

Monthly Indicators

Lincoln Area Region



December 2025

U.S. existing home sales ticked up 0.5% from the previous month to a seasonally adjusted annual rate of 4.13 million, marking the third consecutive monthly increase, according to the National Association of REALTORS® (NAR). However, sales were down 1.0% from the same period last year. Regionally, sales rose month-over-month in the Northeast and South, were unchanged in the West, and declined in the Midwest. On a year-over-year basis, sales were flat in the Northeast and South and fell in both the Midwest and West.

New Listings decreased 15.6 percent for New Construction but increased 6.3 percent for Existing Homes. Pending Sales decreased 30.8 percent for New Construction and 6.0 percent for Existing Homes. Inventory increased 20.5 percent for New Construction and 17.5 percent for Existing Homes.

Median Closed Price increased 10.8 percent for New Construction and 3.6 percent for Existing Homes. Days on Market decreased 35.3 percent for New Construction but remained flat for Existing Homes. Months Supply of Inventory increased 27.0 percent for New Construction and 13.3 percent for Existing Homes.

The national median existing-home price continued to climb, rising 1.2% from a year ago to \$409,200, according to NAR. This year-over-year increase—the 29th consecutive monthly gain—reflects ongoing tightness in housing supply. At the end of November, there were 1.43 million units for sale, down 5.9% from the previous month but up 7.5% from the same time last year, representing a 4.2-month supply at the current sales pace.

Quick Facts

- 11.7%

Change in
Closed Sales
All Properties

+ 1.9%

Change in
Median Closed Price
All Properties

+ 18.7%

Change in
Homes for Sale
All Properties

This report covers residential real estate activity in the Lincoln area, which includes all of Lancaster and Seward counties, as well as the following ZIP codes: 68003, 68304, 68347, 68349, 68366, 68407, 68418, 68454, 68461 and 68462. 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.



Lincoln Area Region

Key Metrics	Historical Sparkbars	12-2024	12-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		90	76	- 15.6%	1,311	1,487	+ 13.4%
Pending Sales		39	27	- 30.8%	577	549	- 4.9%
Closed Sales		49	45	- 8.2%	545	579	+ 6.2%
Days on Market Until Sale		68	44	- 35.3%	49	40	- 18.4%
Median Closed Price		\$433,018	\$480,000	+ 10.8%	\$447,205	\$467,616	+ 4.6%
Average Closed Price		\$448,942	\$498,882	+ 11.1%	\$469,051	\$497,990	+ 6.2%
Percent of List Price Received		100.6%	98.9%	- 1.7%	100.3%	100.3%	0.0%
Housing Affordability Index		80	77	- 3.8%	78	79	+ 1.3%
Inventory of Homes for Sale		302	364	+ 20.5%	—	—	—
Months Supply of Inventory		6.3	8.0	+ 27.0%	—	—	—

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.



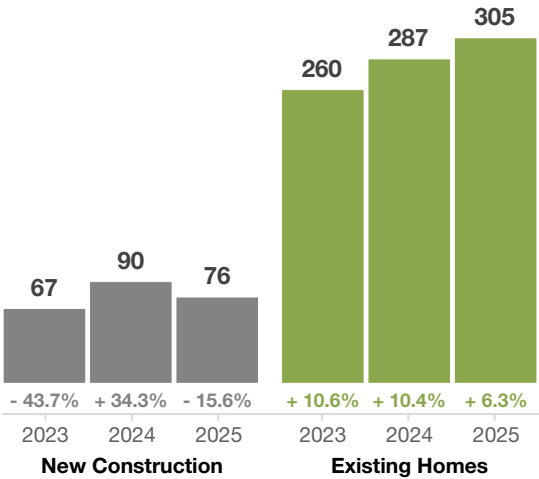
Lincoln Area Region

Key Metrics	Historical Sparkbars	12-2024	12-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		287	305	+ 6.3%	6,058	6,833	+ 12.8%
Pending Sales		215	202	- 6.0%	3,866	4,050	+ 4.8%
Closed Sales		334	293	- 12.3%	3,902	3,994	+ 2.4%
Days on Market Until Sale		22	22	0.0%	17	18	+ 5.9%
Median Closed Price		\$275,000	\$284,900	+ 3.6%	\$280,000	\$290,000	+ 3.6%
Average Closed Price		\$308,899	\$337,093	+ 9.1%	\$325,012	\$342,969	+ 5.5%
Percent of List Price Received		98.0%	97.9%	- 0.1%	98.9%	98.6%	- 0.3%
Housing Affordability Index		126	129	+ 2.4%	124	127	+ 2.4%
Inventory of Homes for Sale		475	558	+ 17.5%	—	—	—
Months Supply of Inventory		1.5	1.7	+ 13.3%	—	—	—

