

# Monthly Indicators

Omaha Area Region



## August 2024

U.S. existing-home sales increased for the first time in 5 months, as lower mortgage rates and rising supply helped boost market activity. According to the National Association of REALTORS® (NAR), sales of previously owned homes rose 1.3% month-over-month to a seasonally adjusted annual rate of 3.95 million units, exceeding economists' expectations and ending the downward trend of recent months.

New Listings decreased 42.9 percent for New Construction but increased 8.5 percent for Existing Homes. Pending Sales decreased 2.3 percent for New Construction and 8.3 percent for Existing Homes. Inventory increased 10.6 percent for New Construction and 49.3 percent for Existing Homes.

Median Closed Price decreased 1.3 percent for New Construction but increased 2.5 percent for Existing Homes. Days on Market increased 3.1 percent for New Construction and 30.0 percent for Existing Homes. Months Supply of Inventory increased 4.7 percent for New Construction and 45.5 percent for Existing Homes.

Nationally, total housing inventory edged up 0.8% from the previous month to 1.33 million units heading into August, for a 4.0-month supply at the current sales pace, NAR data shows. Although inventory is up nearly 20% compared to the same time last year, demand continues to outpace supply, putting upward pressure on sales prices. According to NAR, the nationwide median existing-home price rose 4.2% year-over-year to \$422,600 at last measure, marking the 13th consecutive month of annual price increases.

## Quick Facts

**- 4.5%**

Change in  
**Closed Sales**  
All Properties

**+ 4.0%**

Change in  
**Median Closed Price**  
All Properties

**+ 29.7%**

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	8-2023	8-2024	% Change	YTD 2023	YTD 2024	% Change
<b>New Listings</b>		331	<b>189</b>	- 42.9%	2,364	<b>2,463</b>	+ 4.2%
<b>Pending Sales</b>		130	<b>127</b>	- 2.3%	1,407	<b>1,402</b>	- 0.4%
<b>Closed Sales</b>		161	<b>160</b>	- 0.6%	1,304	<b>1,344</b>	+ 3.1%
<b>Days on Market Until Sale</b>		65	<b>67</b>	+ 3.1%	73	<b>69</b>	- 5.5%
<b>Median Closed Price</b>		\$429,875	<b>\$424,233</b>	- 1.3%	\$443,014	<b>\$423,100</b>	- 4.5%
<b>Average Closed Price</b>		\$476,880	<b>\$476,129</b>	- 0.2%	\$483,559	<b>\$472,017</b>	- 2.4%
<b>Percent of List Price Received</b>		101.6%	<b>100.5%</b>	- 1.1%	101.0%	<b>100.5%</b>	- 0.5%
<b>Housing Affordability Index</b>		78	<b>85</b>	+ 9.0%	76	<b>86</b>	+ 13.2%
<b>Inventory of Homes for Sale</b>		921	<b>1,019</b>	+ 10.6%	—	—	—
<b>Months Supply of Inventory</b>		6.4	<b>6.7</b>	+ 4.7%	—	—	—

# 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	8-2023	8-2024	% Change	YTD 2023	YTD 2024	% Change
<b>New Listings</b>		1,289	<b>1,399</b>	+ 8.5%	9,089	<b>10,441</b>	+ 14.9%
<b>Pending Sales</b>		938	<b>860</b>	- 8.3%	7,108	<b>7,105</b>	- 0.0%
<b>Closed Sales</b>		1,019	<b>967</b>	- 5.1%	6,637	<b>6,711</b>	+ 1.1%
<b>Days on Market Until Sale</b>		10	<b>13</b>	+ 30.0%	11	<b>14</b>	+ 27.3%
<b>Median Closed Price</b>		\$290,000	<b>\$297,250</b>	+ 2.5%	\$281,000	<b>\$293,850</b>	+ 4.6%
<b>Average Closed Price</b>		\$340,127	<b>\$355,030</b>	+ 4.4%	\$326,220	<b>\$340,140</b>	+ 4.3%
<b>Percent of List Price Received</b>		100.6%	<b>99.2%</b>	- 1.4%	100.7%	<b>99.4%</b>	- 1.3%
<b>Housing Affordability Index</b>		115	<b>121</b>	+ 5.2%	119	<b>123</b>	+ 3.4%
<b>Inventory of Homes for Sale</b>		897	<b>1,339</b>	+ 49.3%	—	—	—
<b>Months Supply of Inventory</b>		1.1	<b>1.6</b>	+ 45.5%	—	—	—

