

Monthly Indicators

Omaha Area Region



September 2024

U.S. existing-home sales slid 2.5% month-over-month and 4.2% year-over-year to a seasonally adjusted annual rate of 3.86 million units, according to the National Association of REALTORS® (NAR). Meanwhile, home prices have continued to reach record heights nationwide, with NAR reporting a median sales price of \$416,700 as of last measure, a 3.1% increase from the same time last year and a new high for the month.

New Listings decreased 23.9 percent for New Construction and 0.8 percent for Existing Homes. Pending Sales increased 12.6 percent for New Construction and 1.4 percent for Existing Homes. Inventory increased 14.2 percent for New Construction and 30.3 percent for Existing Homes.

Median Closed Price decreased 0.5 percent for New Construction but increased 5.1 percent for Existing Homes. Days on Market increased 22.0 percent for New Construction and 54.5 percent for Existing Homes. Months Supply of Inventory increased 9.5 percent for New Construction and 30.8 percent for Existing Homes.

Amid slower home sales, inventory has continued to grow across the country. According to NAR, there were 1.35 million units for sale heading into September, a 0.7% increase from the previous month and a 22.7% jump from the same time last year. And while monthly existing-home sales were lower than expected this period, NAR Chief Economist Lawrence Yun believes that the rise in inventory, along with lower mortgage rates, should help sales improve in the months ahead.

Quick Facts

- 20.6%

Change in
Closed Sales
All Properties

+ 3.3%

Change in
Median Closed Price
All Properties

+ 22.8%

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	9-2023	9-2024	% Change	YTD 2023	YTD 2024	% Change
New Listings		348	265	- 23.9%	2,712	2,735	+ 0.8%
Pending Sales		119	134	+ 12.6%	1,526	1,535	+ 0.6%
Closed Sales		156	110	- 29.5%	1,460	1,463	+ 0.2%
Days on Market Until Sale		50	61	+ 22.0%	71	69	- 2.8%
Median Closed Price		\$408,588	\$406,472	- 0.5%	\$437,406	\$420,647	- 3.8%
Average Closed Price		\$475,432	\$441,941	- 7.0%	\$482,690	\$470,673	- 2.5%
Percent of List Price Received		100.7%	100.2%	- 0.5%	101.0%	100.5%	- 0.5%
Housing Affordability Index		82	91	+ 11.0%	76	88	+ 15.8%
Inventory of Homes for Sale		934	1,067	+ 14.2%	—	—	—
Months Supply of Inventory		6.3	6.9	+ 9.5%	—	—	—

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	9-2023	9-2024	% Change	YTD 2023	YTD 2024	% Change
New Listings		1,344	1,333	- 0.8%	10,433	11,779	+ 12.9%
Pending Sales		807	818	+ 1.4%	7,916	7,948	+ 0.4%
Closed Sales		959	775	- 19.2%	7,597	7,542	- 0.7%
Days on Market Until Sale		11	17	+ 54.5%	11	14	+ 27.3%
Median Closed Price		\$285,000	\$299,500	+ 5.1%	\$282,000	\$294,500	+ 4.4%
Average Closed Price		\$327,692	\$347,710	+ 6.1%	\$326,407	\$340,522	+ 4.3%
Percent of List Price Received		99.7%	98.9%	- 0.8%	100.6%	99.3%	- 1.3%
Housing Affordability Index		117	123	+ 5.1%	118	125	+ 5.9%
Inventory of Homes for Sale		1,070	1,394	+ 30.3%	—	—	—
Months Supply of Inventory		1.3	1.7	+ 30.8%	—	—	—