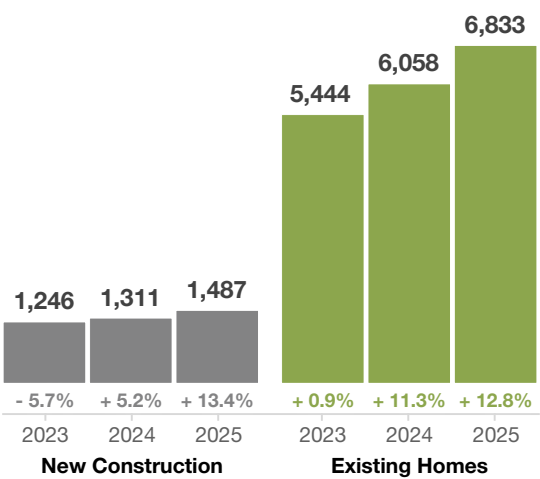
New Listings

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

December

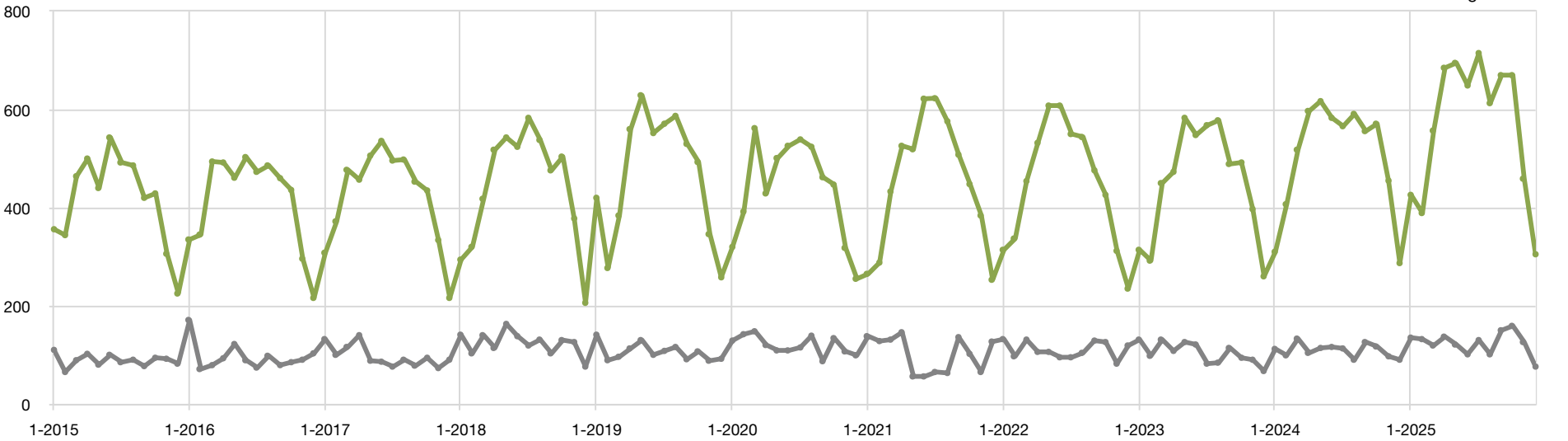


Year to Date



New Listings	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jan-2025	135	+ 20.5%	426	+ 37.4%
Feb-2025	132	+ 33.3%	389	- 4.4%
Mar-2025	119	- 10.5%	557	+ 7.5%
Apr-2025	137	+ 31.7%	685	+ 14.7%
May-2025	121	+ 6.1%	695	+ 12.6%
Jun-2025	101	- 12.9%	649	+ 11.3%
Jul-2025	130	+ 15.0%	715	+ 26.3%
Aug-2025	101	+ 12.2%	613	+ 3.7%
Sep-2025	150	+ 19.0%	670	+ 20.5%
Oct-2025	159	+ 35.9%	670	+ 17.3%
Nov-2025	126	+ 29.9%	459	+ 0.9%
Dec-2025	76	- 15.6%	305	+ 6.3%
12-Month Avg	124	+ 13.8%	569	+ 12.7%

