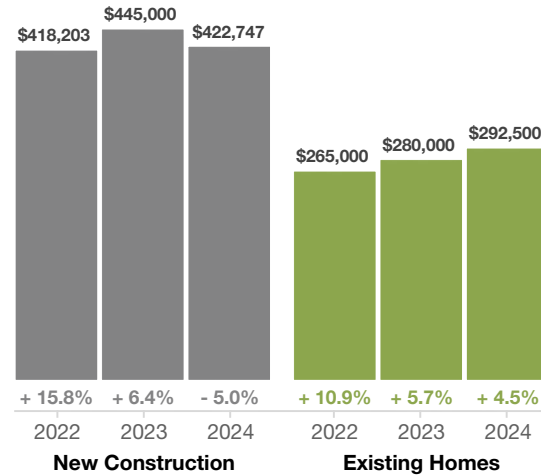


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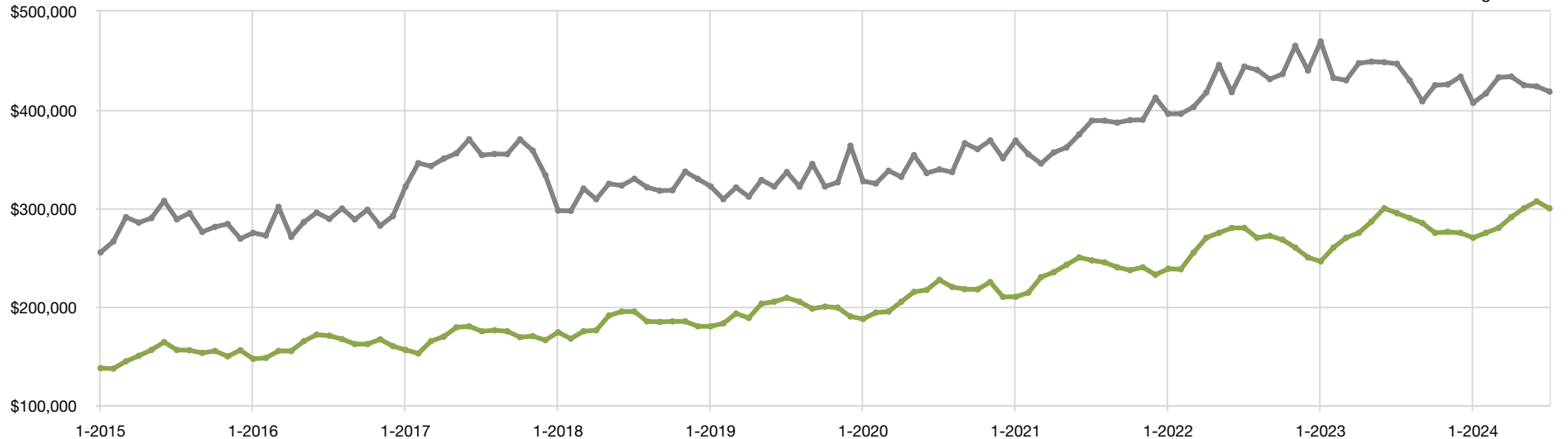
Year to Date



Median Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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%	\$291,000	+5.8%
May-2024	\$425,000	-5.3%	\$300,000	+4.7%
Jun-2024	\$423,807	-5.5%	\$307,000	+2.3%
Jul-2024	\$418,508	-6.3%	\$299,900	+1.7%
12-Month Avg*	\$422,990	-4.2%	\$288,550	+4.9%