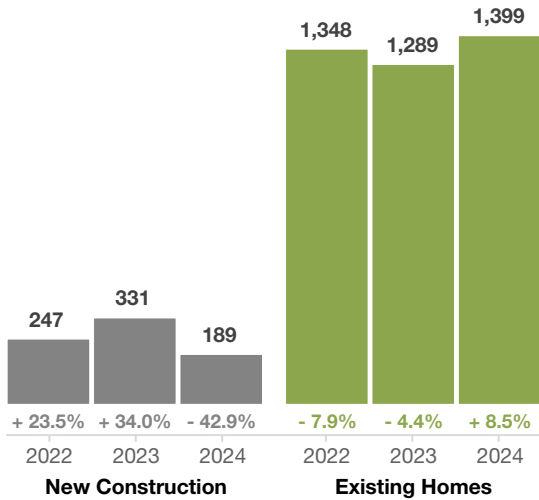
# New Listings

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

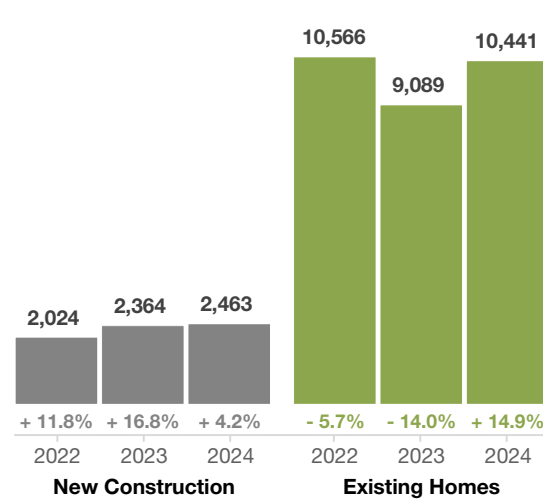


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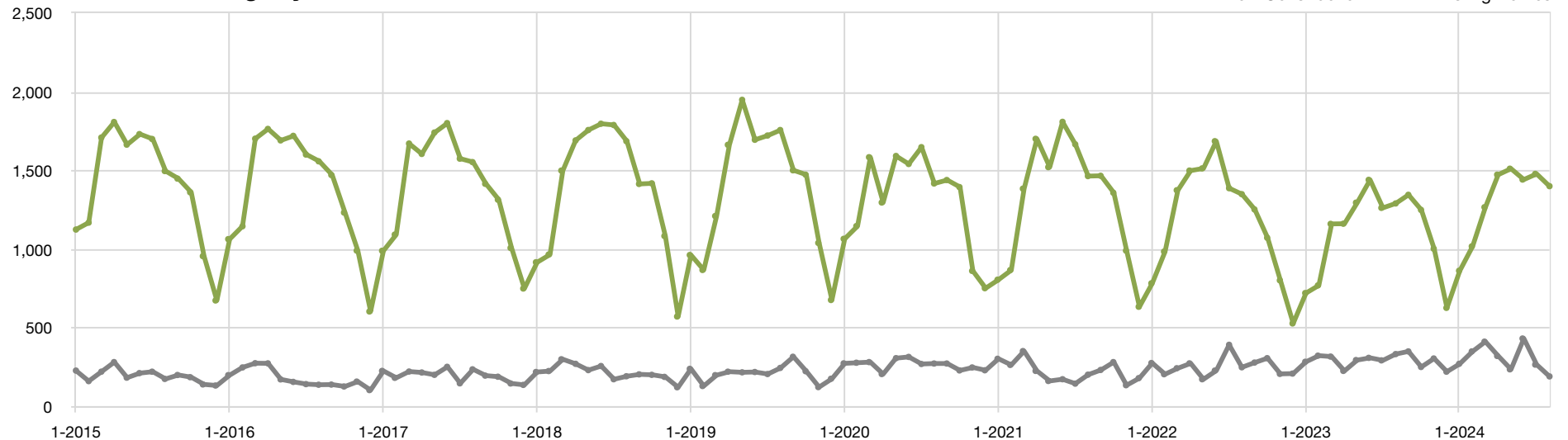


## Year to Date



New Listings	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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%	861	+ 19.7%
Feb-2024	348	+ 8.4%	1,016	+ 32.3%
Mar-2024	410	+ 30.2%	1,265	+ 9.1%
Apr-2024	319	+ 42.4%	1,472	+ 26.9%
May-2024	234	- 20.1%	1,510	+ 16.7%
Jun-2024	430	+ 40.1%	1,441	+ 0.1%
Jul-2024	264	- 9.3%	1,477	+ 17.1%
<b>Aug-2024</b>	<b>189</b>	<b>- 42.9%</b>	<b>1,399</b>	<b>+ 8.5%</b>
12-Month Avg	299	+ 6.8%	1,222	+ 15.2%

## Historical New Listings by Month



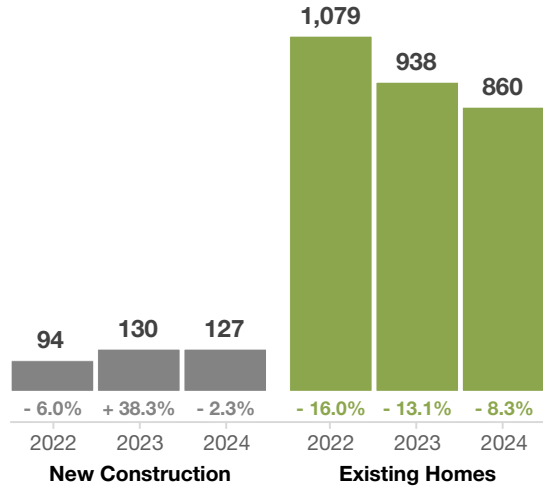
# Pending Sales

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

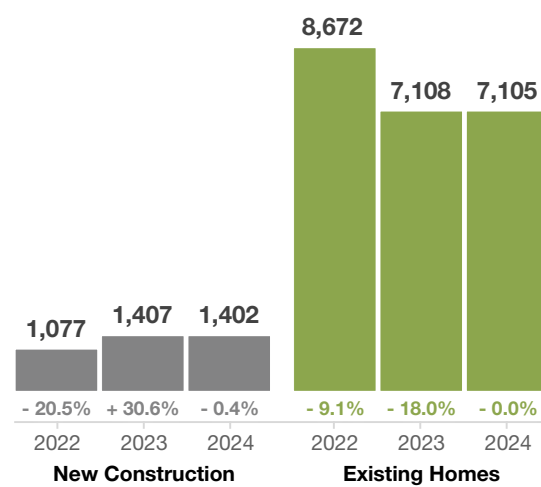


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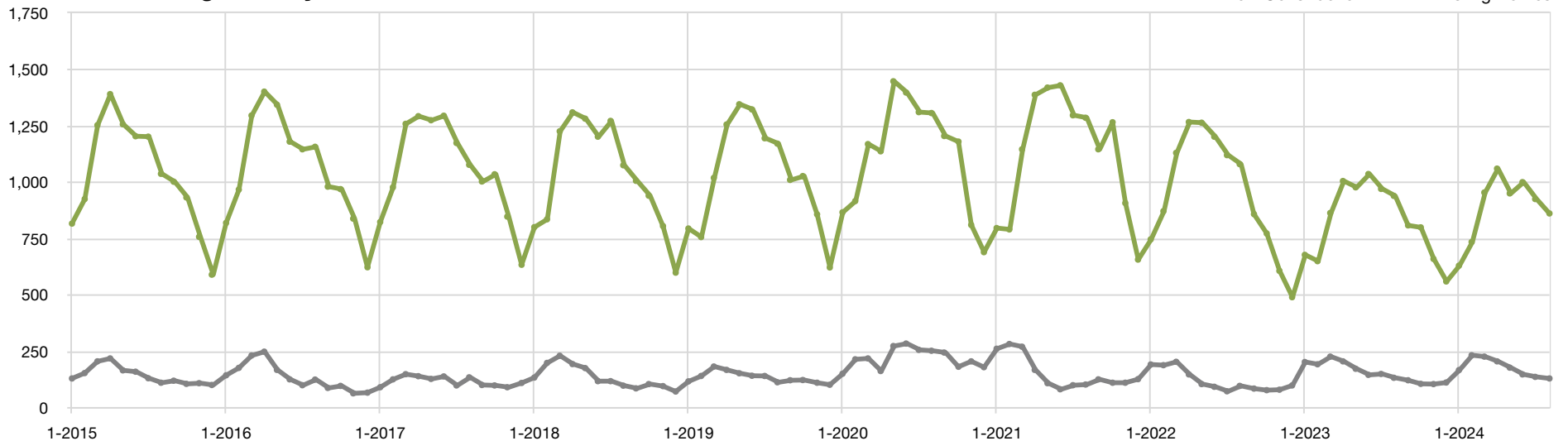


