

# Monthly Indicators

Great Plains Regional MLS



## 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 4.6 percent for New Construction but increased 7.0 percent for Existing Homes. Pending Sales decreased 6.8 percent for New Construction and 5.1 percent for Existing Homes. Inventory increased 3.1 percent for New Construction and 21.5 percent for Existing Homes.

Median Closed Price decreased 2.7 percent for New Construction but increased 5.7 percent for Existing Homes. Days on Market increased 176.7 percent for New Construction and 29.4 percent for Existing Homes. Months Supply of Inventory increased 1.6 percent for New Construction and 16.7 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

**+ 1.3%**

Change in  
**Closed Sales**  
All Properties

**+ 3.2%**

Change in  
**Median Closed Price**  
All Properties

**+ 12.9%**

Change in  
**Homes for Sale**  
All Properties

This report covers residential real estate activity in the Great Plains Regional MLS service area. 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.



Key Metrics	Historical Sparkbars	12-2023	12-2024	% Change	YTD 2023	YTD 2024	% Change
<b>New Listings</b>		284	<b>271</b>	- 4.6%	4,734	<b>4,682</b>	- 1.1%
<b>Pending Sales</b>		147	<b>137</b>	- 6.8%	2,431	<b>2,468</b>	+ 1.5%
<b>Closed Sales</b>		184	<b>141</b>	- 23.4%	2,526	<b>2,415</b>	- 4.4%
<b>Days on Market Until Sale</b>		30	<b>83</b>	+ 176.7%	61	<b>66</b>	+ 8.2%
<b>Median Closed Price</b>		\$433,005	<b>\$421,530</b>	- 2.7%	\$430,932	<b>\$424,990</b>	- 1.4%
<b>Average Closed Price</b>		\$468,500	<b>\$471,633</b>	+ 0.7%	\$470,333	<b>\$472,075</b>	+ 0.4%
<b>Percent of List Price Received</b>		100.2%	<b>100.8%</b>	+ 0.6%	100.8%	<b>100.5%</b>	- 0.3%
<b>Housing Affordability Index</b>		82	<b>82</b>	0.0%	82	<b>82</b>	0.0%
<b>Inventory of Homes for Sale</b>		1,273	<b>1,313</b>	+ 3.1%	—	—	—
<b>Months Supply of Inventory</b>		6.3	<b>6.4</b>	+ 1.6%	—	—	—

# 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.



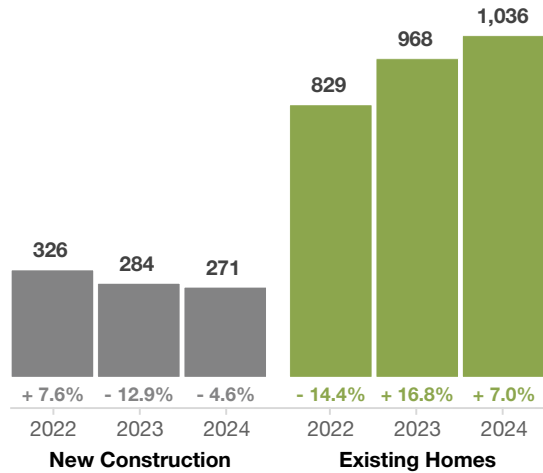
Key Metrics	Historical Sparkbars	12-2023	12-2024	% Change	YTD 2023	YTD 2024	% Change
<b>New Listings</b>		968	<b>1,036</b>	+ 7.0%	20,207	<b>22,442</b>	+ 11.1%
<b>Pending Sales</b>		864	<b>820</b>	- 5.1%	14,707	<b>14,937</b>	+ 1.6%
<b>Closed Sales</b>		1,053	<b>1,112</b>	+ 5.6%	14,604	<b>14,891</b>	+ 2.0%
<b>Days on Market Until Sale</b>		17	<b>22</b>	+ 29.4%	13	<b>17</b>	+ 30.8%
<b>Median Closed Price</b>		\$265,000	<b>\$280,000</b>	+ 5.7%	\$272,500	<b>\$285,000</b>	+ 4.6%
<b>Average Closed Price</b>		\$305,639	<b>\$329,012</b>	+ 7.6%	\$311,695	<b>\$327,534</b>	+ 5.1%
<b>Percent of List Price Received</b>		98.2%	<b>98.2%</b>	0.0%	99.8%	<b>98.9%</b>	- 0.9%
<b>Housing Affordability Index</b>		133	<b>124</b>	- 6.8%	130	<b>122</b>	- 6.2%
<b>Inventory of Homes for Sale</b>		1,433	<b>1,741</b>	+ 21.5%	—	—	—
<b>Months Supply of Inventory</b>		1.2	<b>1.4</b>	+ 16.7%	—	—	—

# New Listings

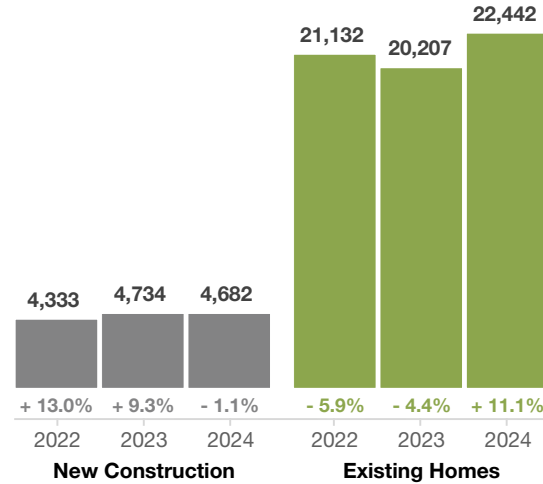
A count of the properties that have been newly listed on the market in a given month.