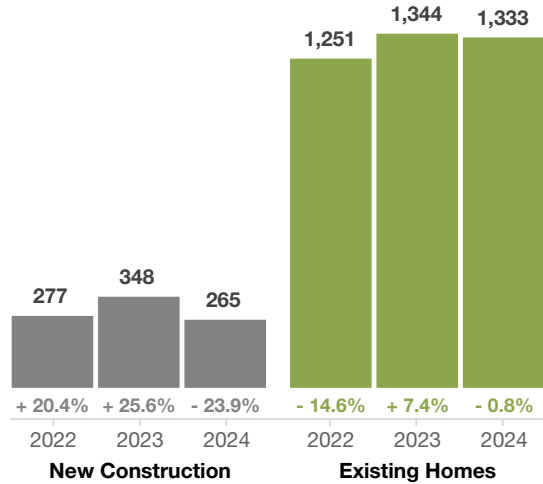
New Listings

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

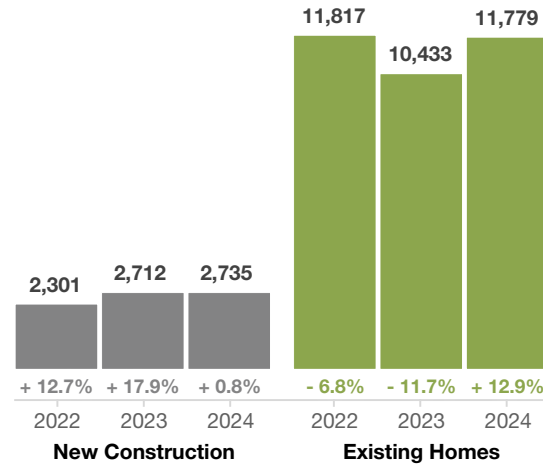


Omaha Area Region

September

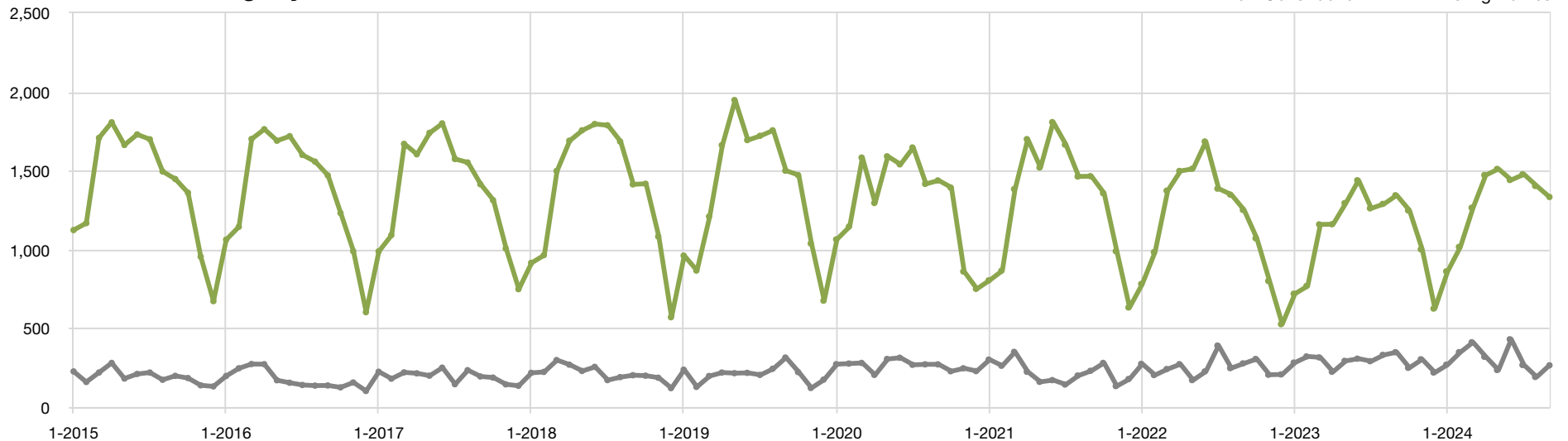


Year to Date



New Listings	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	411	+ 30.5%	1,265	+ 9.1%
Apr-2024	319	+ 42.4%	1,472	+ 26.9%
May-2024	235	- 19.8%	1,511	+ 16.8%
Jun-2024	430	+ 40.1%	1,441	+ 0.1%
Jul-2024	267	- 8.2%	1,477	+ 17.1%
Aug-2024	191	- 42.3%	1,403	+ 8.8%
Sep-2024	265	- 23.9%	1,333	- 0.8%
12-Month Avg	292	+ 2.1%	1,221	+ 14.2%

Historical New Listings by Month



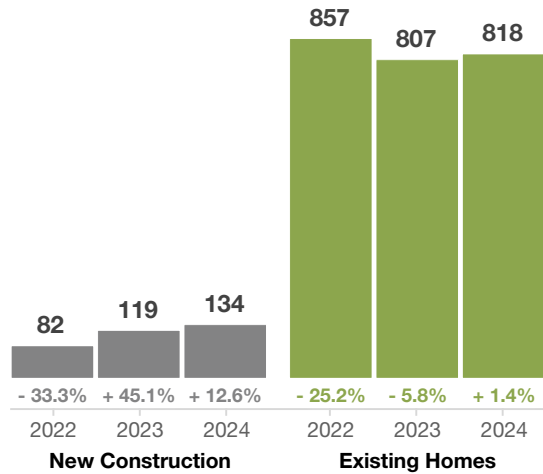
Pending Sales

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

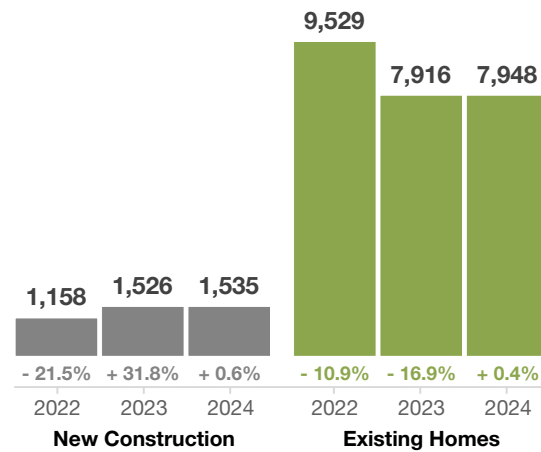


Omaha Area Region

September

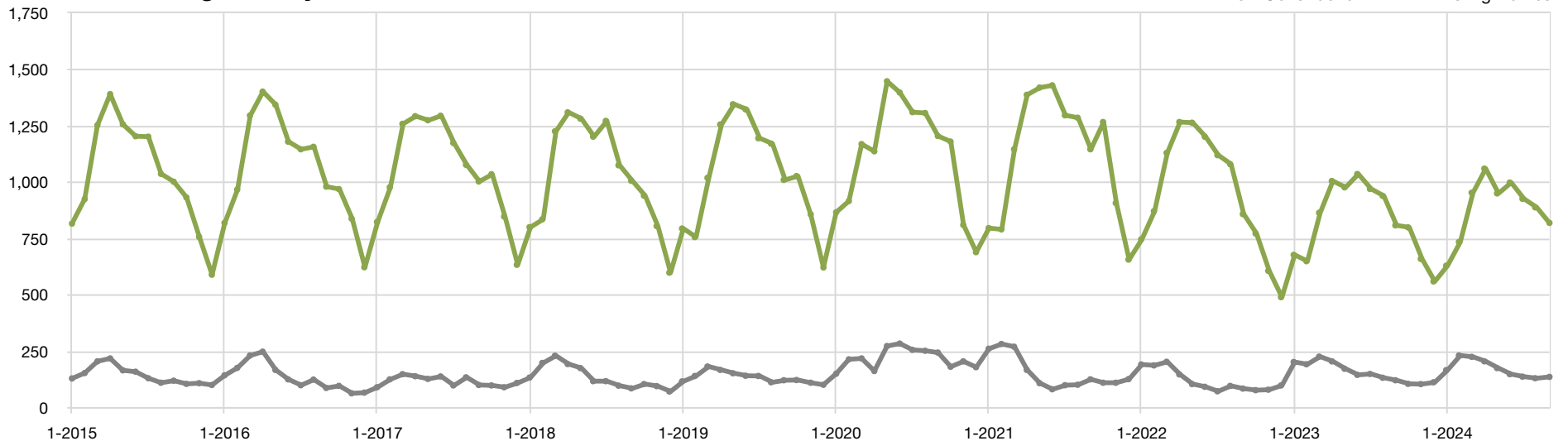


Year to Date



Pending Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Oct-2023	103	+ 37.3%	798	+ 3.5%
Nov-2023	102	+ 32.5%	658	+ 8.8%
Dec-2023	110	+ 14.6%	558	+ 14.3%
Jan-2024	164	- 18.0%	628	- 7.1%
Feb-2024	229	+ 20.5%	733	+ 13.1%
Mar-2024	223	- 0.4%	952	+ 10.3%
Apr-2024	203	0.0%	1,059	+ 5.5%
May-2024	173	+ 1.8%	949	- 2.8%
Jun-2024	146	+ 2.1%	997	- 3.7%
Jul-2024	135	- 8.2%	925	- 4.5%
Aug-2024	128	- 1.5%	887	- 5.4%
Sep-2024	134	+ 12.6%	818	+ 1.4%
12-Month Avg	154	+ 4.1%	830	+ 1.8%