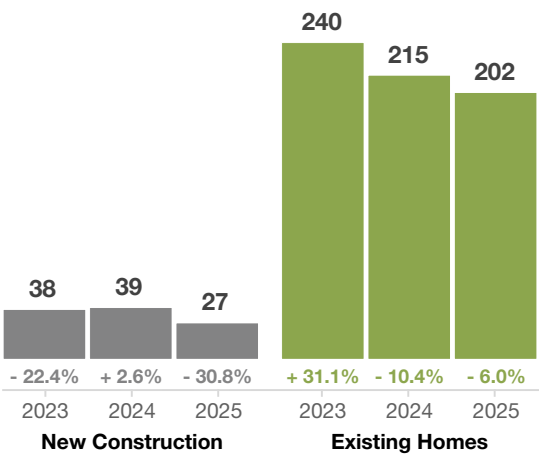
Historical New Listings by Month



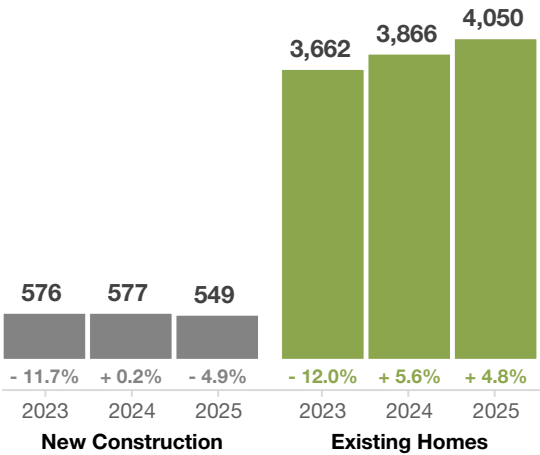
Pending Sales

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

December

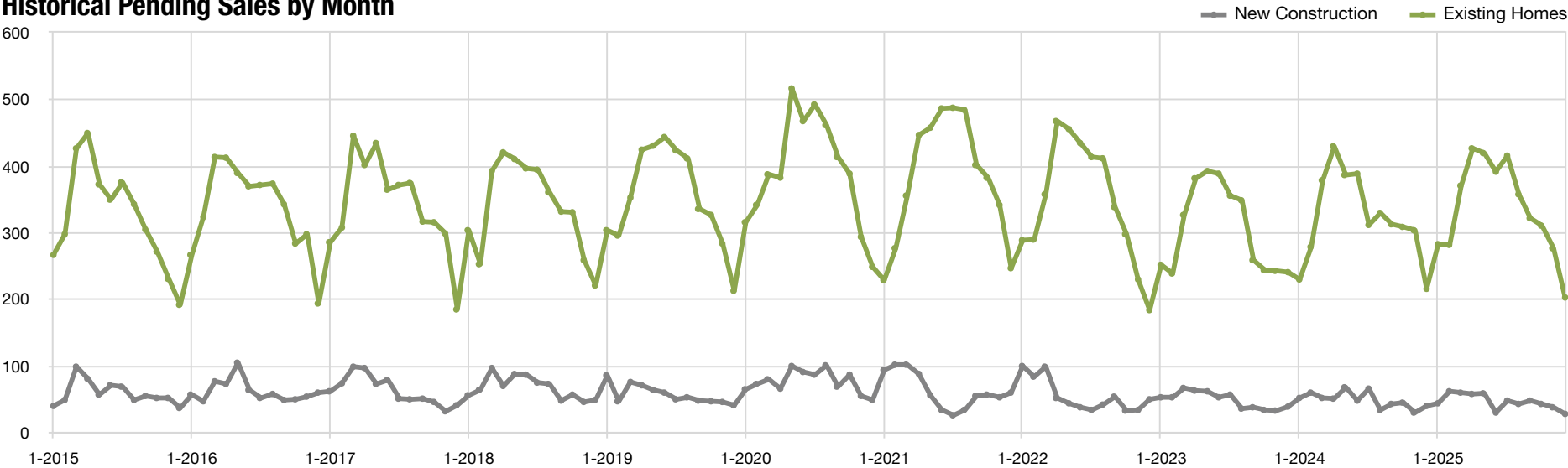


Year to Date



Pending Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jan-2025	43	- 15.7%	282	+ 23.1%
Feb-2025	61	+ 3.4%	281	+ 1.1%
Mar-2025	59	+ 15.7%	370	- 2.1%
Apr-2025	57	+ 14.0%	426	- 0.7%
May-2025	58	- 13.4%	419	+ 8.5%
Jun-2025	29	- 38.3%	391	+ 0.8%
Jul-2025	47	- 27.7%	415	+ 33.4%
Aug-2025	42	+ 27.3%	357	+ 8.5%
Sep-2025	47	+ 11.9%	321	+ 2.9%
Oct-2025	42	- 4.5%	310	+ 0.6%
Nov-2025	37	+ 27.6%	276	- 8.9%
Dec-2025	27	- 30.8%	202	- 6.0%
12-Month Avg	46	- 4.2%	338	+ 5.0%