## December

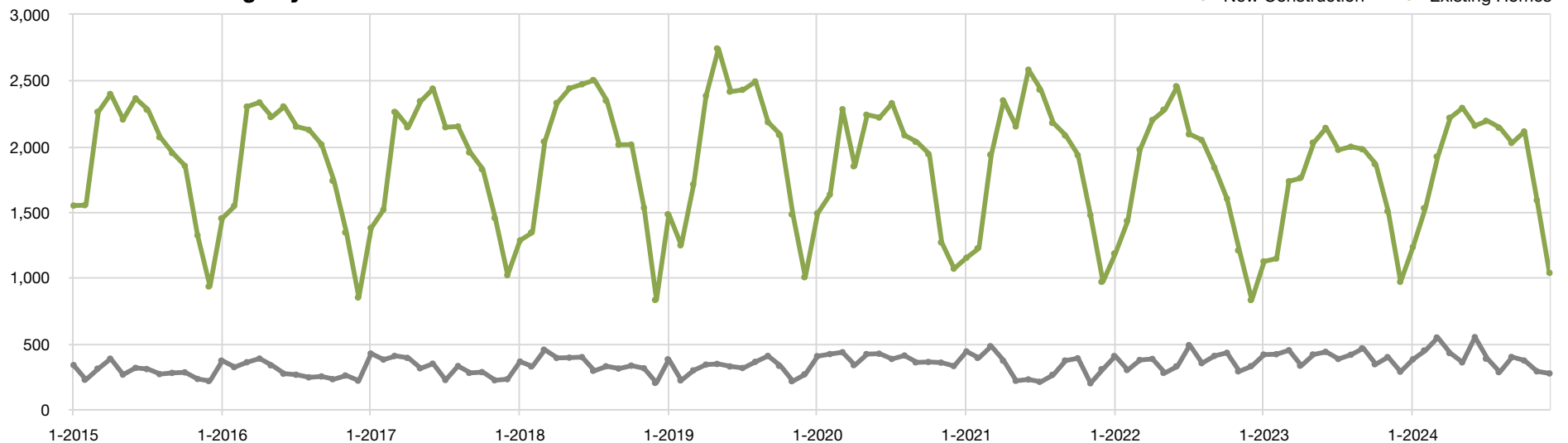


## Year to Date



	New Listings	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jan-2024		378	- 8.7%	1,233	+ 9.8%
Feb-2024		445	+ 6.7%	1,529	+ 33.5%
Mar-2024		544	+ 21.7%	1,921	+ 10.8%
Apr-2024		426	+ 29.1%	2,216	+ 26.1%
May-2024		355	- 14.5%	2,291	+ 13.0%
Jun-2024		547	+ 25.7%	2,156	+ 0.8%
Jul-2024		383	+ 0.5%	2,193	+ 11.2%
Aug-2024		281	- 32.0%	2,141	+ 7.3%
Sep-2024		396	- 14.3%	2,025	+ 2.4%
Oct-2024		369	+ 8.2%	2,112	+ 13.3%
Nov-2024		287	- 27.3%	1,589	+ 5.6%
<b>Dec-2024</b>	<b>271</b>	<b>271</b>	<b>- 4.6%</b>	<b>1,036</b>	<b>+ 7.0%</b>
12-Month Avg		390	- 1.3%	1,870	+ 11.0%

## Historical New Listings by Month

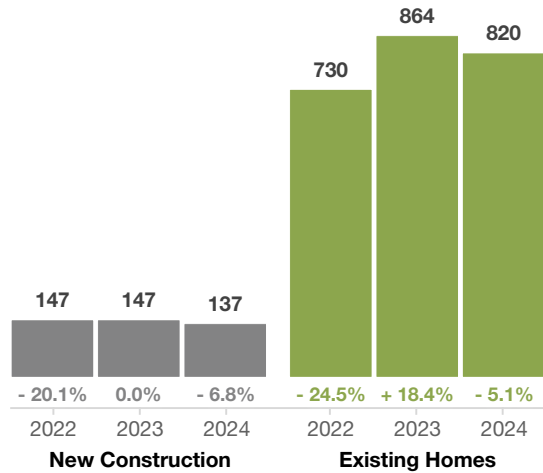


# Pending Sales

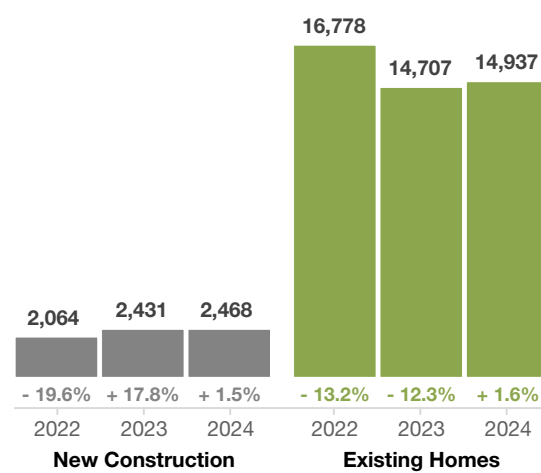
A count of the properties on which offers have been accepted in a given month.



## December

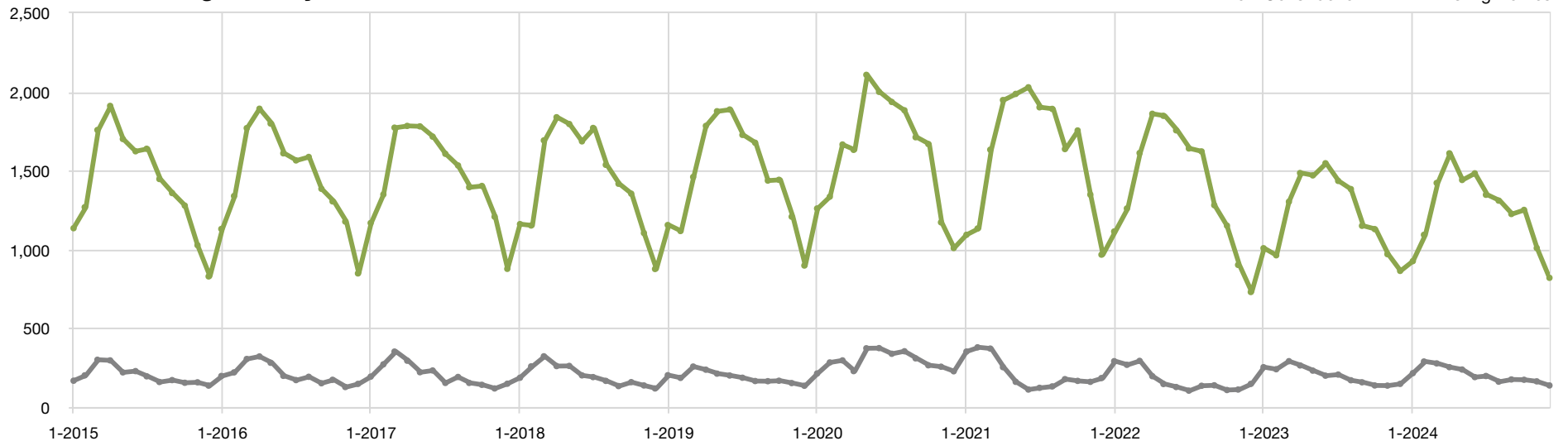


## Year to Date



Pending Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jan-2024	215	- 15.0%	926	- 8.1%
Feb-2024	289	+ 20.4%	1,093	+ 13.5%
Mar-2024	277	- 4.8%	1,422	+ 9.1%
Apr-2024	253	- 4.2%	1,610	+ 8.4%
May-2024	238	+ 3.0%	1,441	- 2.0%
Jun-2024	190	- 4.5%	1,483	- 4.1%
Jul-2024	197	- 4.4%	1,347	- 6.1%
Aug-2024	161	- 5.3%	1,310	- 5.3%
Sep-2024	175	+ 11.5%	1,225	+ 6.5%
Oct-2024	173	+ 26.3%	1,251	+ 10.8%
Nov-2024	163	+ 19.9%	1,009	+ 4.0%
<b>Dec-2024</b>	<b>137</b>	<b>- 6.8%</b>	<b>820</b>	<b>- 5.1%</b>
12-Month Avg	206	+ 1.5%	1,245	+ 1.5%