Historical Pending Sales by Month



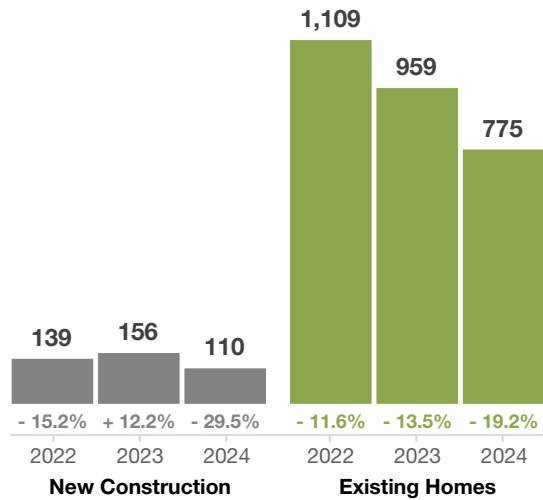
Closed Sales

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

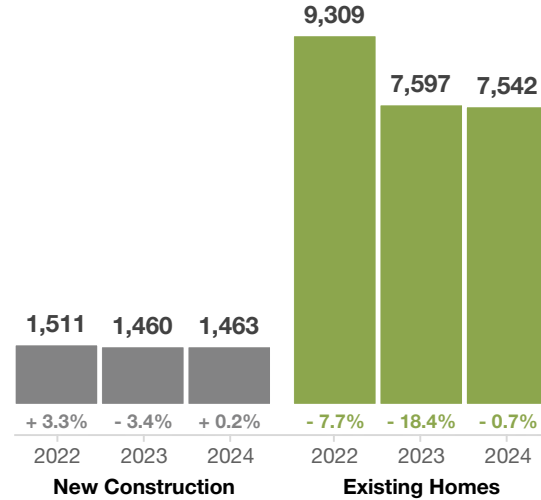


Omaha Area Region

September

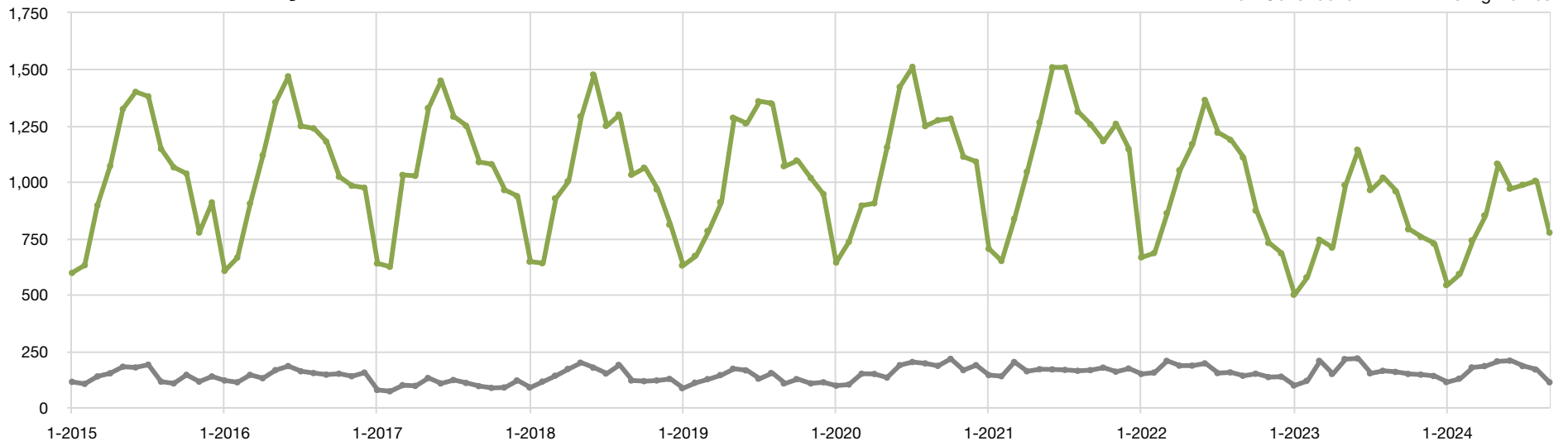


Year to Date



Closed Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	111	+15.6%	542	+8.6%
Feb-2024	126	+8.6%	591	+2.6%
Mar-2024	176	-14.1%	740	-0.4%
Apr-2024	182	+23.8%	851	+20.2%
May-2024	203	-4.7%	1,081	+9.6%
Jun-2024	206	-4.6%	970	-15.1%
Jul-2024	182	+21.3%	987	+2.4%
Aug-2024	167	+3.7%	1,005	-1.4%
Sep-2024	110	-29.5%	775	-19.2%
12-Month Avg	158	+1.3%	818	-0.7%