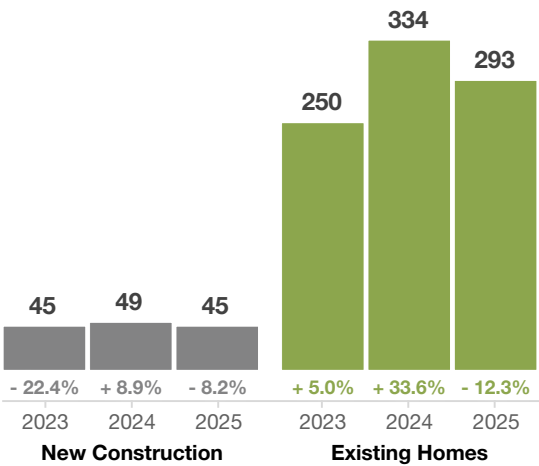
Historical Pending Sales by Month



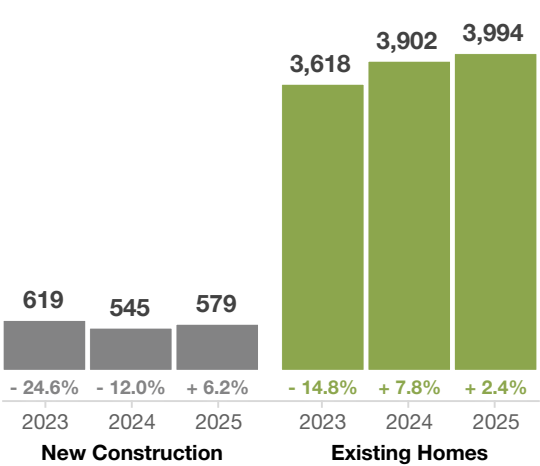
Closed Sales

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

December

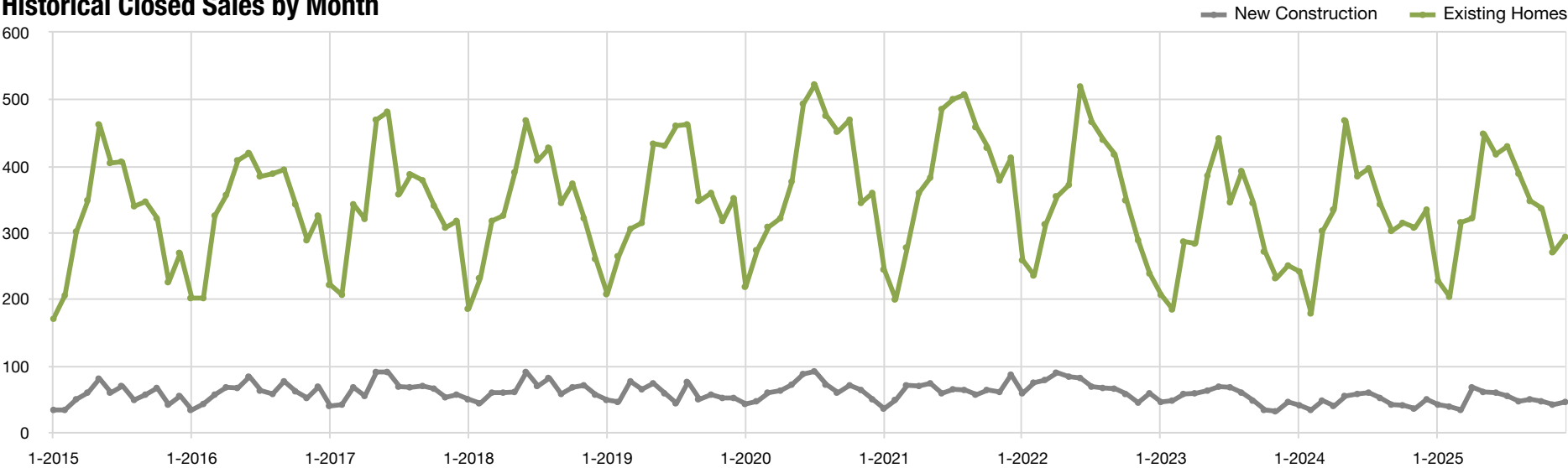


Year to Date



Closed Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jan-2025	41	+ 2.5%	227	- 5.8%
Feb-2025	38	+ 15.2%	203	+ 14.0%
Mar-2025	33	- 29.8%	315	+ 4.3%
Apr-2025	67	+ 71.8%	321	- 3.9%
May-2025	60	+ 11.1%	448	- 4.3%
Jun-2025	59	+ 3.5%	417	+ 8.6%
Jul-2025	54	- 8.5%	429	+ 8.3%
Aug-2025	46	- 9.8%	388	+ 13.5%
Sep-2025	49	+ 19.5%	347	+ 14.9%
Oct-2025	46	+ 15.0%	336	+ 7.0%
Nov-2025	41	+ 17.1%	270	- 12.1%
Dec-2025	45	- 8.2%	293	- 12.3%
12-Month Avg	48	+ 6.7%	333	+ 2.5%