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

Historical Median Closed Price by Month



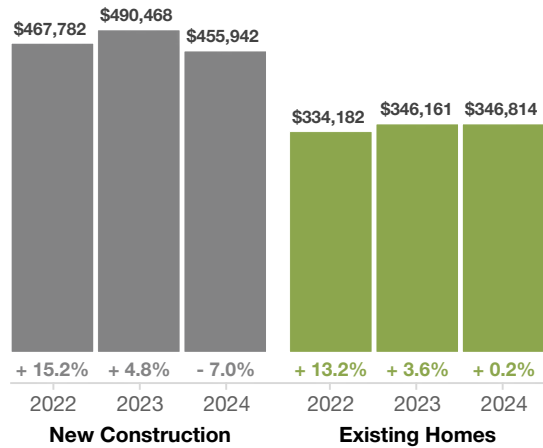
Average Closed Price

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

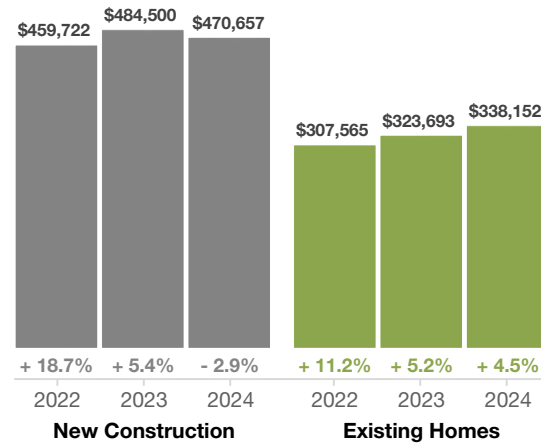


Omaha Area Region

July



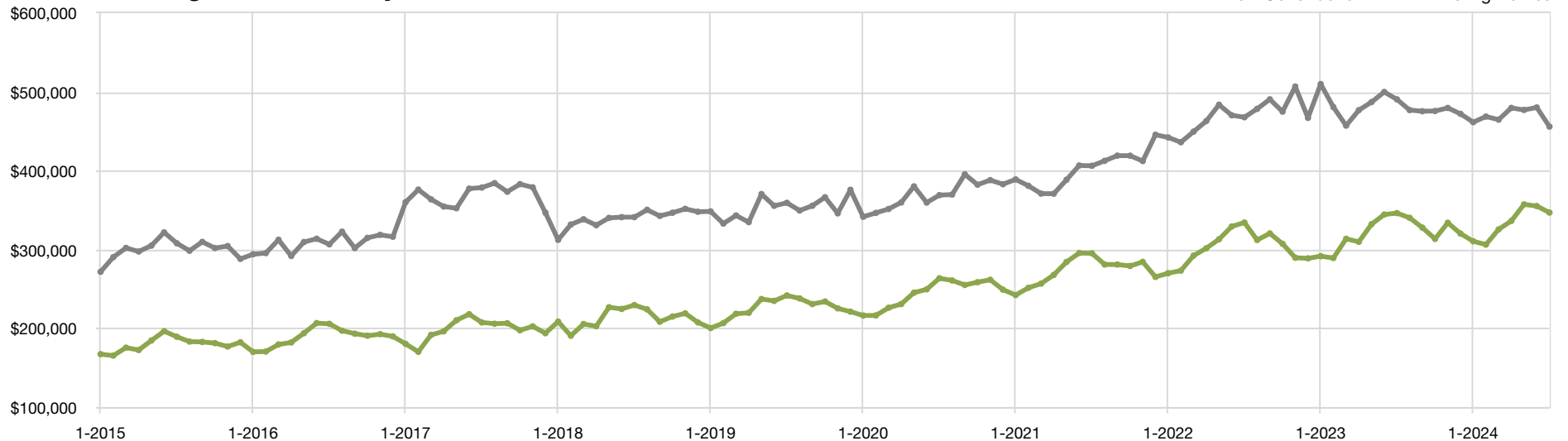
Year to Date



Average Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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%	\$320,125	+ 10.9%
Jan-2024	\$461,532	- 9.5%	\$310,420	+ 6.5%
Feb-2024	\$468,669	- 2.5%	\$306,163	+ 5.9%
Mar-2024	\$464,745	+ 1.7%	\$325,483	+ 3.8%
Apr-2024	\$479,661	+ 0.6%	\$336,224	+ 8.6%
May-2024	\$477,047	- 2.1%	\$357,231	+ 7.6%
Jun-2024	\$480,244	- 3.9%	\$355,090	+ 3.1%
Jul-2024	\$455,942	- 7.0%	\$346,814	+ 0.2%
12-Month Avg*	\$472,727	- 2.3%	\$333,736	+ 5.7%