Historical Closed Sales by Month



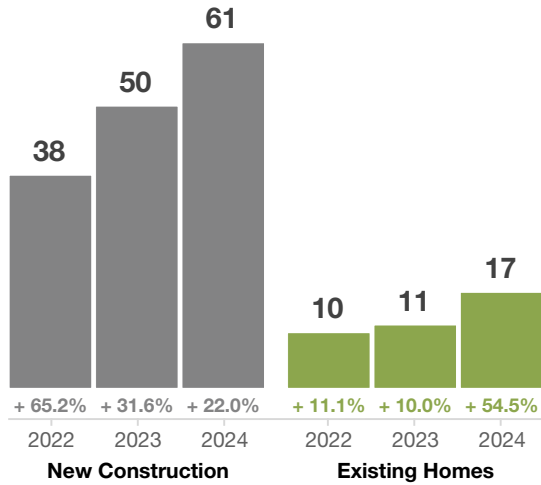
Days on Market Until Sale

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

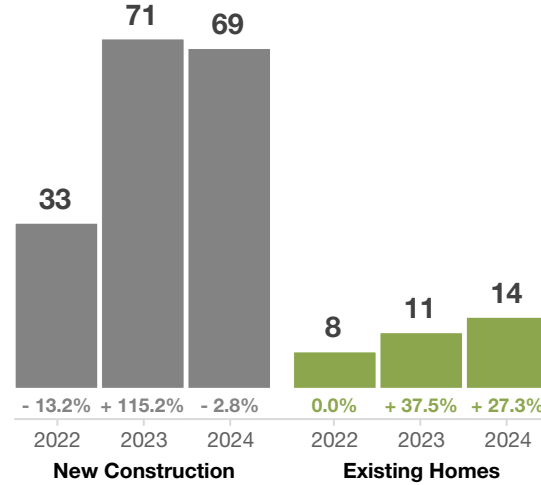


Omaha Area Region

September



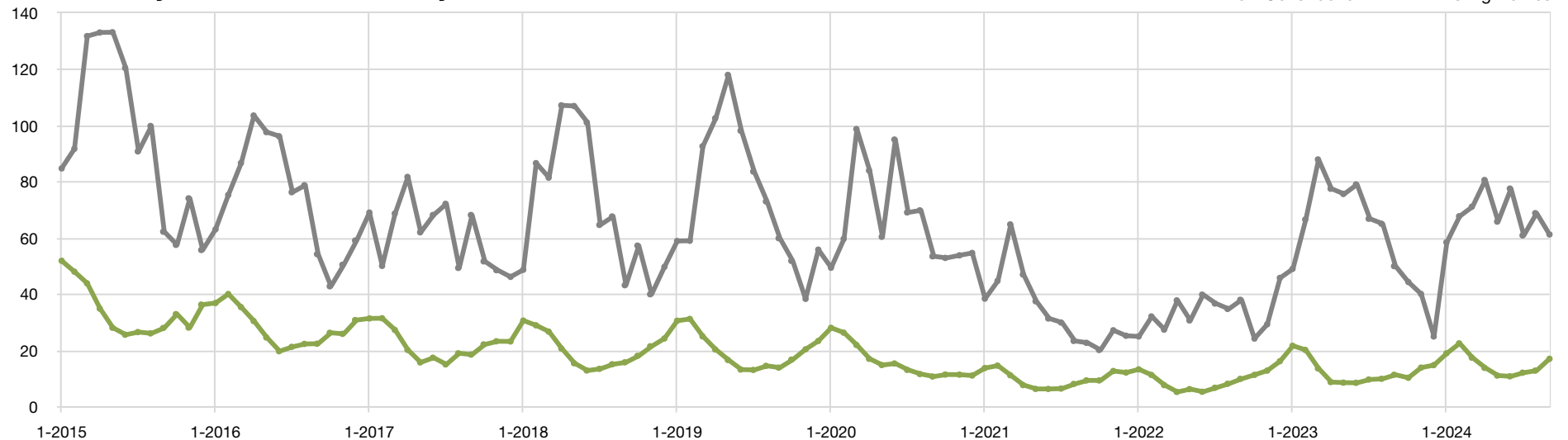
Year to Date



Days on Market	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	68	+ 3.0%	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%
Aug-2024	69	+ 6.2%	13	+ 30.0%
Sep-2024	61	+ 22.0%	17	+ 54.5%
12-Month Avg*	62	- 1.2%	14	+ 18.7%