Historical Closed Sales by Month



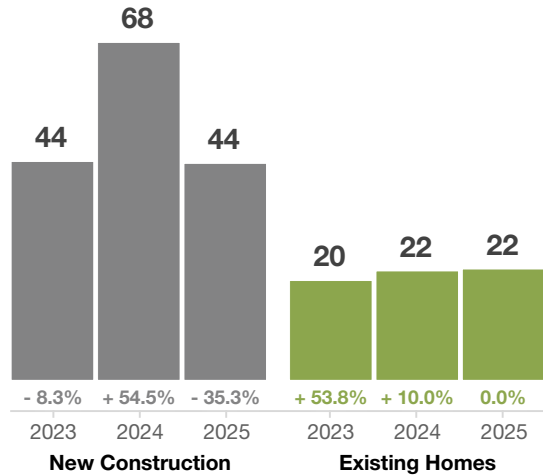
Days on Market Until Sale

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

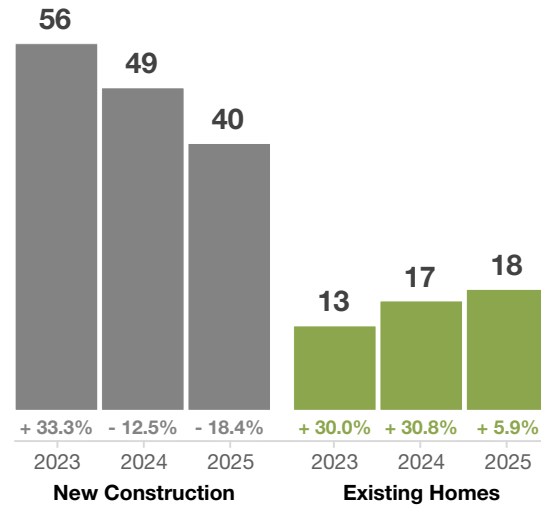


Lincoln Area Region

December



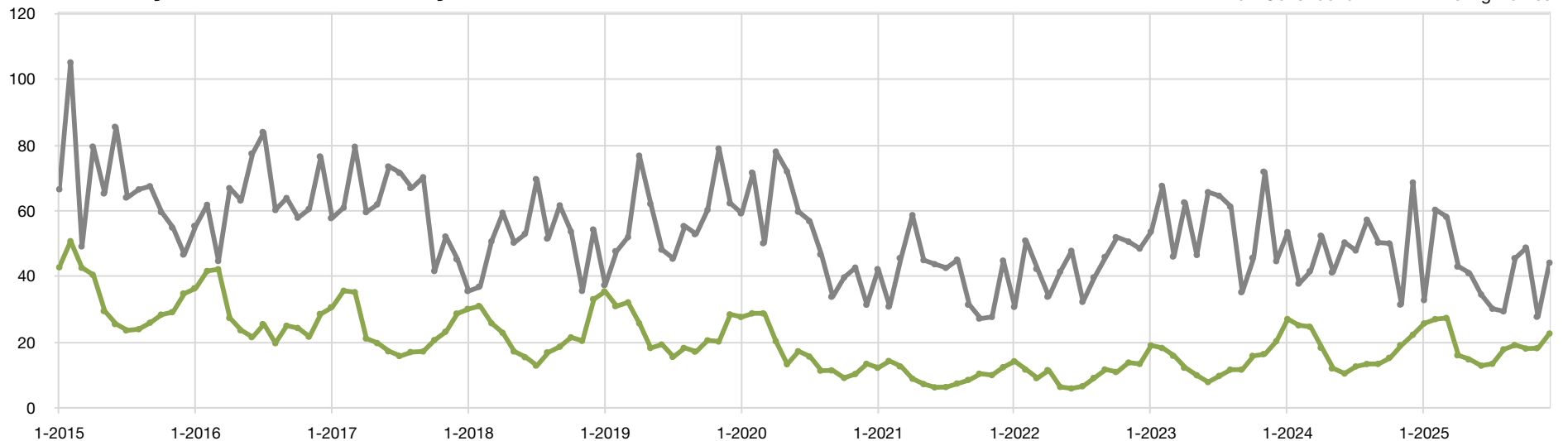
Year to Date



Days on Market	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jan-2025	33	- 37.7%	25	- 7.4%
Feb-2025	60	+ 57.9%	27	+ 8.0%
Mar-2025	58	+ 41.5%	27	+ 12.5%
Apr-2025	43	- 17.3%	16	- 11.1%
May-2025	41	0.0%	15	+ 25.0%
Jun-2025	34	- 32.0%	13	+ 30.0%
Jul-2025	30	- 37.5%	13	+ 8.3%
Aug-2025	29	- 49.1%	18	+ 38.5%
Sep-2025	45	- 10.0%	19	+ 46.2%
Oct-2025	49	- 2.0%	18	+ 20.0%
Nov-2025	28	- 9.7%	18	- 5.3%
Dec-2025	44	- 35.3%	22	0.0%
12-Month Avg*	40	- 17.3%	18	+ 9.8%

* Days on Market for all properties from January 2025 through December 2025. This is not the average of the individual figures above.

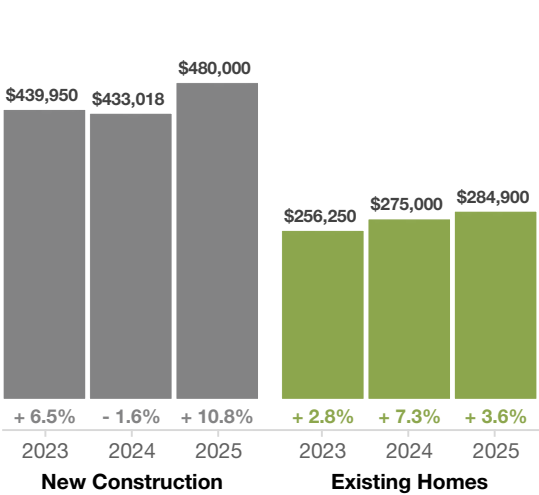
Historical Days on Market Until Sale by Month