## Historical Pending Sales by Month

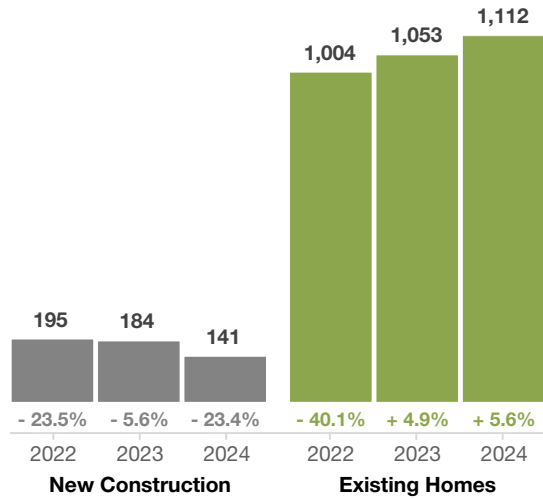


# Closed Sales

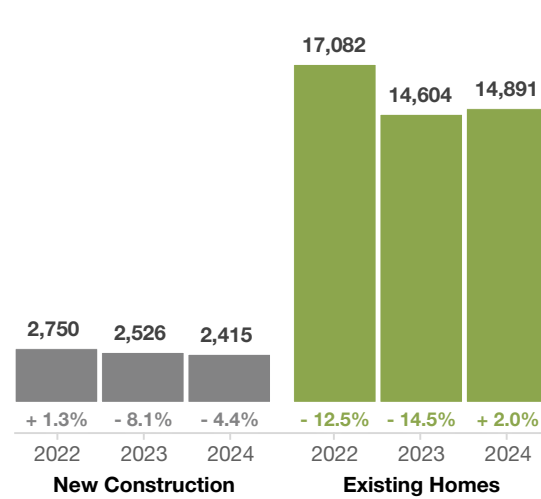
A count of the actual sales that closed in a given month.



## December

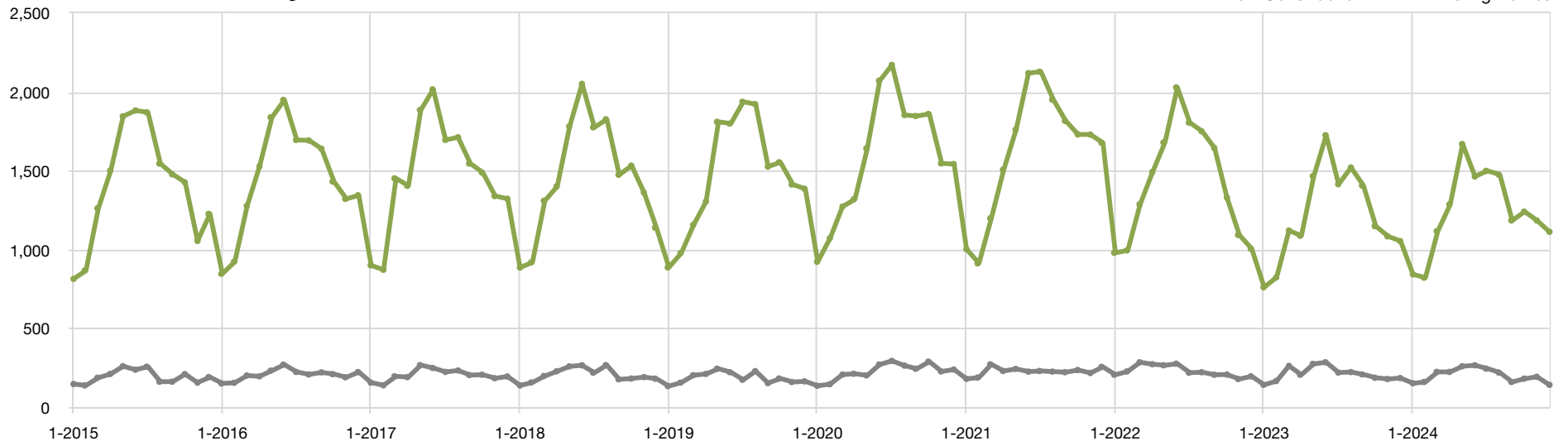


## Year to Date



Closed Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jan-2024	151	+ 7.1%	842	+ 10.8%
Feb-2024	159	- 3.6%	821	- 0.2%
Mar-2024	223	- 14.6%	1,116	- 0.4%
Apr-2024	223	+ 8.8%	1,286	+ 18.3%
May-2024	259	- 5.5%	1,669	+ 13.9%
Jun-2024	265	- 6.7%	1,463	- 15.2%
Jul-2024	244	+ 11.4%	1,499	+ 6.0%
Aug-2024	219	- 1.4%	1,475	- 3.0%
Sep-2024	159	- 23.2%	1,184	- 15.8%
Oct-2024	180	- 3.2%	1,240	+ 8.0%
Nov-2024	192	+ 7.9%	1,184	+ 9.3%
<b>Dec-2024</b>	<b>141</b>	<b>- 23.4%</b>	<b>1,112</b>	<b>+ 5.6%</b>
12-Month Avg	201	- 4.7%	1,241	+ 2.0%

## Historical Closed Sales by Month

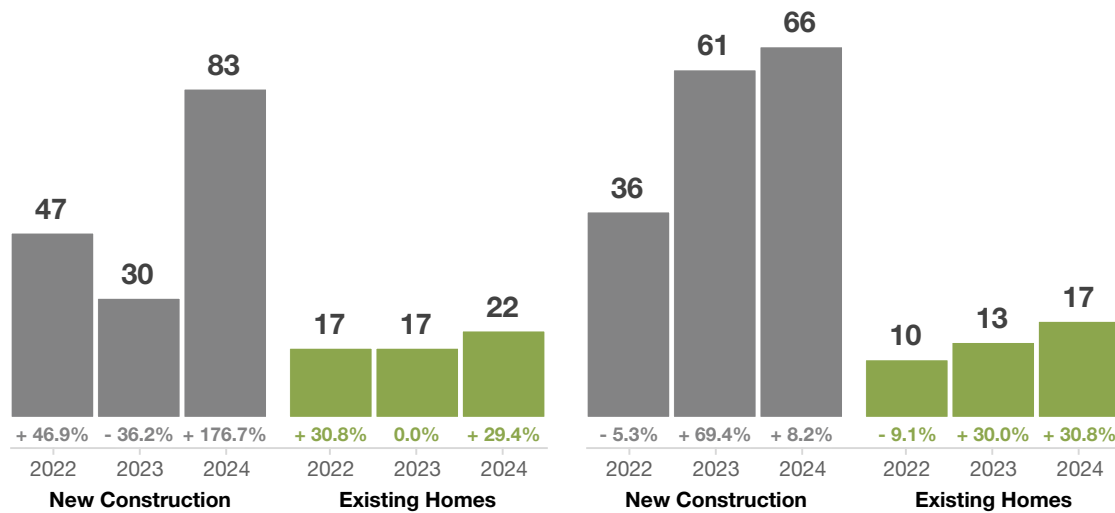


# Days on Market Until Sale

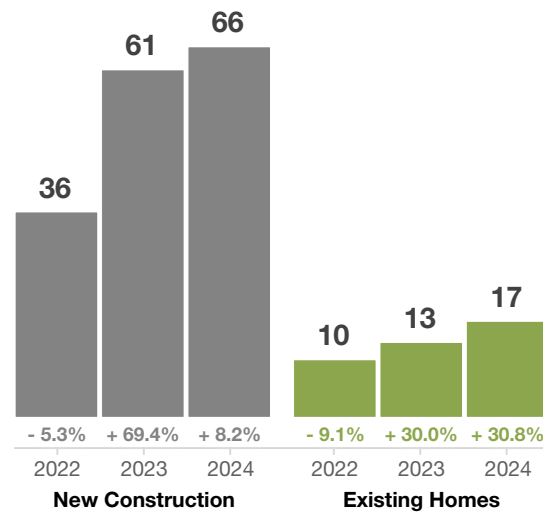
Average number of days between when a property is listed and when an offer is accepted in a given month.