## Year to Date



Pending Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	109	+ 13.5%	558	+ 14.3%
Jan-2024	164	- 18.0%	628	- 7.1%
Feb-2024	230	+ 21.1%	733	+ 13.1%
Mar-2024	224	0.0%	953	+ 10.6%
Apr-2024	203	0.0%	1,059	+ 5.5%
May-2024	175	+ 2.9%	949	- 2.8%
Jun-2024	145	+ 1.4%	999	- 3.5%
Jul-2024	134	- 8.8%	924	- 4.6%
<b>Aug-2024</b>	<b>127</b>	<b>- 2.3%</b>	<b>860</b>	<b>- 8.3%</b>
12-Month Avg	153	+ 5.5%	827	+ 1.0%

## Historical Pending Sales by Month



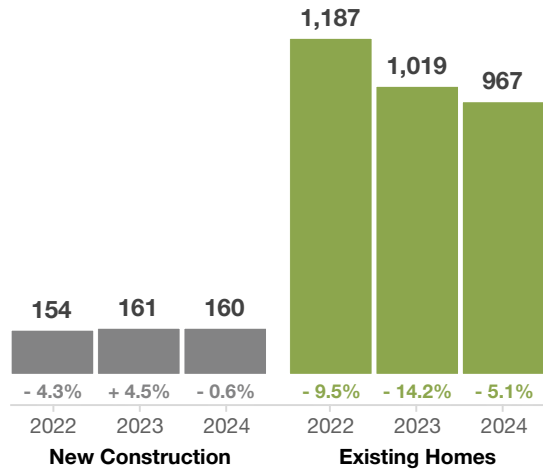
# Closed Sales

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

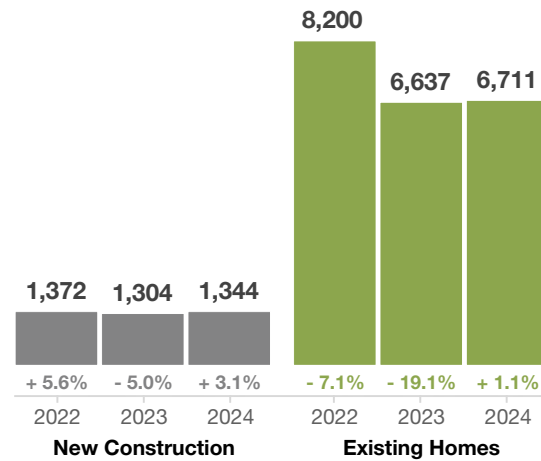


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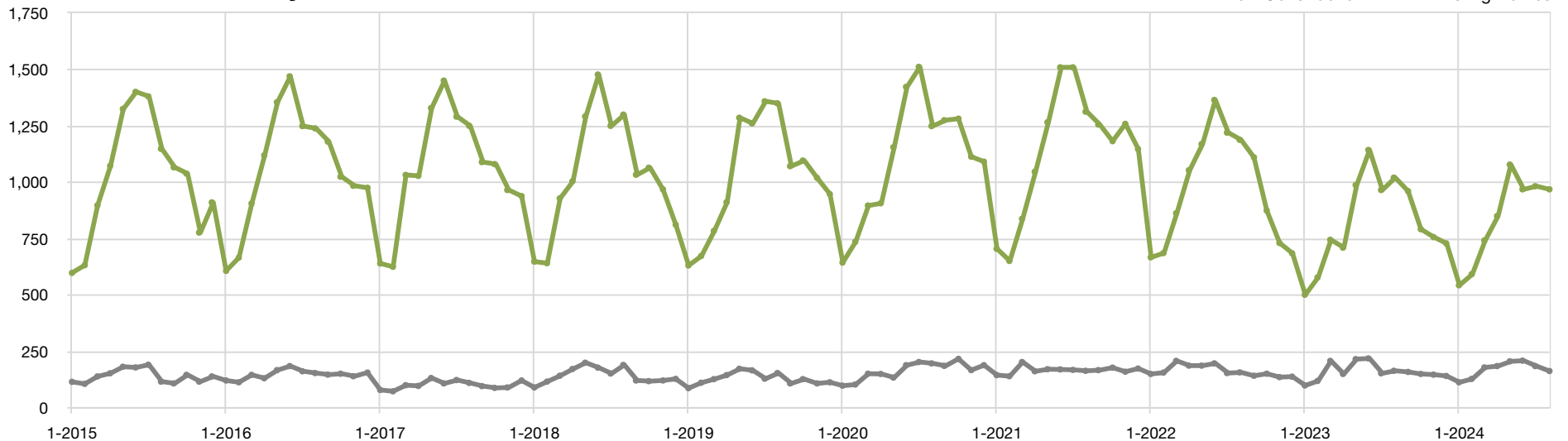


## Year to Date



Closed Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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%	727	+ 6.4%
Jan-2024	110	+ 14.6%	541	+ 8.4%
Feb-2024	125	+ 7.8%	590	+ 2.4%
Mar-2024	176	- 14.1%	740	- 0.4%
Apr-2024	182	+ 23.8%	848	+ 19.8%
May-2024	203	- 4.7%	1,077	+ 9.2%
Jun-2024	206	- 4.6%	967	- 15.3%
Jul-2024	182	+ 21.3%	981	+ 1.8%
<b>Aug-2024</b>	<b>160</b>	<b>- 0.6%</b>	<b>967</b>	<b>- 5.1%</b>
12-Month Avg	161	+ 3.9%	829	- 0.8%