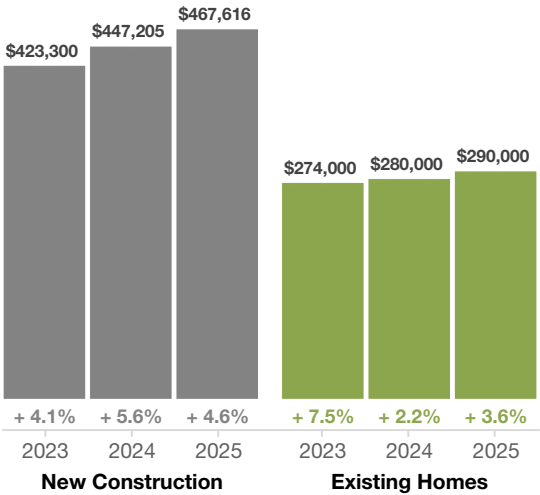
Median Closed Price

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



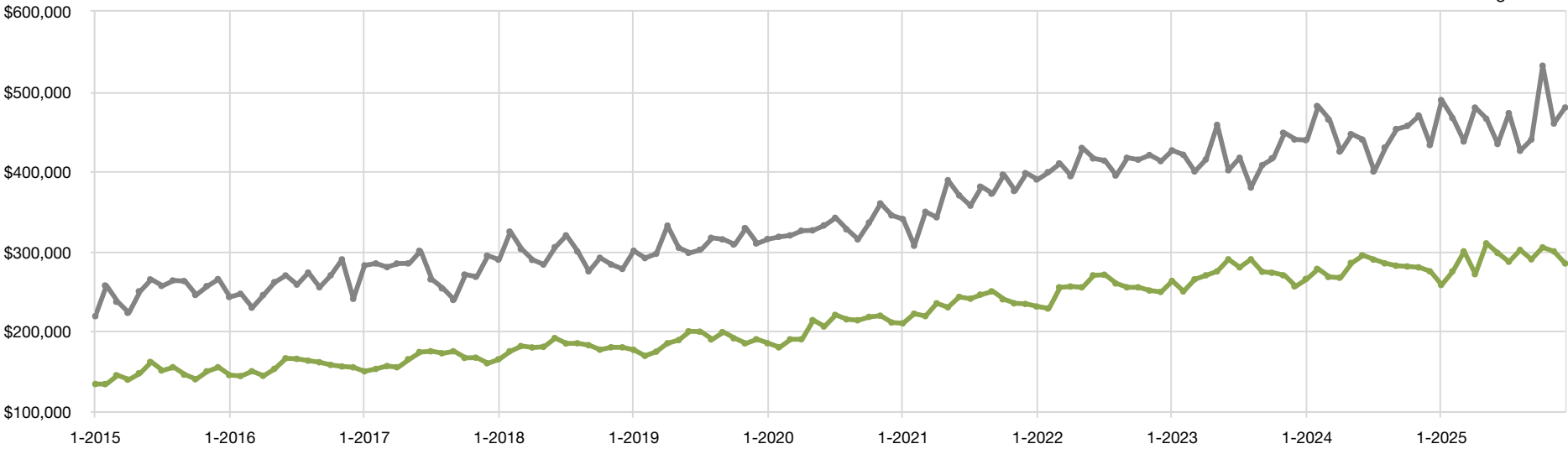
Year to Date



Median Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jan-2025	\$489,241	+ 11.4%	\$258,000	- 2.8%
Feb-2025	\$466,833	- 3.1%	\$275,000	- 1.1%
Mar-2025	\$437,500	- 5.9%	\$300,000	+ 12.0%
Apr-2025	\$479,900	+ 12.9%	\$271,500	+ 1.7%
May-2025	\$465,955	+ 4.3%	\$310,000	+ 8.6%
Jun-2025	\$434,350	- 1.3%	\$298,000	+ 1.0%
Jul-2025	\$472,955	+ 18.2%	\$287,000	- 0.9%
Aug-2025	\$425,848	- 0.9%	\$301,750	+ 5.9%
Sep-2025	\$439,900	- 2.9%	\$290,000	+ 2.8%
Oct-2025	\$532,274	+ 16.5%	\$304,950	+ 8.5%
Nov-2025	\$460,000	- 2.1%	\$300,000	+ 7.1%
Dec-2025	\$480,000	+ 10.8%	\$284,900	+ 3.6%
12-Month Avg*	\$467,616	+ 4.6%	\$290,000	+ 3.6%

* Median Closed Price for all properties from January 2025 through December 2025. This is not the average of the individual figures above.