## December



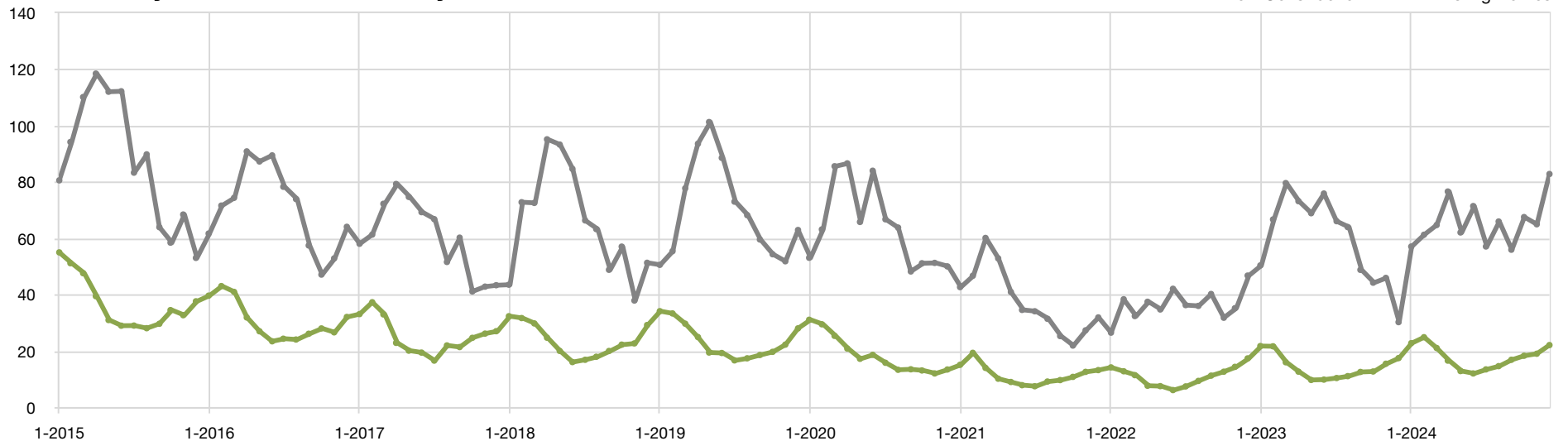
## Year to Date



Days on Market	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jan-2024	57	+ 14.0%	23	+ 4.5%
Feb-2024	61	- 9.0%	25	+ 13.6%
Mar-2024	65	- 18.8%	21	+ 31.3%
Apr-2024	77	+ 5.5%	16	+ 23.1%
May-2024	62	- 10.1%	13	+ 30.0%
Jun-2024	71	- 6.6%	12	+ 20.0%
Jul-2024	57	- 13.6%	13	+ 30.0%
Aug-2024	66	+ 3.1%	15	+ 36.4%
Sep-2024	56	+ 14.3%	17	+ 41.7%
Oct-2024	68	+ 54.5%	18	+ 38.5%
Nov-2024	65	+ 41.3%	19	+ 26.7%
<b>Dec-2024</b>	<b>83</b>	<b>+ 176.7%</b>	<b>22</b>	<b>+ 29.4%</b>
12-Month Avg*	66	+ 6.9%	17	+ 27.7%

\* 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

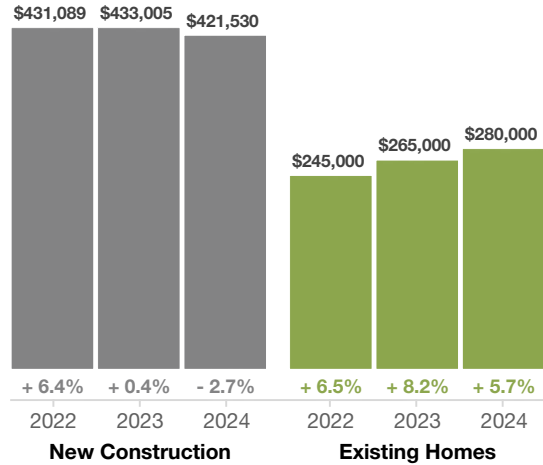


# Median Closed Price

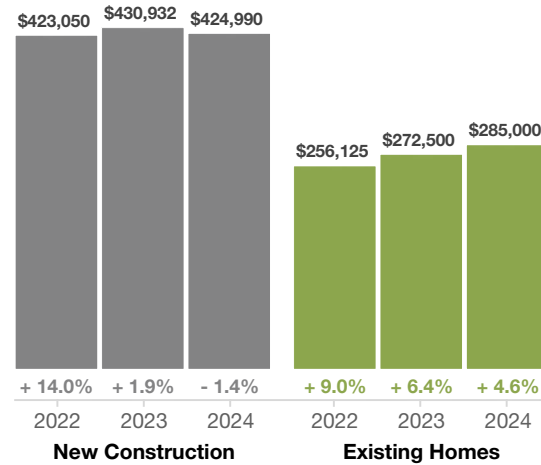
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## December