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

Historical Average Closed Price by Month



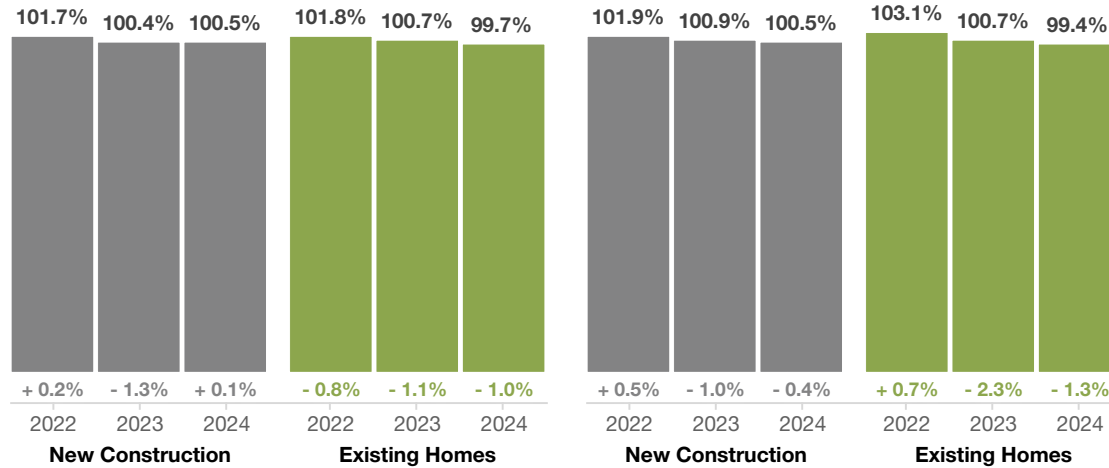
Percent of List Price Received

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.

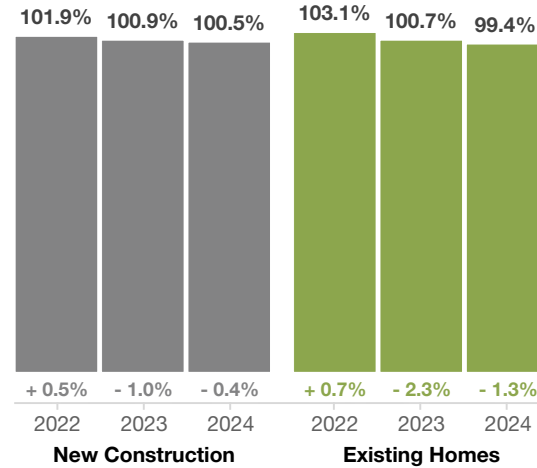


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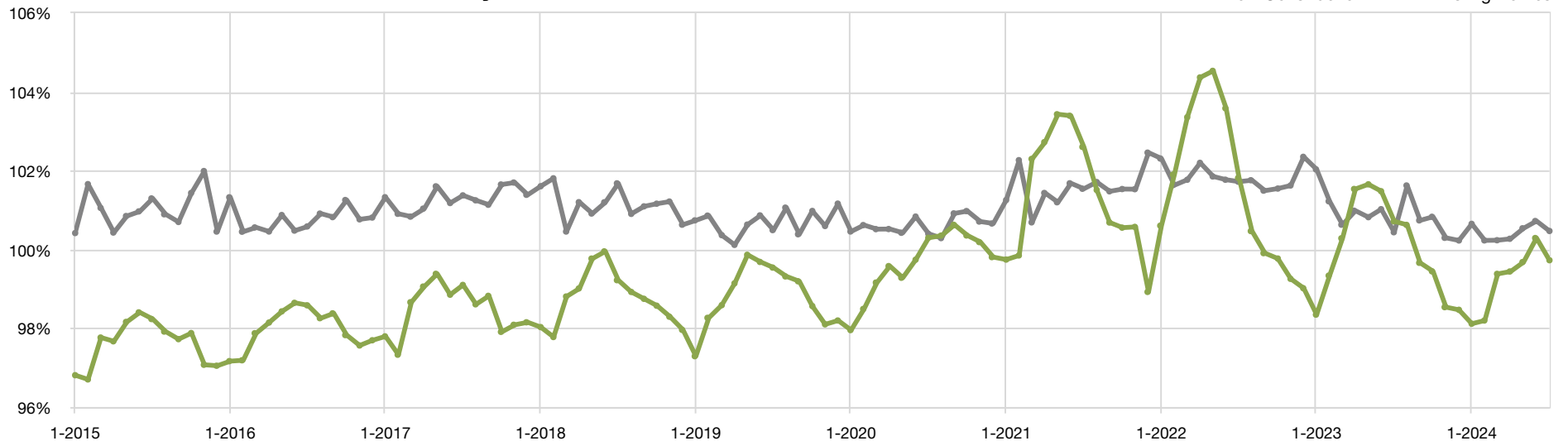
Year to Date