## Historical Closed Sales by Month



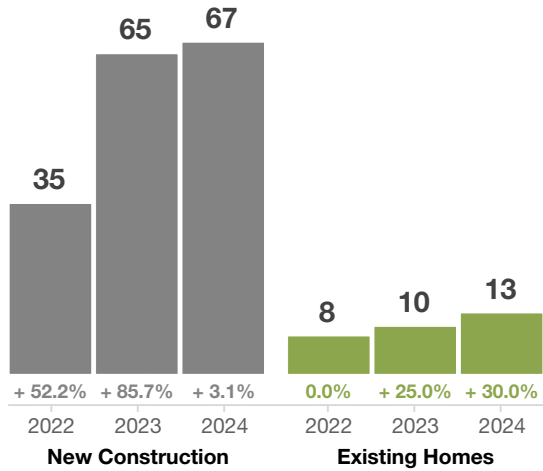
# Days on Market Until Sale

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

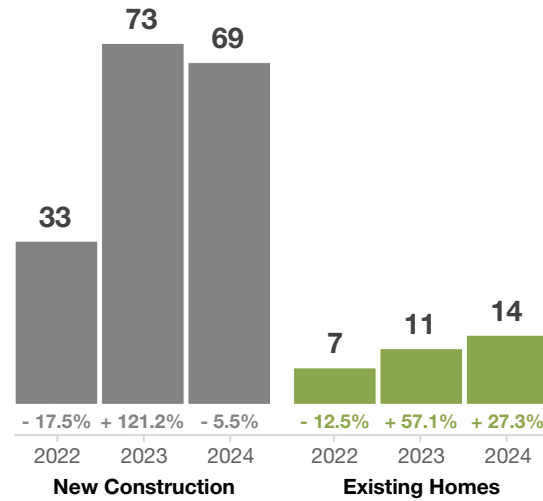


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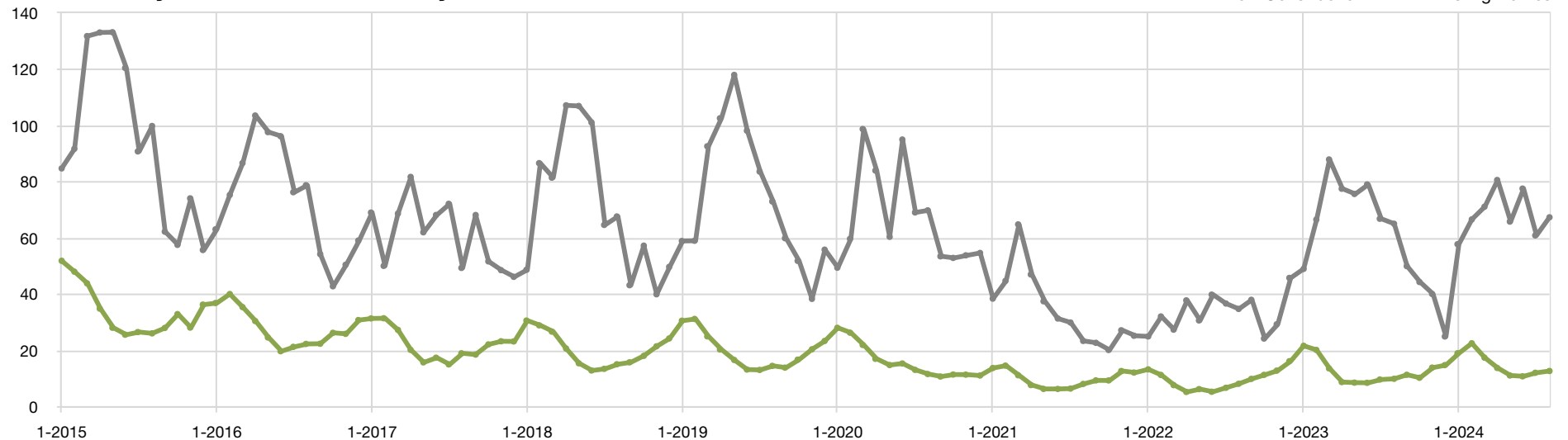
## Year to Date



Days on Market	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	77	- 2.5%	11	+ 37.5%
Jul-2024	61	- 9.0%	12	+ 33.3%
<b>Aug-2024</b>	<b>67</b>	<b>+ 3.1%</b>	<b>13</b>	<b>+ 30.0%</b>
12-Month Avg*	60	- 1.8%	13	+ 16.1%

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

## Historical Days on Market Until Sale by Month



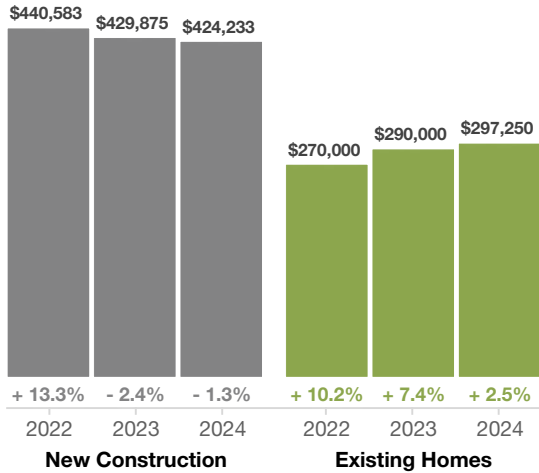
# Median Closed Price

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

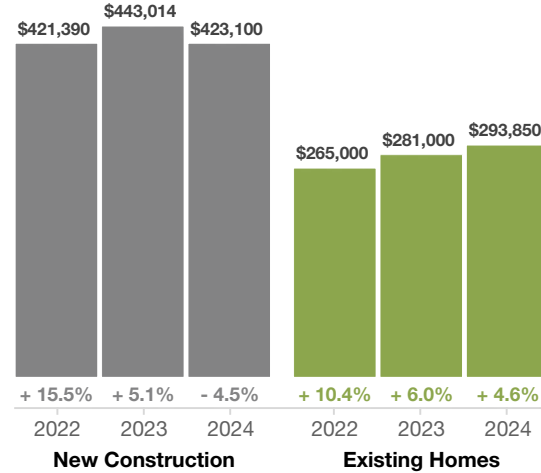


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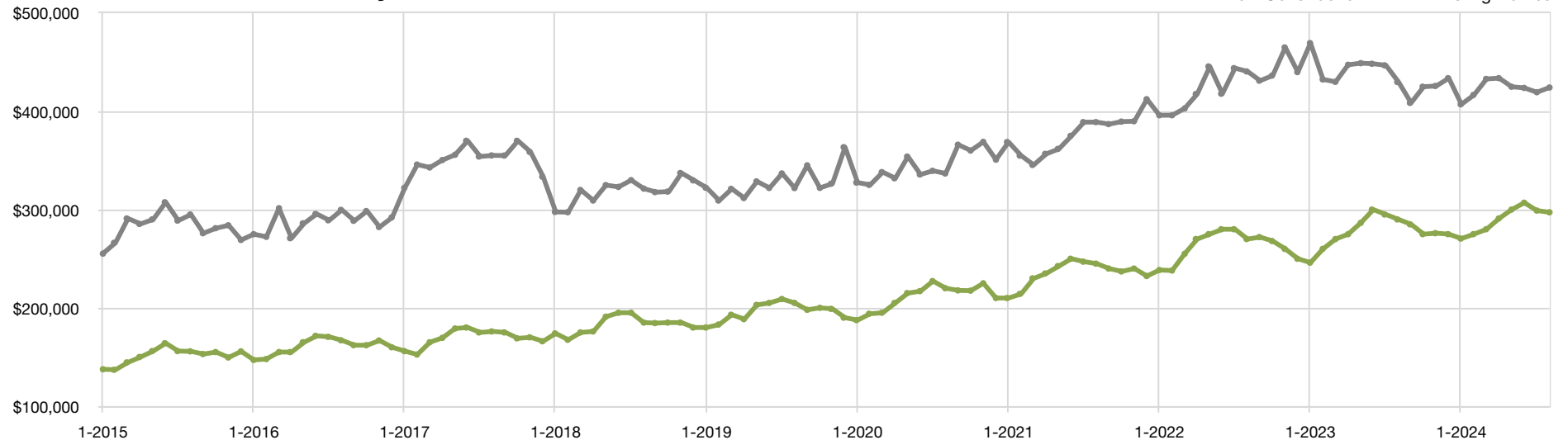
## Year to Date