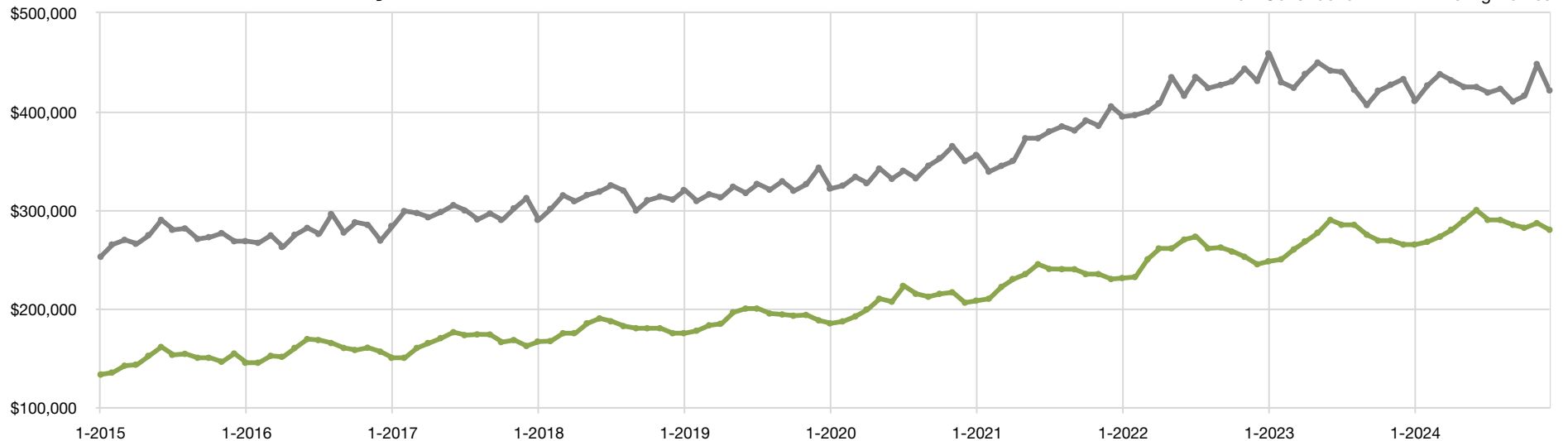
## Year to Date



Median Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jan-2024	\$410,790	- 10.5%	\$265,000	+ 6.9%
Feb-2024	\$426,491	- 0.8%	\$267,750	+ 7.1%
Mar-2024	\$437,990	+ 3.3%	\$273,000	+ 5.0%
Apr-2024	\$431,652	- 1.5%	\$280,000	+ 4.4%
May-2024	\$425,000	- 5.5%	\$290,000	+ 4.7%
Jun-2024	\$424,995	- 3.8%	\$300,000	+ 3.4%
Jul-2024	\$419,308	- 4.7%	\$290,000	+ 1.8%
Aug-2024	\$423,100	+ 0.2%	\$289,975	+ 1.7%
Sep-2024	\$410,240	+ 0.9%	\$285,000	+ 3.6%
Oct-2024	\$416,170	- 1.2%	\$282,000	+ 4.8%
Nov-2024	\$448,243	+ 4.9%	\$286,750	+ 6.6%
<b>Dec-2024</b>	<b>\$421,530</b>	<b>- 2.7%</b>	<b>\$280,000</b>	<b>+ 5.7%</b>
12-Month Avg*	\$424,990	- 1.4%	\$285,000	+ 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



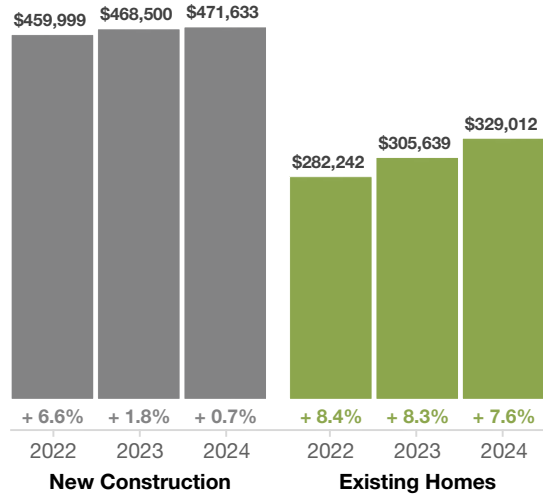


# Average Closed Price

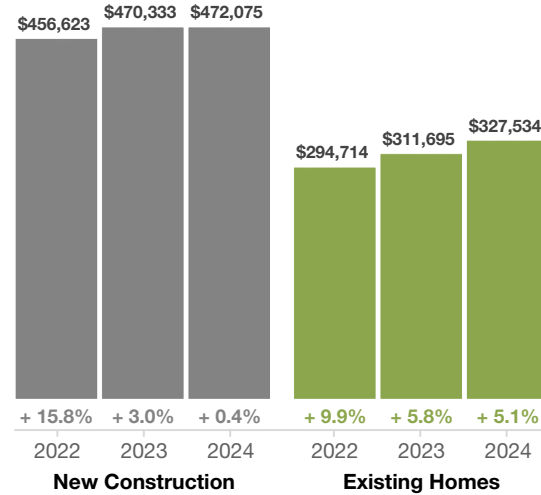
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## December



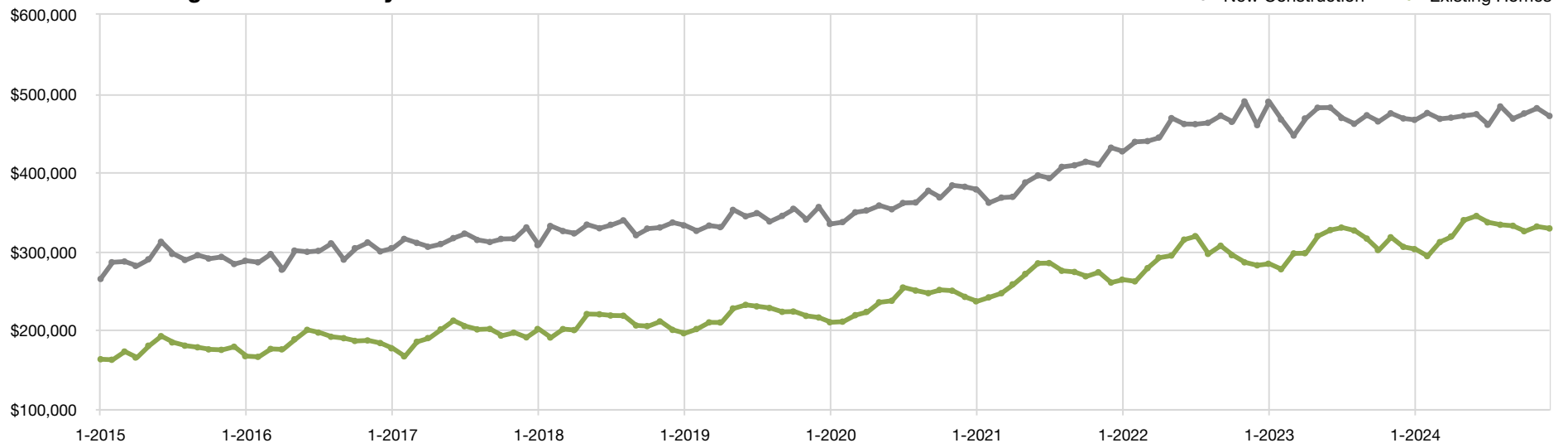
## Year to Date



Average Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jan-2024	\$466,702	- 4.7%	\$302,722	+ 6.5%
Feb-2024	\$475,399	+ 1.8%	\$293,911	+ 6.0%
Mar-2024	\$468,003	+ 4.8%	\$311,685	+ 4.8%
Apr-2024	\$469,492	+ 0.2%	\$318,713	+ 7.1%
May-2024	\$471,921	- 2.1%	\$339,507	+ 6.3%
Jun-2024	\$473,889	- 1.7%	\$344,822	+ 5.5%
Jul-2024	\$460,419	- 1.9%	\$336,686	+ 2.0%
Aug-2024	\$483,662	+ 4.8%	\$333,687	+ 2.2%
Sep-2024	\$468,228	- 0.9%	\$332,358	+ 5.1%
Oct-2024	\$474,864	+ 2.2%	\$325,497	+ 7.9%
Nov-2024	\$481,482	+ 1.4%	\$331,434	+ 4.3%
<b>Dec-2024</b>	<b>\$471,633</b>	<b>+ 0.7%</b>	<b>\$329,012</b>	<b>+ 7.6%</b>
12-Month Avg*	\$472,075	+ 0.4%	\$327,534	+ 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