Pct. of List Price Received	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	100.5%	- 0.3%	99.7%	- 2.0%
Jun-2024	100.7%	- 0.3%	100.3%	- 1.2%
Jul-2024	100.5%	+ 0.1%	99.7%	- 1.0%
12-Month Avg*	100.6%	- 0.7%	99.4%	- 0.9%

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

Historical Percent of List Price Received by Month



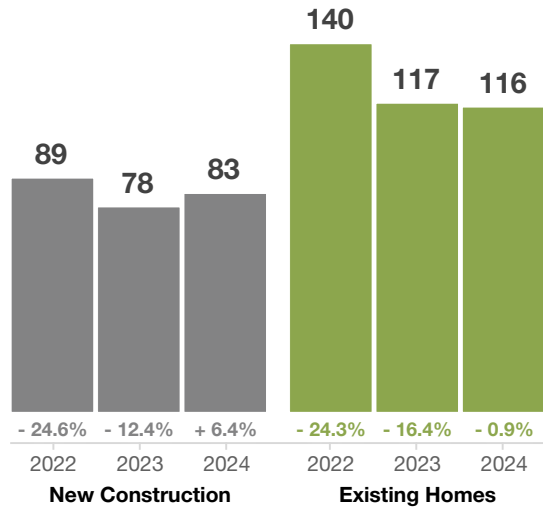
Housing Affordability Index

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.