Median Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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%	\$270,500	+ 10.0%
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	\$419,416	- 6.1%	\$299,000	+ 1.4%
<b>Aug-2024</b>	<b>\$424,233</b>	<b>- 1.3%</b>	<b>\$297,250</b>	<b>+ 2.5%</b>
12-Month Avg*	\$422,887	- 4.0%	\$289,800	+ 5.4%

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

## Historical Median Closed Price by Month





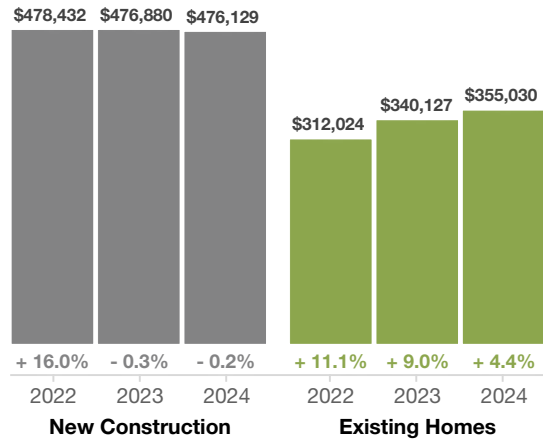
# Average Closed Price

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

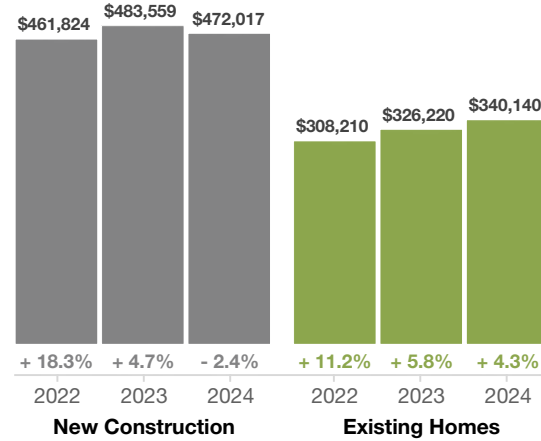


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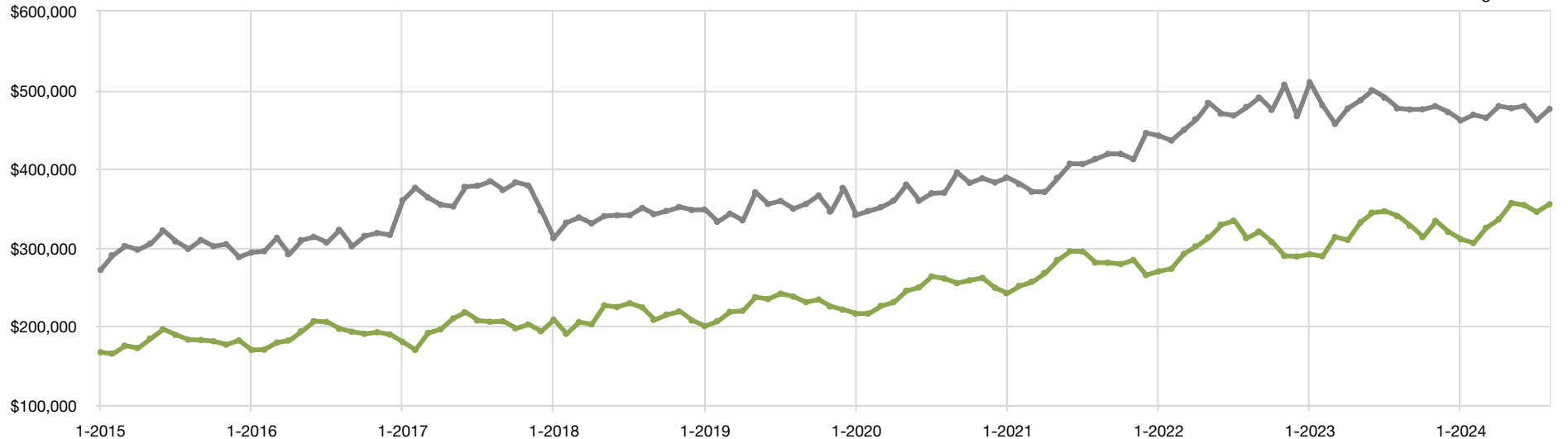
## Year to Date



Average Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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%	\$310,737	+ 6.6%
Feb-2024	\$468,669	- 2.5%	\$305,815	+ 5.8%
Mar-2024	\$464,745	+ 1.7%	\$325,167	+ 3.7%
Apr-2024	\$479,661	+ 0.6%	\$335,958	+ 8.5%
May-2024	\$477,047	- 2.1%	\$356,694	+ 7.4%
Jun-2024	\$479,871	- 4.0%	\$354,035	+ 2.8%
Jul-2024	\$461,970	- 5.8%	\$345,320	- 0.2%
<b>Aug-2024</b>	<b>\$476,129</b>	<b>- 0.2%</b>	<b>\$355,030</b>	<b>+ 4.4%</b>
12-Month Avg*	\$473,148	- 2.2%	\$334,879	+ 5.1%

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

## Historical Average Closed Price by Month



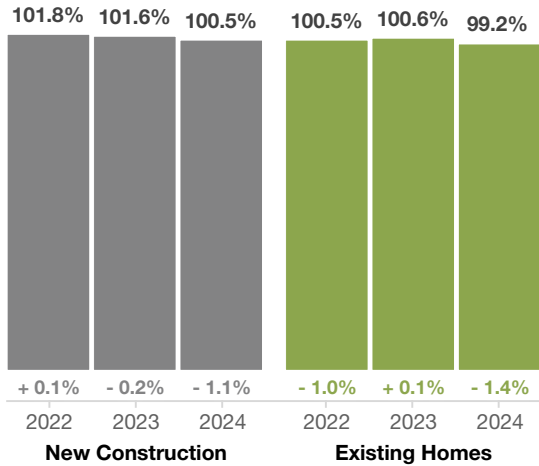
# Percent of List Price Received

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.