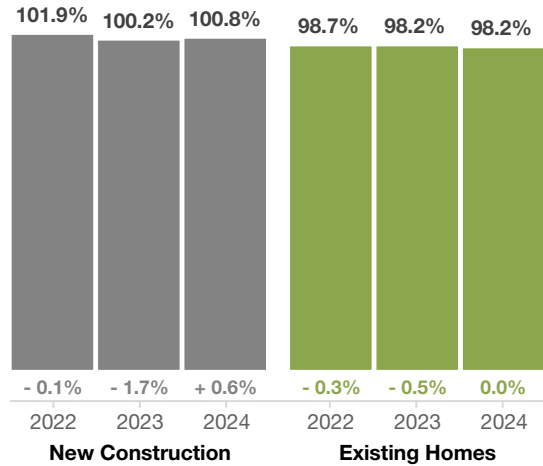


# Percent of List Price Received

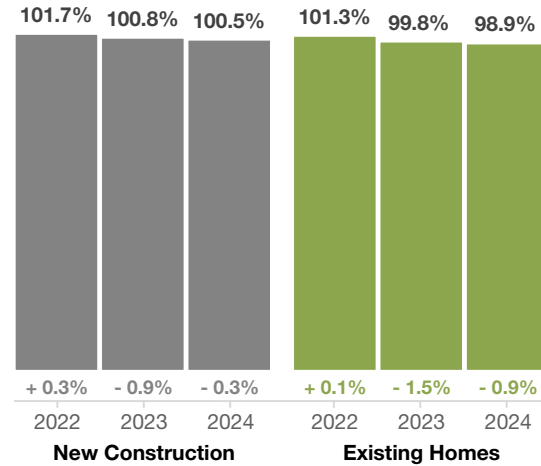
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## December



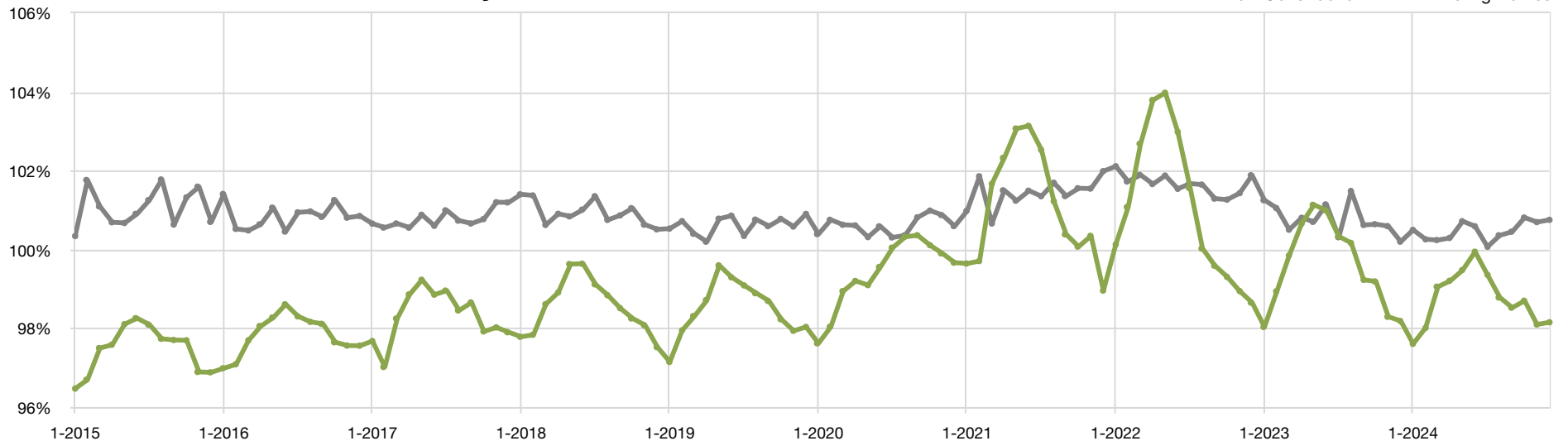
## Year to Date



Pct. of List Price Received	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jan-2024	100.5%	-0.8%	97.6%	-0.4%
Feb-2024	100.3%	-0.8%	98.0%	-0.9%
Mar-2024	100.2%	-0.3%	99.1%	-0.7%
Apr-2024	100.3%	-0.5%	99.2%	-1.5%
May-2024	100.7%	0.0%	99.5%	-1.6%
Jun-2024	100.6%	-0.5%	99.9%	-1.1%
Jul-2024	100.1%	-0.2%	99.4%	-0.9%
Aug-2024	100.4%	-1.1%	98.8%	-1.4%
Sep-2024	100.5%	-0.1%	98.5%	-0.7%
Oct-2024	100.8%	+0.2%	98.7%	-0.5%
Nov-2024	100.7%	+0.1%	98.1%	-0.2%
<b>Dec-2024</b>	<b>100.8%</b>	<b>+0.6%</b>	<b>98.2%</b>	<b>0.0%</b>
12-Month Avg*	100.5%	-0.3%	98.9%	-0.9%

\* 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

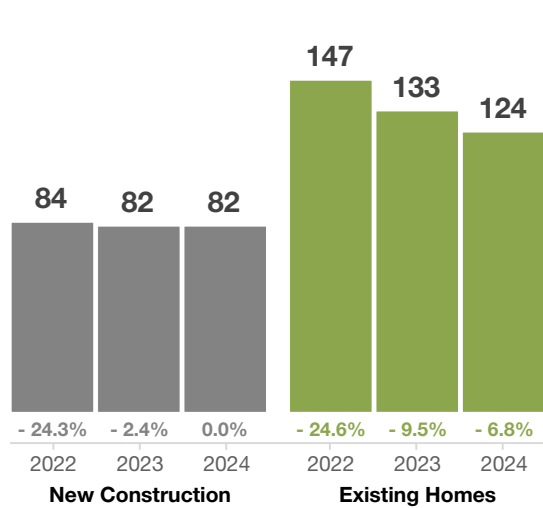


# Housing Affordability Index

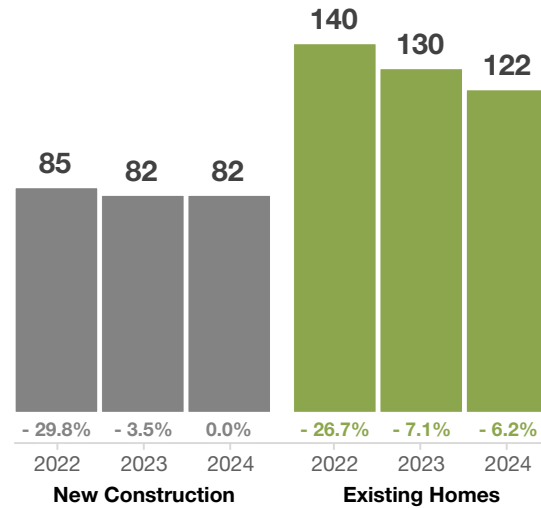
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