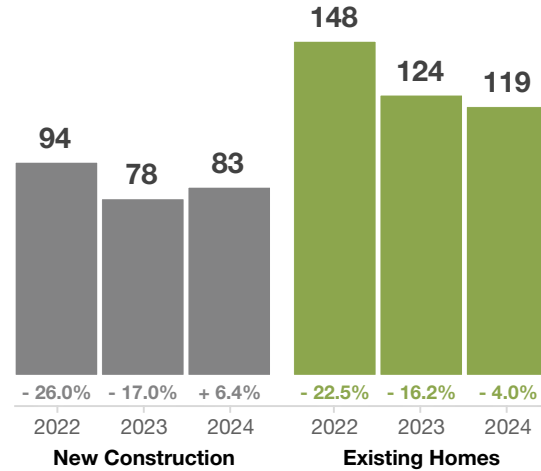


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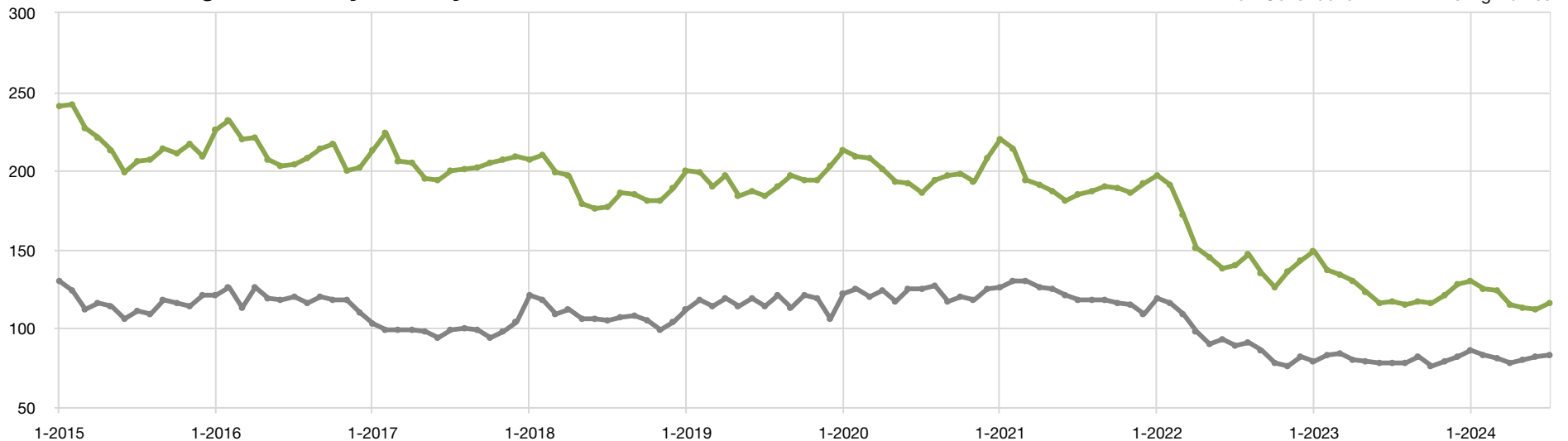


Year to Date



Affordability Index	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	80	+ 1.3%	113	- 8.1%
Jun-2024	82	+ 5.1%	112	- 3.4%
Jul-2024	83	+ 6.4%	116	- 0.9%
12-Month Avg	81	0.0%	119	- 10.5%