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

Historical Days on Market Until Sale by Month



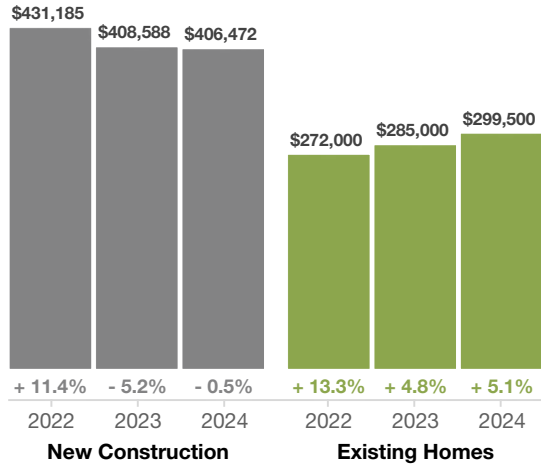
Median Closed Price

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

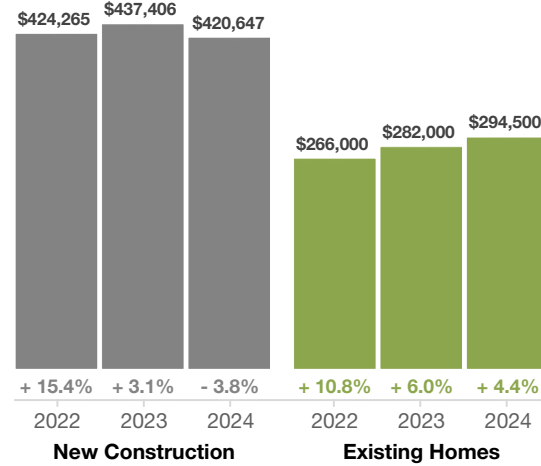


Omaha Area Region

September



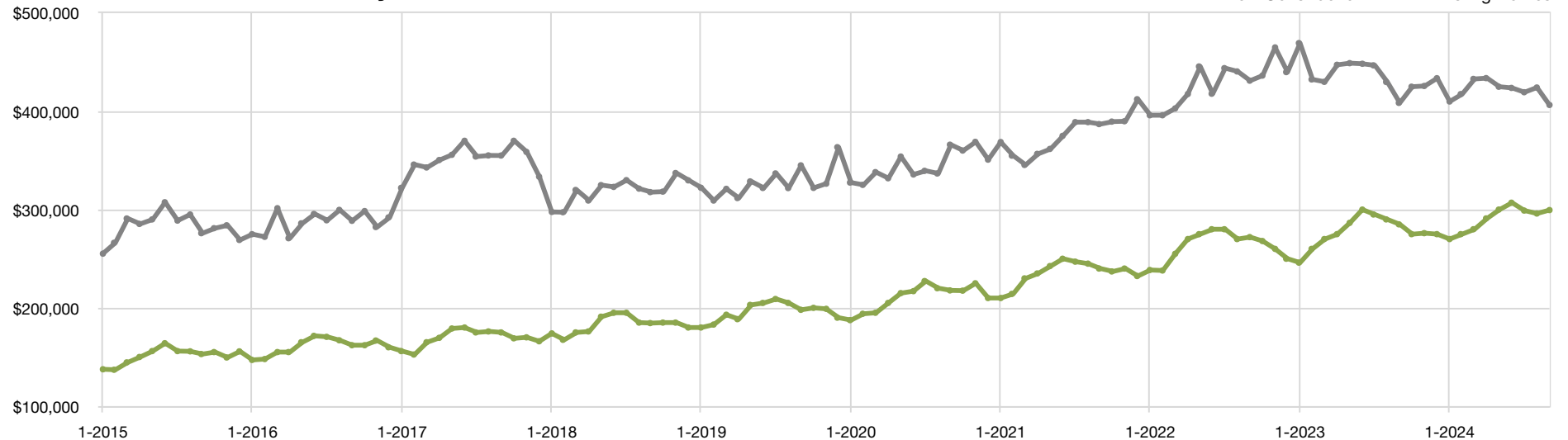
Year to Date



Month	Median Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Oct-2023	\$425,047	\$425,047	-2.6%	\$275,000	+2.6%
Nov-2023	\$425,782	\$425,782	-8.4%	\$276,000	+6.2%
Dec-2023	\$433,689	\$433,689	-1.4%	\$275,000	+10.0%
Jan-2024	\$409,990	\$409,990	-12.7%	\$270,000	+9.8%
Feb-2024	\$417,506	\$417,506	-3.5%	\$275,000	+5.8%
Mar-2024	\$432,955	\$432,955	+0.7%	\$280,000	+3.7%
Apr-2024	\$433,788	\$433,788	-3.0%	\$291,000	+5.8%
May-2024	\$425,000	\$425,000	-5.3%	\$300,000	+4.7%
Jun-2024	\$423,807	\$423,807	-5.5%	\$307,000	+2.3%
Jul-2024	\$419,416	\$419,416	-6.1%	\$299,000	+1.4%
Aug-2024	\$424,233	\$424,233	-1.3%	\$296,000	+2.1%
Sep-2024	\$406,472	\$406,472	-0.5%	\$299,500	+5.1%
12-Month Avg*	\$423,861	\$423,861	-3.4%	\$290,000	+5.3%

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

Historical Median Closed Price by Month



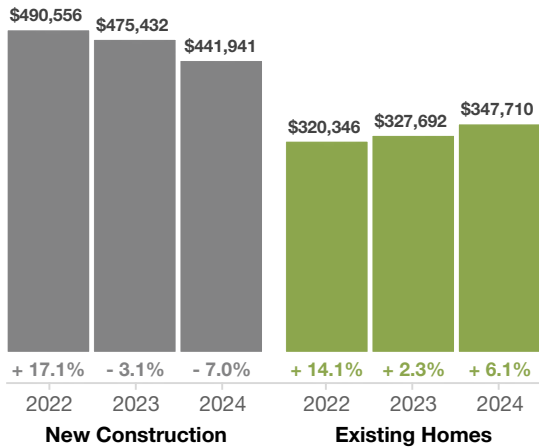
Average Closed Price

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

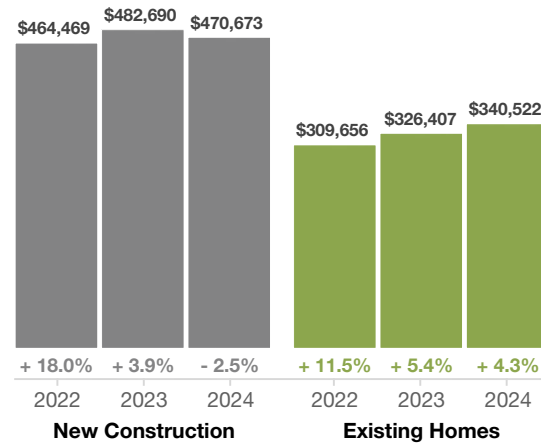


Omaha Area Region

September



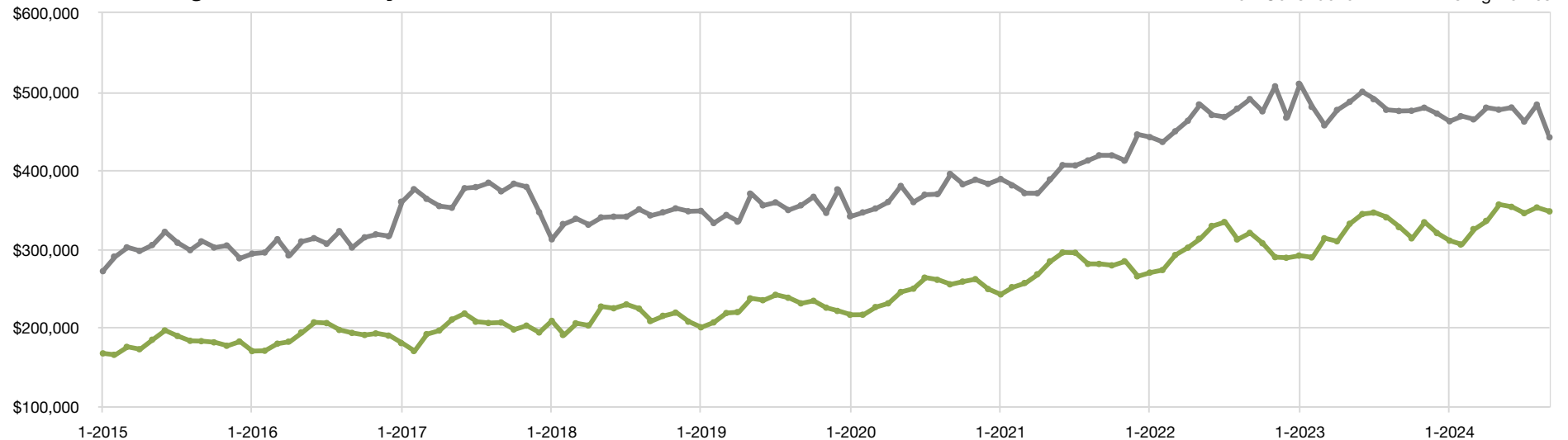
Year to Date



Average Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	\$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%	\$335,597	+ 8.4%
May-2024	\$477,047	- 2.1%	\$356,435	+ 7.4%
Jun-2024	\$479,871	- 4.0%	\$353,484	+ 2.7%
Jul-2024	\$461,970	- 5.8%	\$345,455	- 0.2%
Aug-2024	\$483,529	+ 1.4%	\$352,696	+ 3.7%
Sep-2024	\$441,941	- 7.0%	\$347,710	+ 6.1%
12-Month Avg*	\$471,849	- 2.2%	\$336,322	+ 5.3%

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

Historical Average Closed Price by Month



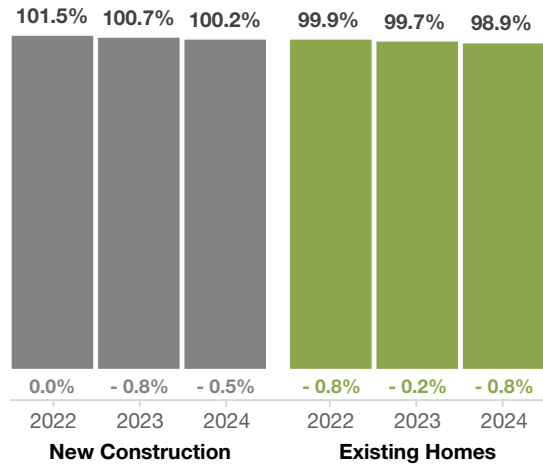
Percent of List Price Received

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.