## December

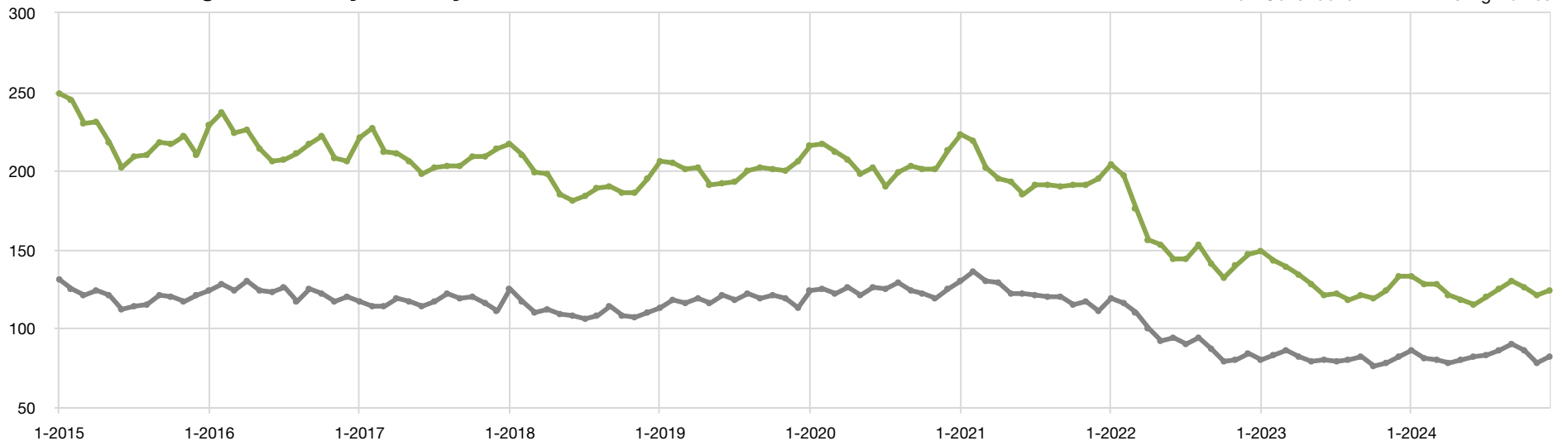


## Year to Date



Affordability Index	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jan-2024	86	+ 7.5%	133	- 10.7%
Feb-2024	81	- 2.4%	128	- 10.5%
Mar-2024	80	- 7.0%	128	- 7.9%
Apr-2024	78	- 4.9%	121	- 9.7%
May-2024	80	+ 1.3%	118	- 7.8%
Jun-2024	82	+ 2.5%	115	- 5.0%
Jul-2024	83	+ 5.1%	120	- 1.6%
Aug-2024	86	+ 7.5%	125	+ 5.9%
Sep-2024	90	+ 9.8%	130	+ 7.4%
Oct-2024	86	+ 13.2%	126	+ 5.9%
Nov-2024	78	0.0%	121	- 2.4%
<b>Dec-2024</b>	<b>82</b>	<b>0.0%</b>	<b>124</b>	<b>- 6.8%</b>
12-Month Avg	83	+ 2.5%	124	- 3.9%

## Historical Housing Affordability Index by Month

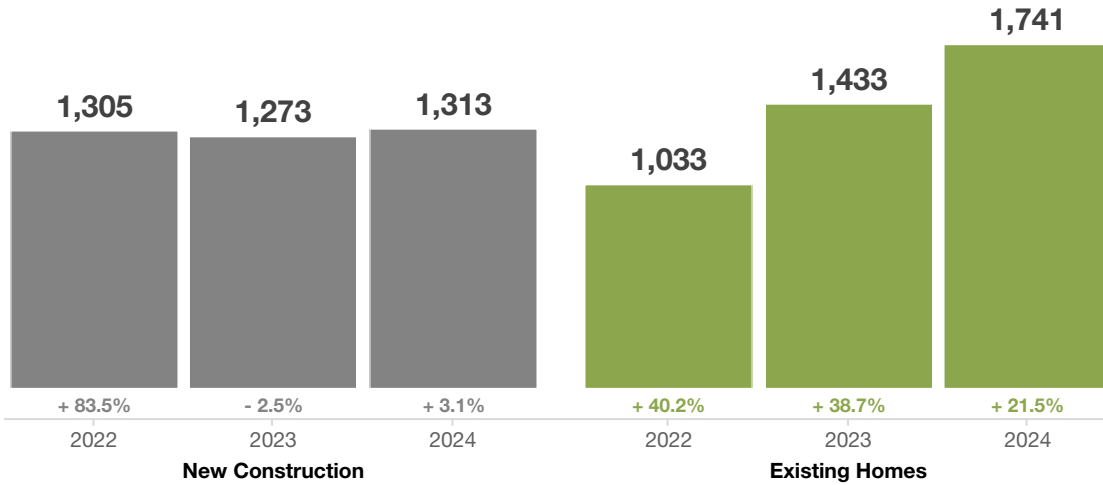


# Inventory of Homes for Sale

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

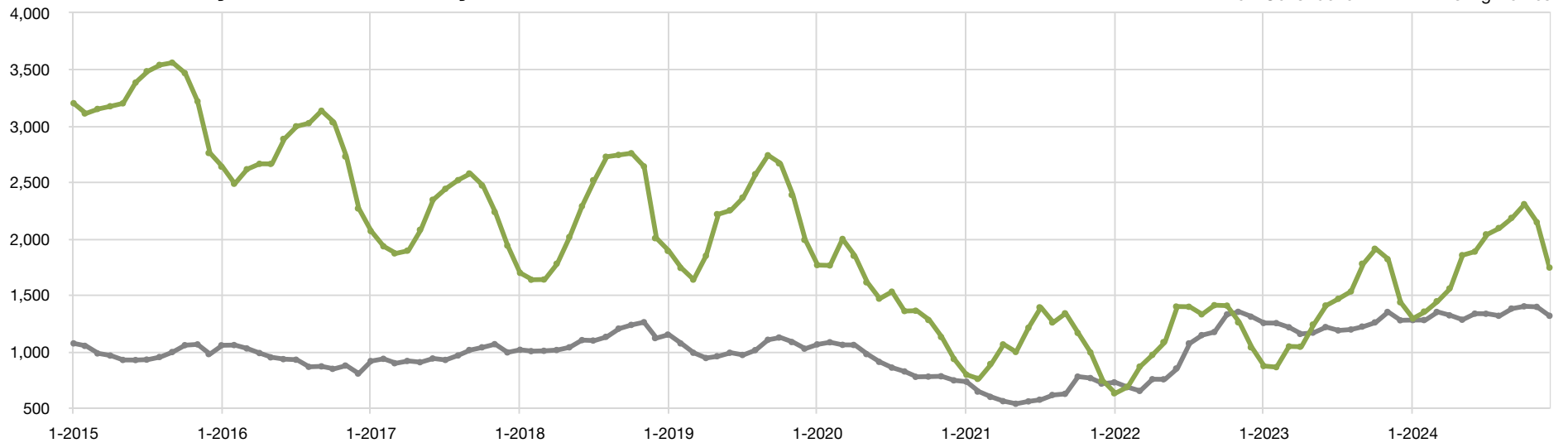


## December



Homes for Sale	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jan-2024	1,275	+ 2.1%	1,289	+ 48.7%
Feb-2024	1,275	+ 2.2%	1,350	+ 57.5%
Mar-2024	1,347	+ 11.2%	1,442	+ 38.5%
Apr-2024	1,317	+ 14.3%	1,555	+ 49.8%
May-2024	1,278	+ 9.9%	1,851	+ 49.9%
Jun-2024	1,332	+ 9.8%	1,883	+ 34.1%
Jul-2024	1,331	+ 12.5%	2,036	+ 39.1%
Aug-2024	1,313	+ 10.2%	2,092	+ 36.8%
Sep-2024	1,377	+ 13.1%	2,182	+ 22.9%
Oct-2024	1,397	+ 11.4%	2,304	+ 20.8%
Nov-2024	1,392	+ 3.3%	2,143	+ 18.0%
<b>Dec-2024</b>	<b>1,313</b>	<b>+ 3.1%</b>	<b>1,741</b>	<b>+ 21.5%</b>
12-Month Avg	1,329	+ 8.5%	1,822	+ 33.6%