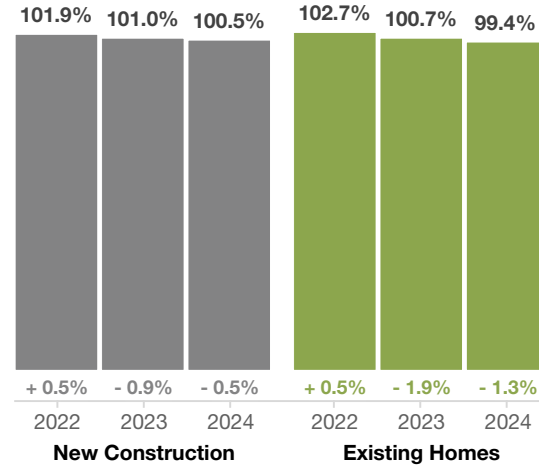


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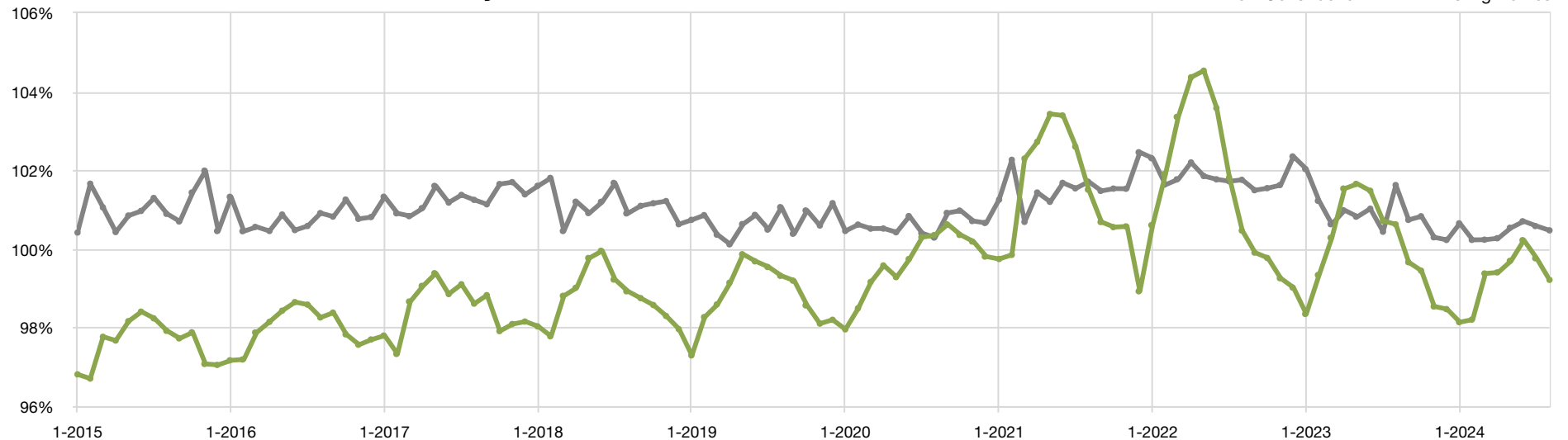
## Year to Date



Pct. of List Price Received	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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%	100.2%	-1.3%
Jul-2024	100.6%	+0.2%	99.8%	-0.9%
<b>Aug-2024</b>	<b>100.5%</b>	<b>-1.1%</b>	<b>99.2%</b>	<b>-1.4%</b>
12-Month Avg*	100.5%	-0.7%	99.3%	-1.0%

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

## Historical Percent of List Price Received by Month



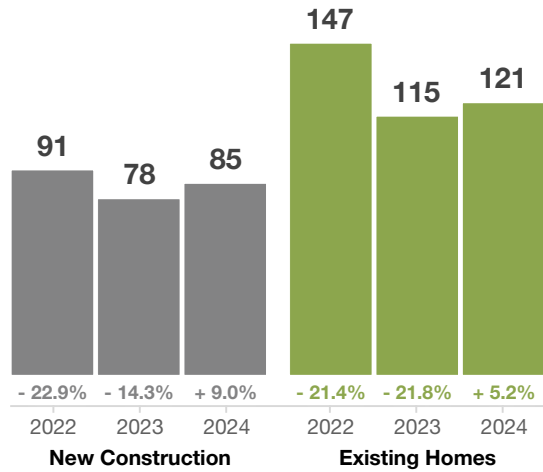
# Housing Affordability Index

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.