Historical Housing Affordability Index by Month



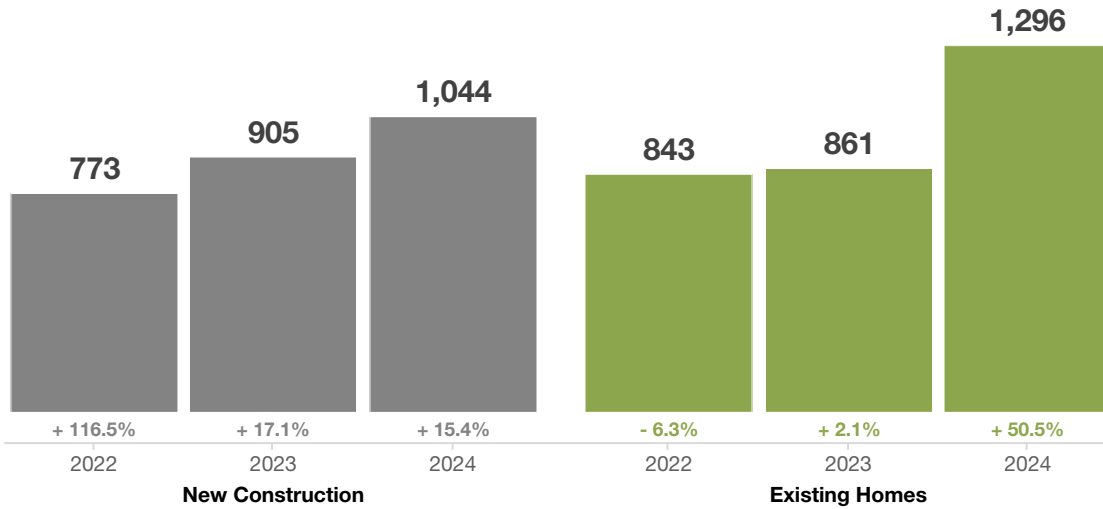
Inventory of Homes for Sale

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



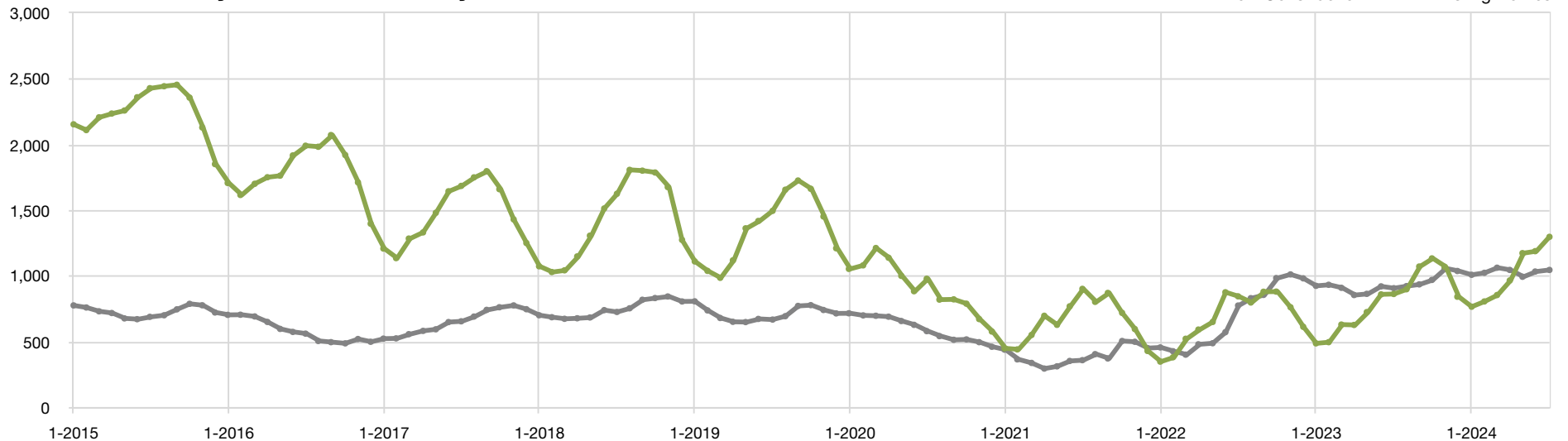
Omaha Area Region

July



Homes for Sale	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Aug-2023	921	+ 11.1%	897	+ 12.7%
Sep-2023	934	+ 9.4%	1,070	+ 21.9%
Oct-2023	968	- 1.4%	1,132	+ 28.8%
Nov-2023	1,056	+ 4.6%	1,068	+ 40.5%
Dec-2023	1,036	+ 5.7%	840	+ 37.5%
Jan-2024	1,007	+ 9.1%	764	+ 57.5%
Feb-2024	1,022	+ 9.8%	804	+ 62.8%
Mar-2024	1,061	+ 16.9%	853	+ 35.8%
Apr-2024	1,044	+ 22.4%	964	+ 54.2%
May-2024	992	+ 15.1%	1,172	+ 62.1%
Jun-2024	1,032	+ 12.3%	1,187	+ 38.3%
Jul-2024	1,044	+ 15.4%	1,296	+ 50.5%
12-Month Avg	1,010	+ 10.6%	1,004	+ 40.0%