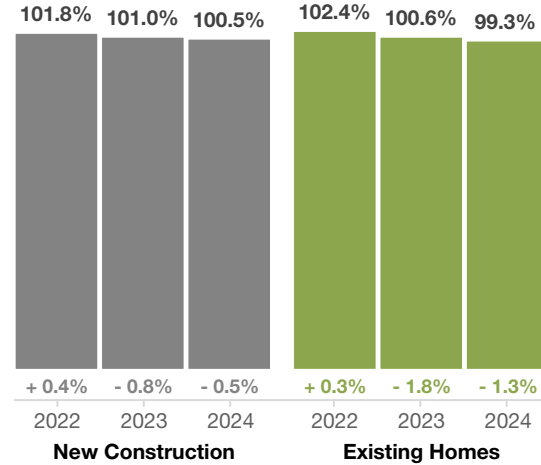


Omaha Area Region

September



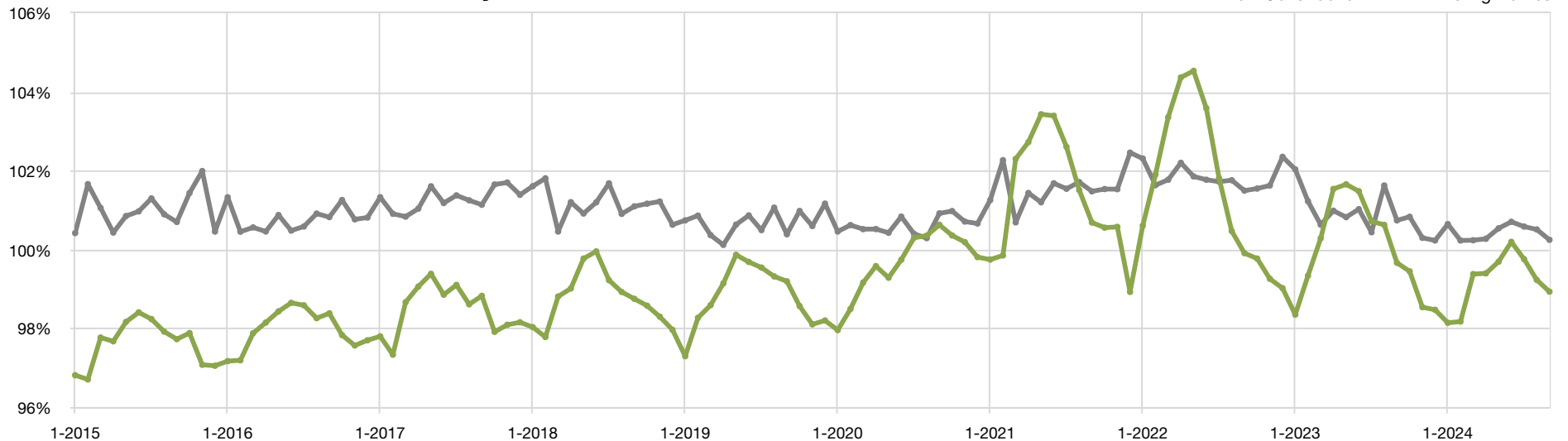
Year to Date



Pct. of List Price Received	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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%
Aug-2024	100.5%	-1.1%	99.2%	-1.4%
Sep-2024	100.2%	-0.5%	98.9%	-0.8%
12-Month Avg*	100.5%	-0.7%	99.2%	-1.1%

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

Historical Percent of List Price Received by Month



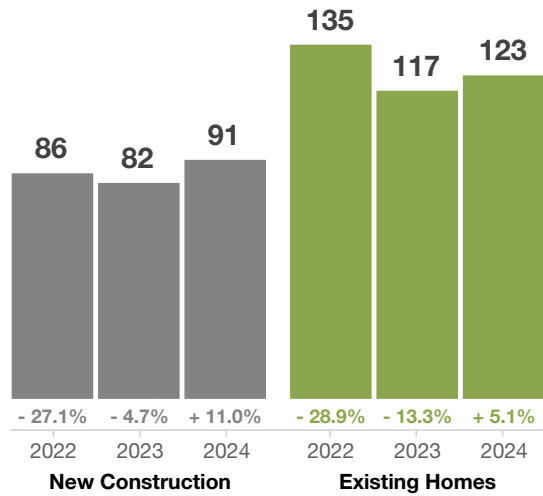
Housing Affordability Index

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.