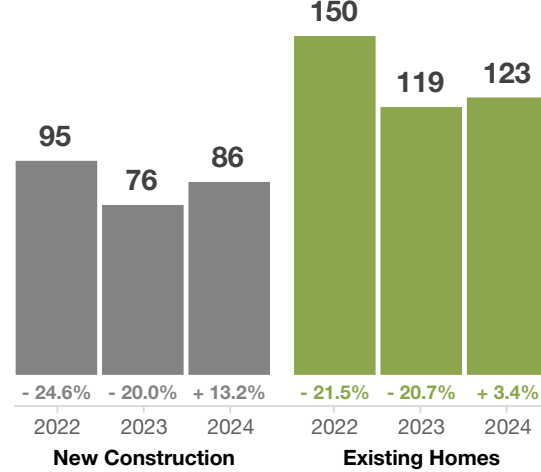


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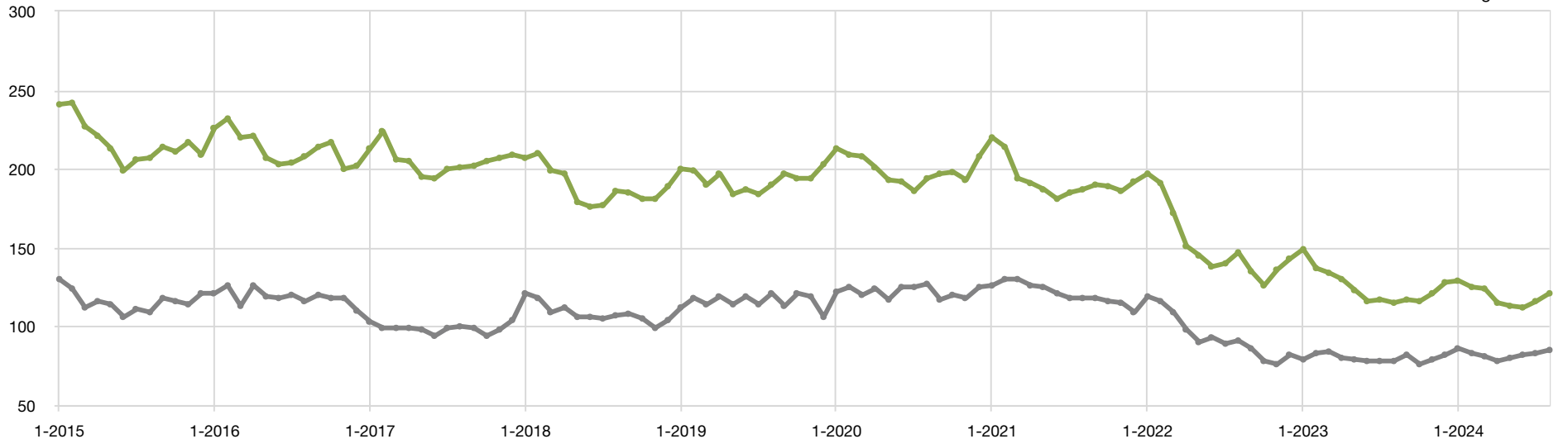


## Year to Date



Affordability Index	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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%	129	- 13.4%
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%
<b>Aug-2024</b>	<b>85</b>	<b>+ 9.0%</b>	<b>121</b>	<b>+ 5.2%</b>
12-Month Avg	81	+ 1.3%	120	- 7.7%

## Historical Housing Affordability Index by Month



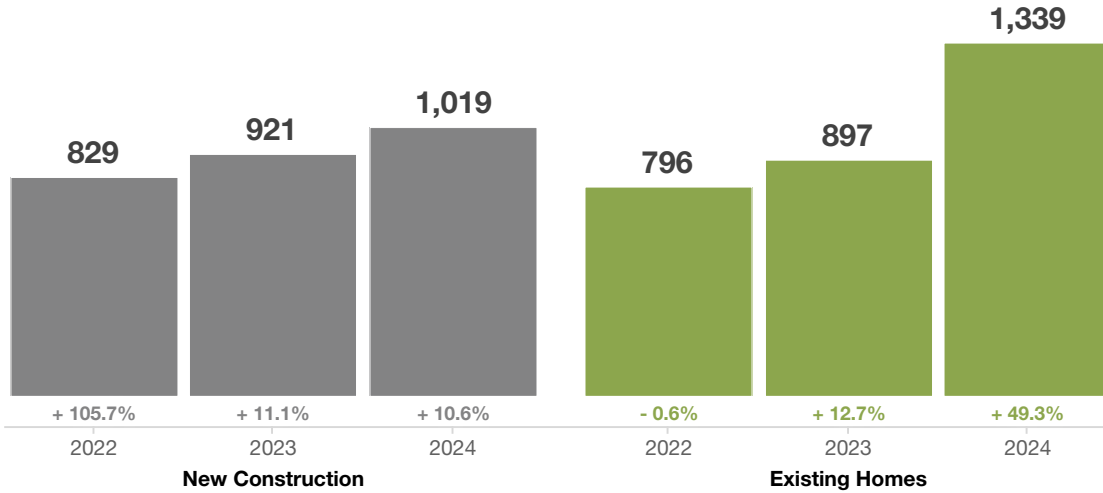
# Inventory of Homes for Sale

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



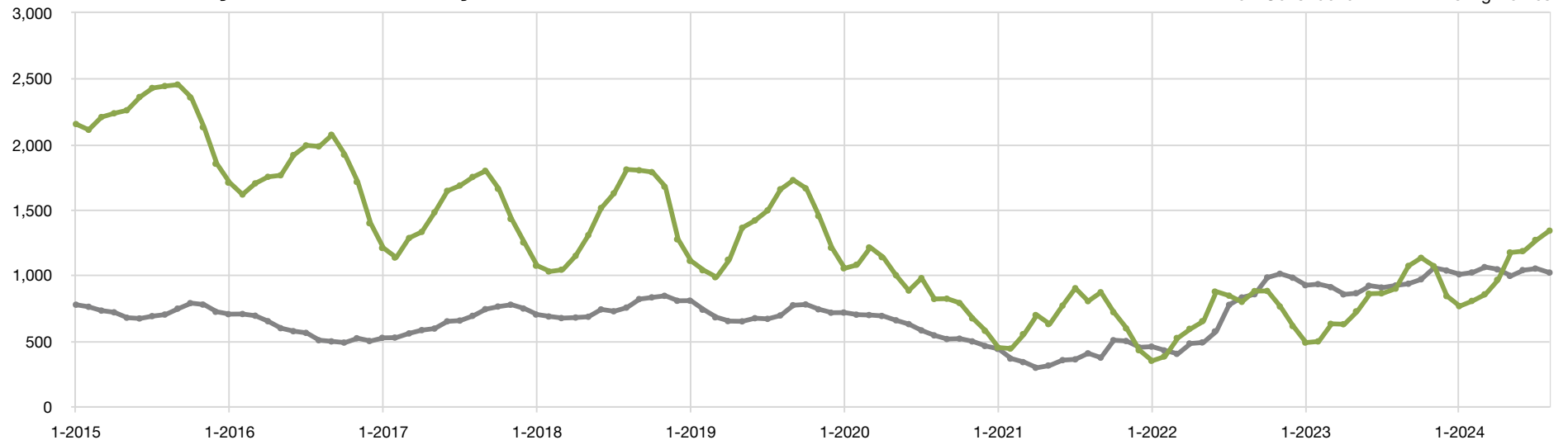
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Homes for Sale	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Sep-2023	934	+ 9.4%	1,070	+ 21.9%
Oct-2023	968	- 1.4%	1,132	+ 28.8%
Nov-2023	1,056	+ 4.6%	1,068	+ 40.5%
Dec-2023	1,035	+ 5.6%	840	+ 37.5%
Jan-2024	1,006	+ 9.0%	763	+ 57.3%
Feb-2024	1,020	+ 9.6%	803	+ 62.6%
Mar-2024	1,061	+ 16.9%	853	+ 35.8%
Apr-2024	1,044	+ 22.4%	964	+ 54.2%
May-2024	994	+ 15.3%	1,173	+ 62.2%
Jun-2024	1,038	+ 12.9%	1,183	+ 37.9%
Jul-2024	1,050	+ 16.0%	1,268	+ 47.3%
<b>Aug-2024</b>	<b>1,019</b>	<b>+ 10.6%</b>	<b>1,339</b>	<b>+ 49.3%</b>
12-Month Avg	1,019	+ 10.6%	1,038	+ 43.2%