Historical Inventory of Homes for Sale by Month



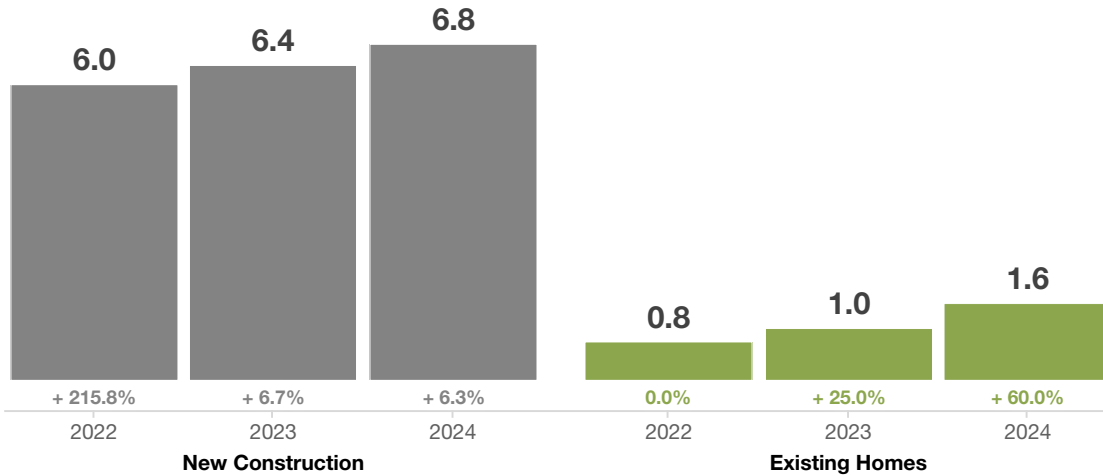
Months Supply of Inventory

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

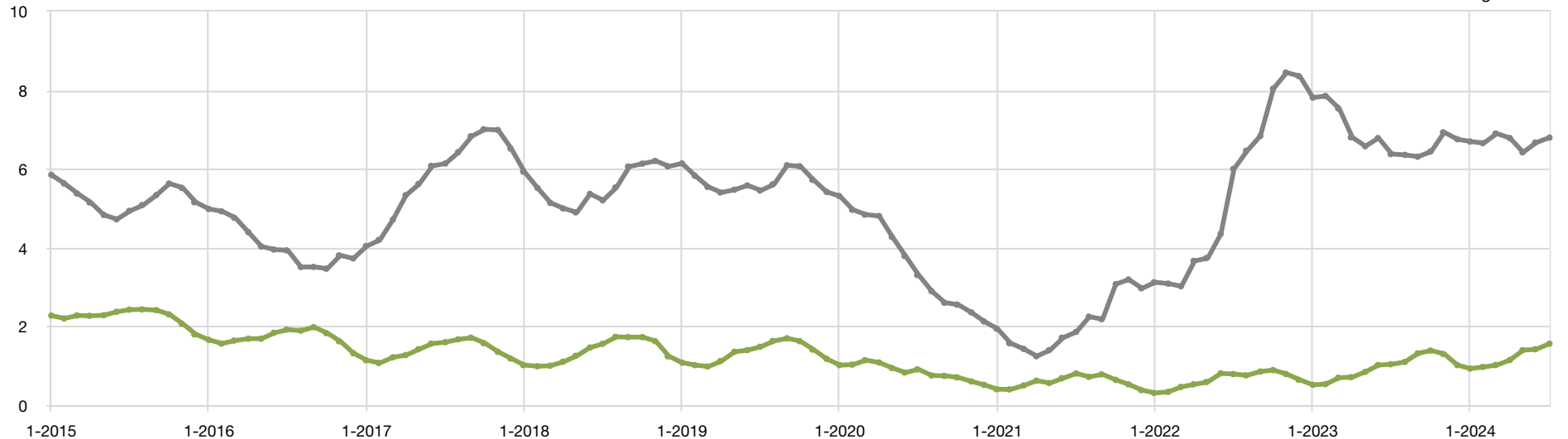
July



Months Supply	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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%
Jun-2024	6.7	- 1.5%	1.4	+ 40.0%
Jul-2024	6.8	+ 6.3%	1.6	+ 60.0%
12-Month Avg*	6.6	- 9.3%	1.2	+ 56.6%

* Months Supply for all properties from August 2023 through July 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	7-2023	7-2024	% Change	YTD 2023	YTD 2024	% Change
New Listings		1,552	1,730	+ 11.5%	9,833	11,301	+ 14.9%
Pending Sales		1,116	1,033	- 7.4%	7,449	7,499	+ 0.7%
Closed Sales		1,114	1,120	+ 0.5%	6,761	6,858	+ 1.4%
Days on Market Until Sale		17	20	+ 17.6%	22	24	+ 9.1%
Median Closed Price		\$315,000	\$320,000	+ 1.6%	\$305,000	\$316,000	+ 3.6%
Average Closed Price		\$365,497	\$363,978	- 0.4%	\$350,892	\$360,868	+ 2.8%
Percent of List Price Received		100.7%	99.8%	- 0.9%	100.8%	99.6%	- 1.2%
Housing Affordability Index		110	109	- 0.9%	114	110	- 3.5%
Inventory of Homes for Sale		1,766	2,340	+ 32.5%	—	—	—
Months Supply of Inventory		1.8	2.4	+ 33.3%	—	—	—