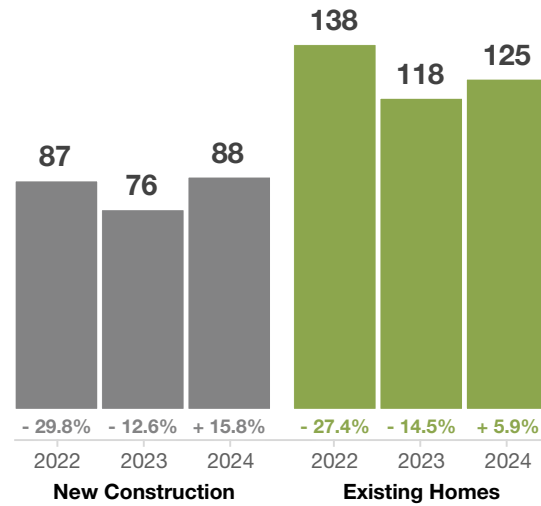


Omaha Area Region

September

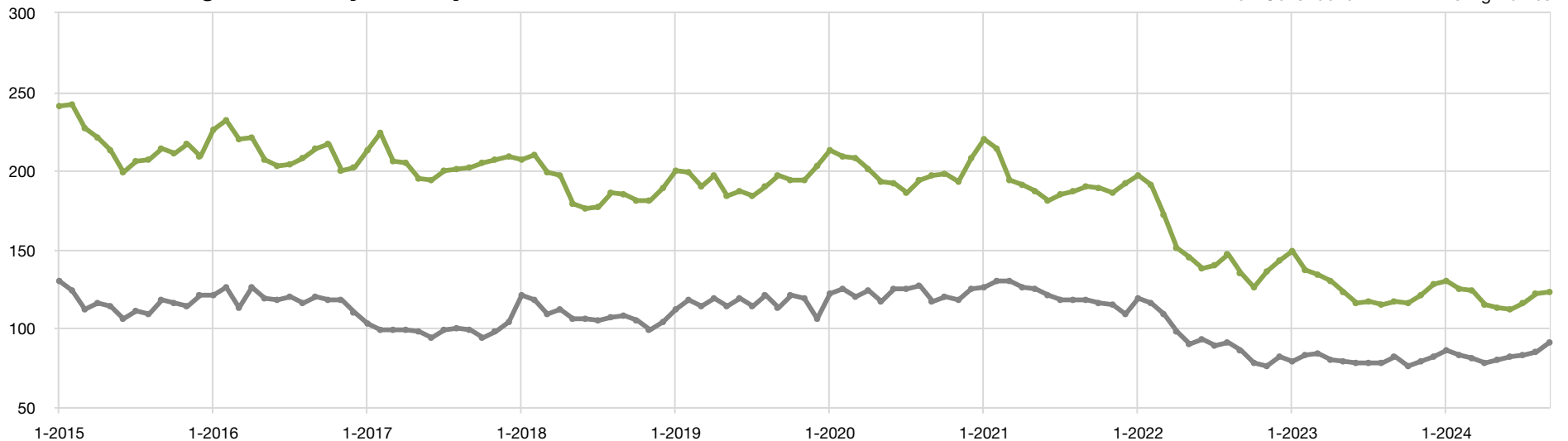


Year to Date



Affordability Index	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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%
Aug-2024	85	+ 9.0%	122	+ 6.1%
Sep-2024	91	+ 11.0%	123	+ 5.1%
12-Month Avg	82	+ 2.5%	120	- 7.0%

Historical Housing Affordability Index by Month



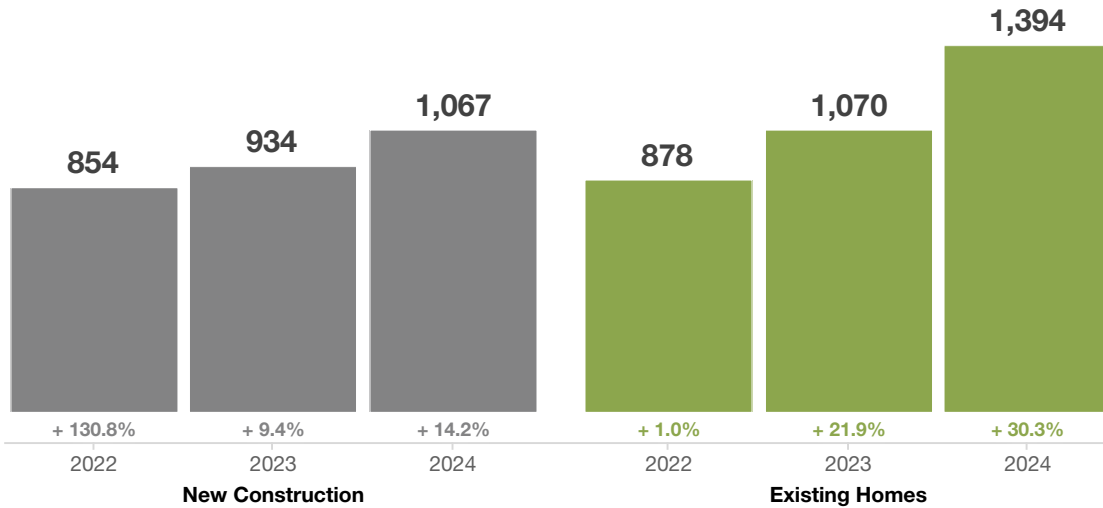
Inventory of Homes for Sale

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



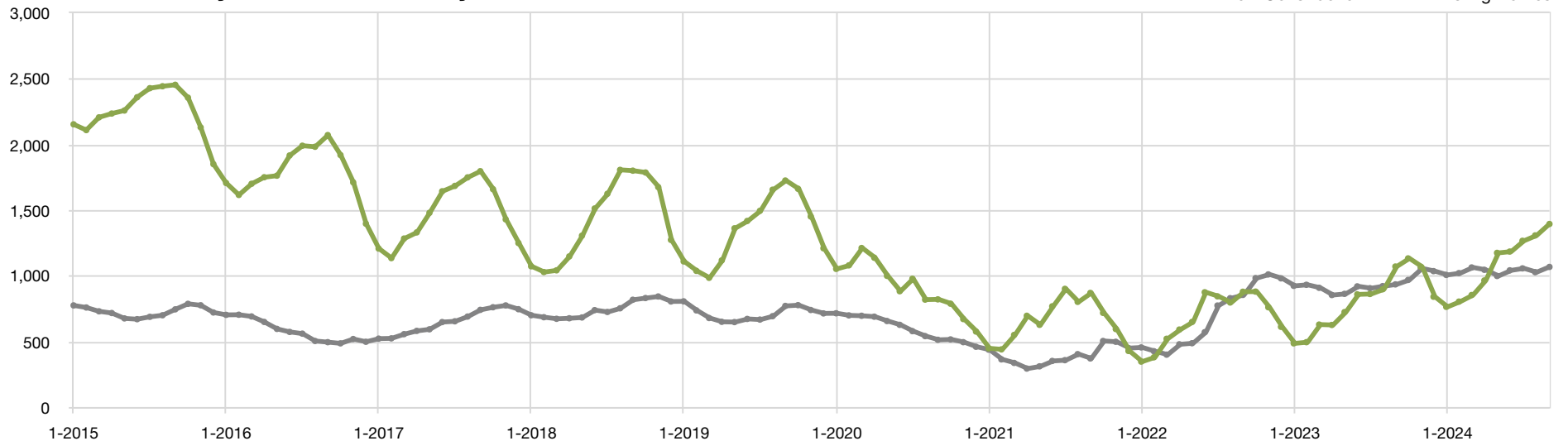
Omaha Area Region

September



Homes for Sale	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	1,063	+ 17.1%	853	+ 35.8%
Apr-2024	1,045	+ 22.5%	964	+ 54.2%
May-2024	998	+ 15.8%	1,174	+ 62.4%
Jun-2024	1,041	+ 13.3%	1,184	+ 38.0%
Jul-2024	1,056	+ 16.7%	1,266	+ 47.0%
Aug-2024	1,027	+ 11.5%	1,307	+ 45.7%
Sep-2024	1,067	+ 14.2%	1,394	+ 30.3%
12-Month Avg	1,032	+ 11.3%	1,062	+ 43.3%