## Historical Inventory of Homes for Sale by Month



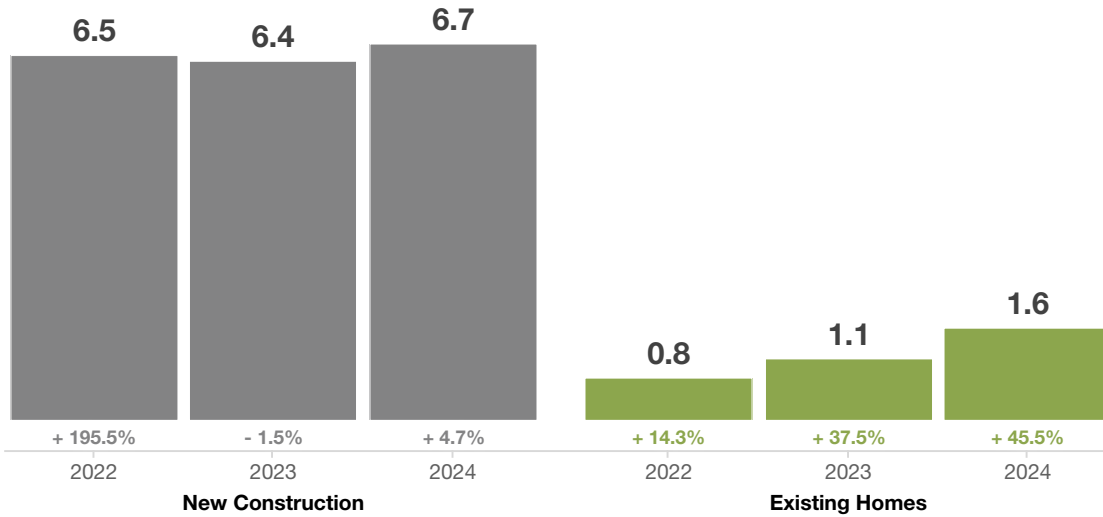
# Months Supply of Inventory

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.



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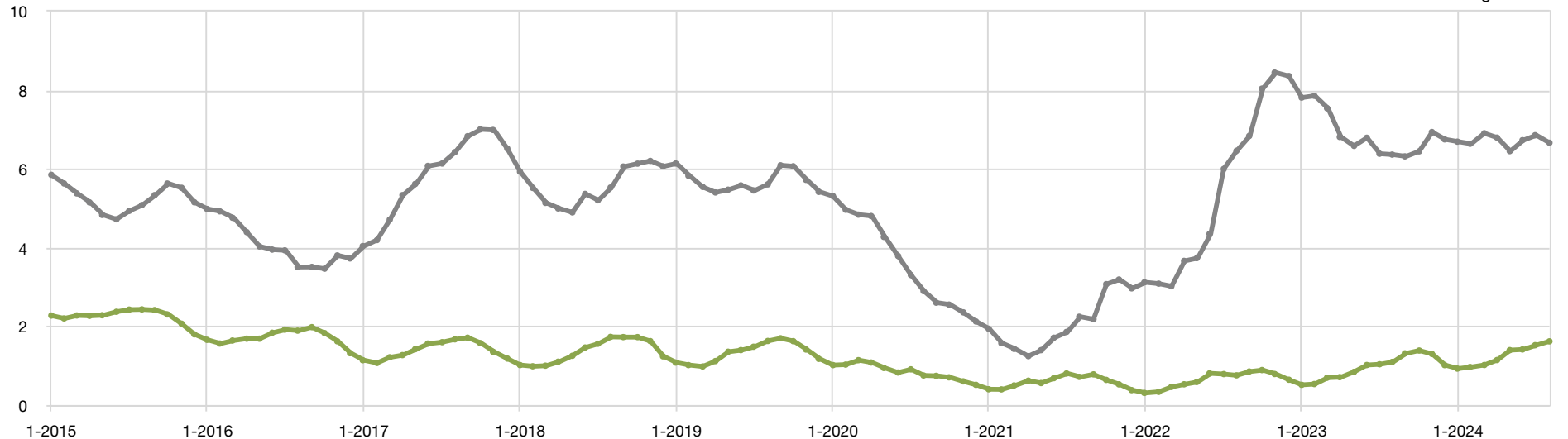
## August



Months Supply	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	6.6	- 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	6.7	- 1.5%	1.4	+ 40.0%
Jul-2024	6.9	+ 7.8%	1.5	+ 50.0%
<b>Aug-2024</b>	<b>6.7</b>	<b>+ 4.7%</b>	<b>1.6</b>	<b>+ 45.5%</b>
12-Month Avg*	6.7	- 8.7%	1.3	+ 56.1%

\* Months Supply for all properties from September 2023 through August 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	8-2023	8-2024	% Change	YTD 2023	YTD 2024	% Change
<b>New Listings</b>		1,620	<b>1,588</b>	- 2.0%	11,453	<b>12,904</b>	+ 12.7%
<b>Pending Sales</b>		1,068	<b>987</b>	- 7.6%	8,515	<b>8,507</b>	- 0.1%
<b>Closed Sales</b>		1,180	<b>1,127</b>	- 4.5%	7,941	<b>8,055</b>	+ 1.4%
<b>Days on Market Until Sale</b>		17	<b>20</b>	+ 17.6%	21	<b>23</b>	+ 9.5%
<b>Median Closed Price</b>		\$310,000	<b>\$322,250</b>	+ 4.0%	\$305,000	<b>\$317,000</b>	+ 3.9%
<b>Average Closed Price</b>		\$358,786	<b>\$372,238</b>	+ 3.7%	\$352,066	<b>\$362,144</b>	+ 2.9%
<b>Percent of List Price Received</b>		100.8%	<b>99.4%</b>	- 1.4%	100.8%	<b>99.6%</b>	- 1.2%
<b>Housing Affordability Index</b>		108	<b>112</b>	+ 3.7%	110	<b>114</b>	+ 3.6%
<b>Inventory of Homes for Sale</b>		1,818	<b>2,358</b>	+ 29.7%	—	—	—
<b>Months Supply of Inventory</b>		1.9	<b>2.4</b>	+ 26.3%	—	—	—