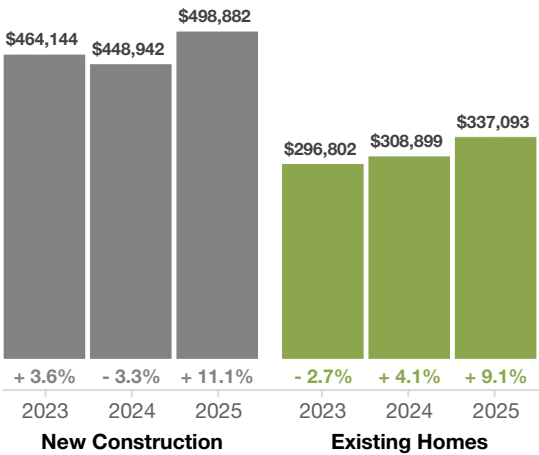
Historical Median Closed Price by Month



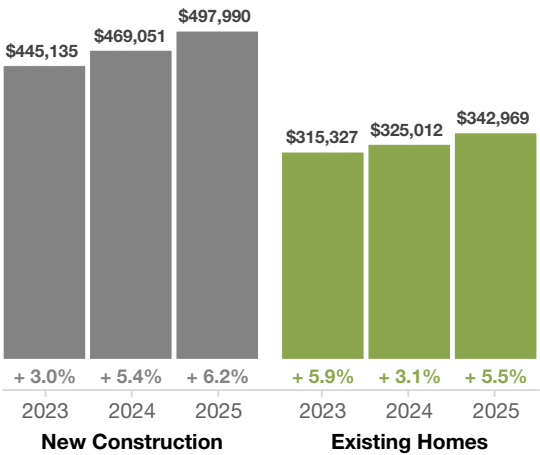
Average Closed Price

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

December



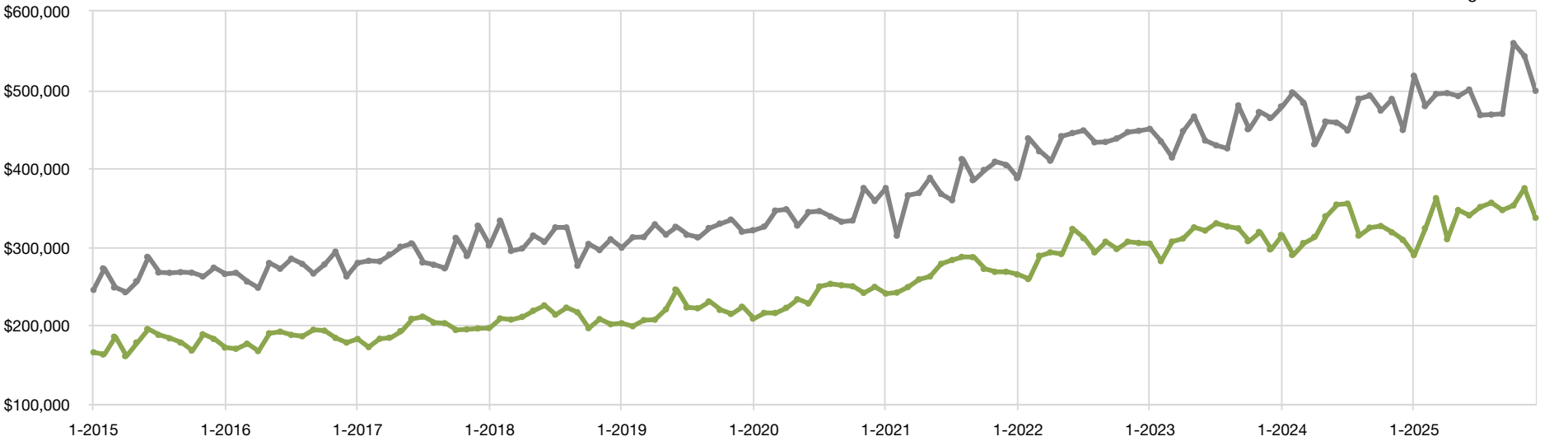
Year to Date



Average Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jan-2025	\$517,979	+ 8.2%	\$289,590	- 8.1%
Feb-2025	\$479,335	- 3.5%	\$323,643	+ 11.7%
Mar-2025	\$494,819	+ 2.3%	\$362,080	+ 18.8%
Apr-2025	\$495,921	+ 15.1%	\$309,838	- 0.9%
May-2025	\$492,153	+ 7.1%	\$346,945	+ 2.4%
Jun-2025	\$500,403	+ 9.2%	\$340,104	- 3.9%
Jul-2025	\$467,893	+ 4.4%	\$350,814	- 1.2%
Aug-2025	\$468,511	- 4.1%	\$356,239	+ 13.3%
Sep-2025	\$469,487	- 4.8%	\$346,877	+ 6.9%
Oct-2025	\$559,555	+ 18.1%	\$352,763	+ 8.0%
Nov-2025	\$543,020	+ 11.2%	\$374,726	+ 17.6%
Dec-2025	\$498,882	+ 11.1%	\$337,093	+ 9.1%
12-Month Avg*	\$497,990	+ 6.2%	\$342,969	+ 5.5%

* Average Closed Price for all properties from January 2025 through December 2025. This is not the average of the individual figures above.

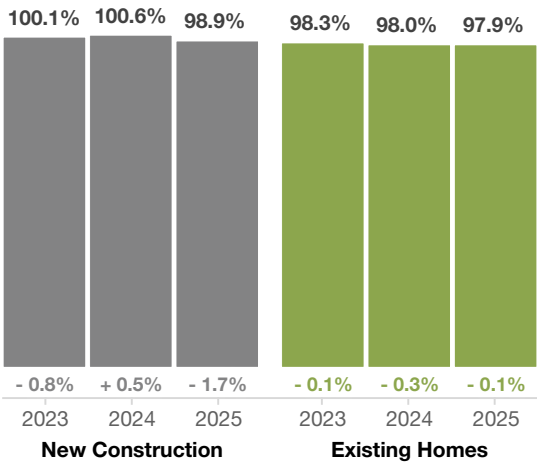
Historical Average Closed Price by Month