Historical Inventory of Homes for Sale by Month



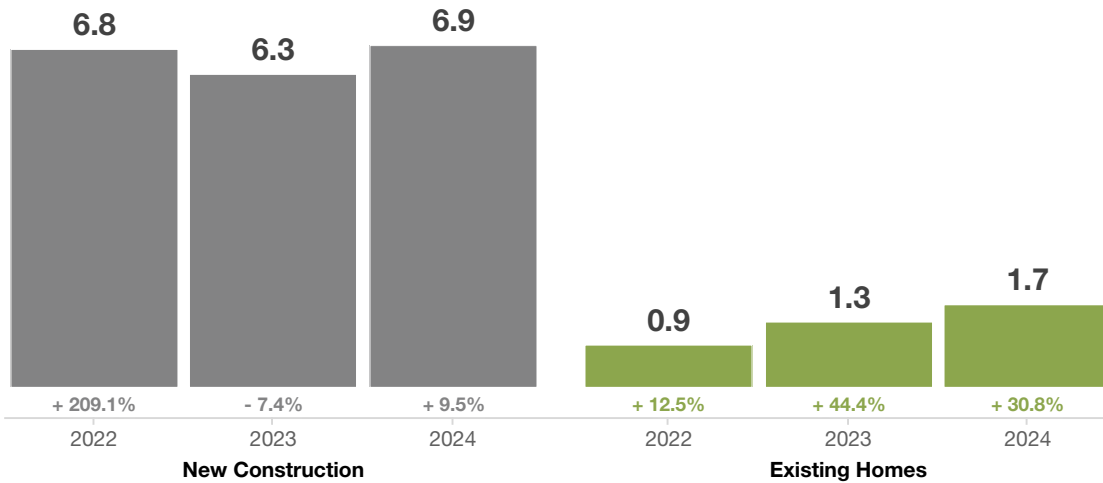
Months Supply of Inventory

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

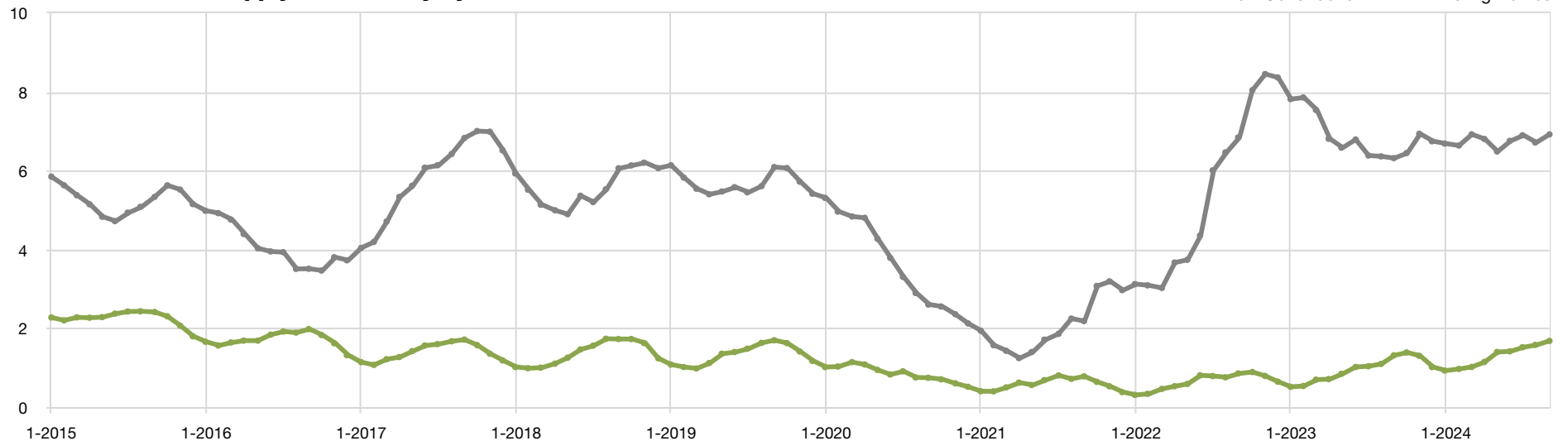
September



Months Supply	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Oct-2023	6.4	- 20.0%	1.4	+ 55.6%
Nov-2023	6.9	- 18.8%	1.3	+ 62.5%
Dec-2023	6.7	- 20.2%	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	6.8	0.0%	1.4	+ 40.0%
Jul-2024	6.9	+ 7.8%	1.5	+ 50.0%
Aug-2024	6.7	+ 4.7%	1.6	+ 45.5%
Sep-2024	6.9	+ 9.5%	1.7	+ 30.8%
12-Month Avg*	6.7	- 7.3%	1.3	+ 52.2%

* Months Supply for all properties from October 2023 through September 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	9-2023	9-2024	% Change	YTD 2023	YTD 2024	% Change
New Listings		1,692	1,598	- 5.6%	13,145	14,514	+ 10.4%
Pending Sales		926	952	+ 2.8%	9,442	9,483	+ 0.4%
Closed Sales		1,115	885	- 20.6%	9,057	9,005	- 0.6%
Days on Market Until Sale		17	22	+ 29.4%	21	23	+ 9.5%
Median Closed Price		\$305,000	\$315,000	+ 3.3%	\$305,000	\$316,000	+ 3.6%
Average Closed Price		\$348,363	\$359,423	+ 3.2%	\$351,608	\$361,655	+ 2.9%
Percent of List Price Received		99.8%	99.1%	- 0.7%	100.6%	99.5%	- 1.1%
Housing Affordability Index		109	117	+ 7.3%	109	117	+ 7.3%
Inventory of Homes for Sale		2,004	2,461	+ 22.8%	—	—	—
Months Supply of Inventory		2.1	2.5	+ 19.0%	—	—	—