## Historical Inventory of Homes for Sale by Month

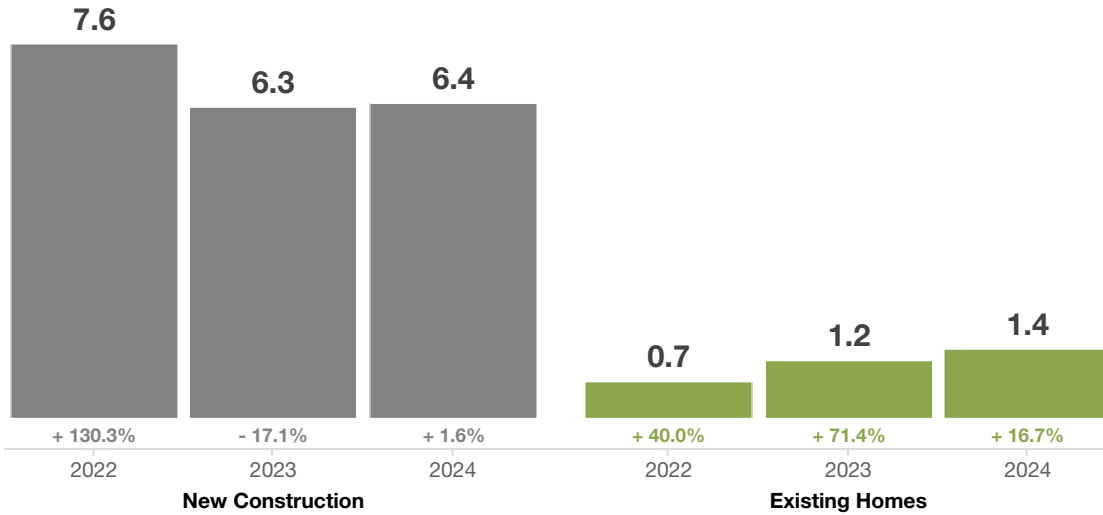


# Months Supply of Inventory

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.



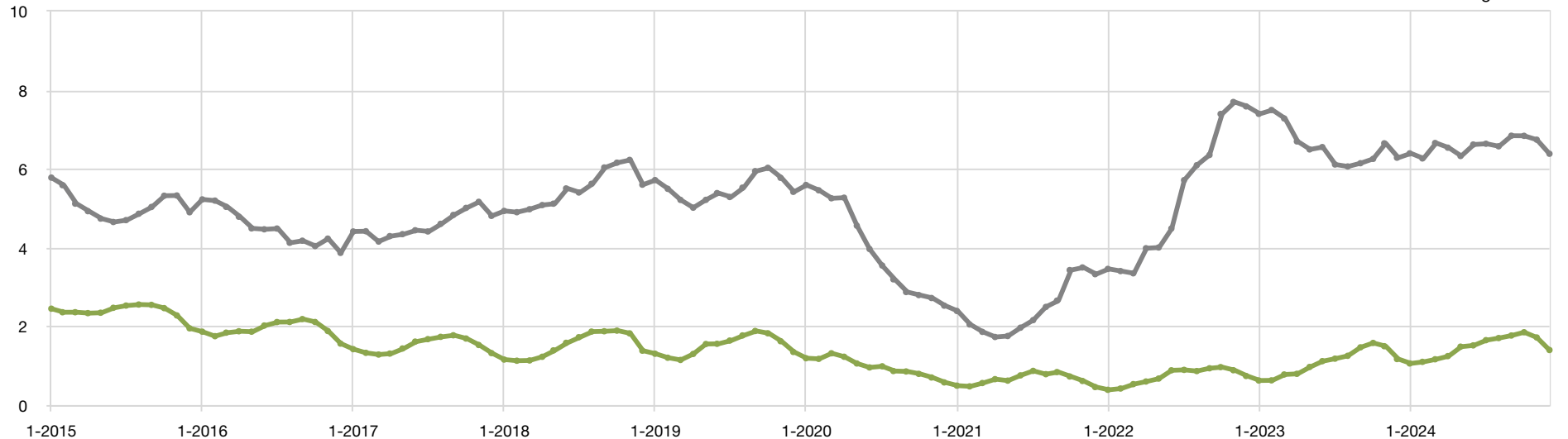
## December



Months Supply	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jan-2024	6.4	-13.5%	1.1	+83.3%
Feb-2024	6.3	-16.0%	1.1	+83.3%
Mar-2024	6.7	-8.2%	1.2	+50.0%
Apr-2024	6.5	-3.0%	1.2	+50.0%
May-2024	6.3	-3.1%	1.5	+50.0%
Jun-2024	6.6	0.0%	1.5	+36.4%
Jul-2024	6.6	+8.2%	1.6	+33.3%
Aug-2024	6.6	+8.2%	1.7	+30.8%
Sep-2024	6.8	+11.5%	1.8	+20.0%
Oct-2024	6.8	+7.9%	1.9	+18.8%
Nov-2024	6.7	+1.5%	1.7	+13.3%
<b>Dec-2024</b>	<b>6.4</b>	<b>+1.6%</b>	<b>1.4</b>	<b>+16.7%</b>
12-Month Avg*	6.6	-0.8%	1.5	+35.3%

\* 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.



Key Metrics	Historical Sparkbars	12-2023	12-2024	% Change	YTD 2023	YTD 2024	% Change
<b>New Listings</b>		1,252	<b>1,307</b>	+ 4.4%	24,941	<b>27,124</b>	+ 8.8%
<b>Pending Sales</b>		1,011	<b>957</b>	- 5.3%	17,138	<b>17,405</b>	+ 1.6%
<b>Closed Sales</b>		1,237	<b>1,253</b>	+ 1.3%	17,130	<b>17,306</b>	+ 1.0%
<b>Days on Market Until Sale</b>		19	<b>29</b>	+ 52.6%	20	<b>24</b>	+ 20.0%
<b>Median Closed Price</b>		\$285,000	<b>\$294,250</b>	+ 3.2%	\$294,900	<b>\$303,000</b>	+ 2.7%
<b>Average Closed Price</b>		\$329,903	<b>\$345,074</b>	+ 4.6%	\$335,108	<b>\$347,709</b>	+ 3.8%
<b>Percent of List Price Received</b>		98.5%	<b>98.4%</b>	- 0.1%	99.9%	<b>99.1%</b>	- 0.8%
<b>Housing Affordability Index</b>		124	<b>118</b>	- 4.8%	120	<b>114</b>	- 5.0%
<b>Inventory of Homes for Sale</b>		2,706	<b>3,054</b>	+ 12.9%	—	—	—
<b>Months Supply of Inventory</b>		1.9	<b>2.1</b>	+ 10.5%	—	—	—