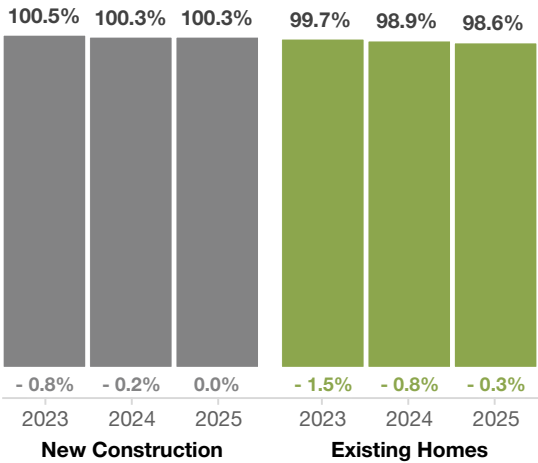
Percent of List Price Received

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



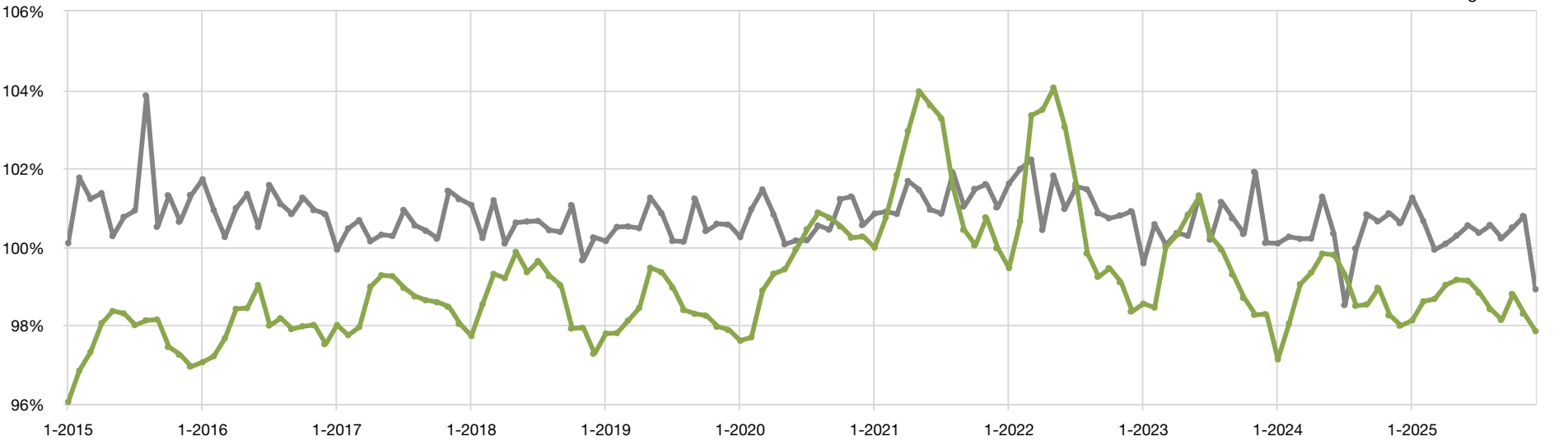
Year to Date



Pct. of List Price Received	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jan-2025	101.3%	+ 1.2%	98.1%	+ 1.0%
Feb-2025	100.7%	+ 0.4%	98.6%	+ 0.6%
Mar-2025	99.9%	- 0.3%	98.7%	- 0.3%
Apr-2025	100.1%	- 0.1%	99.0%	- 0.3%
May-2025	100.3%	- 1.0%	99.2%	- 0.6%
Jun-2025	100.5%	+ 0.2%	99.1%	- 0.7%
Jul-2025	100.4%	+ 1.9%	98.8%	- 0.5%
Aug-2025	100.6%	+ 0.6%	98.4%	- 0.1%
Sep-2025	100.2%	- 0.6%	98.1%	- 0.4%
Oct-2025	100.5%	- 0.2%	98.8%	- 0.2%
Nov-2025	100.8%	- 0.1%	98.3%	0.0%
Dec-2025	98.9%	- 1.7%	97.9%	- 0.1%
12-Month Avg*	100.3%	+ 0.1%	98.6%	- 0.2%

* Pct. of List Price Received for all properties from January 2025 through December 2025. This is not the average of the individual figures above.

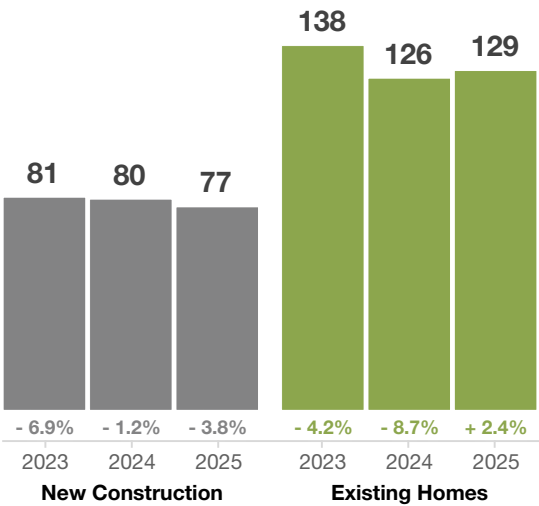
Historical Percent of List Price Received by Month



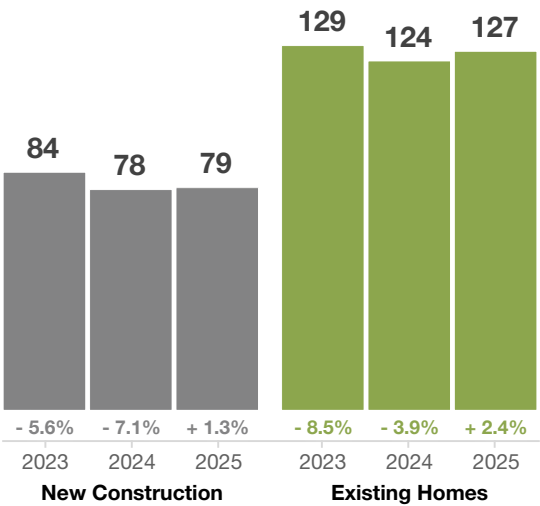
Housing Affordability Index

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

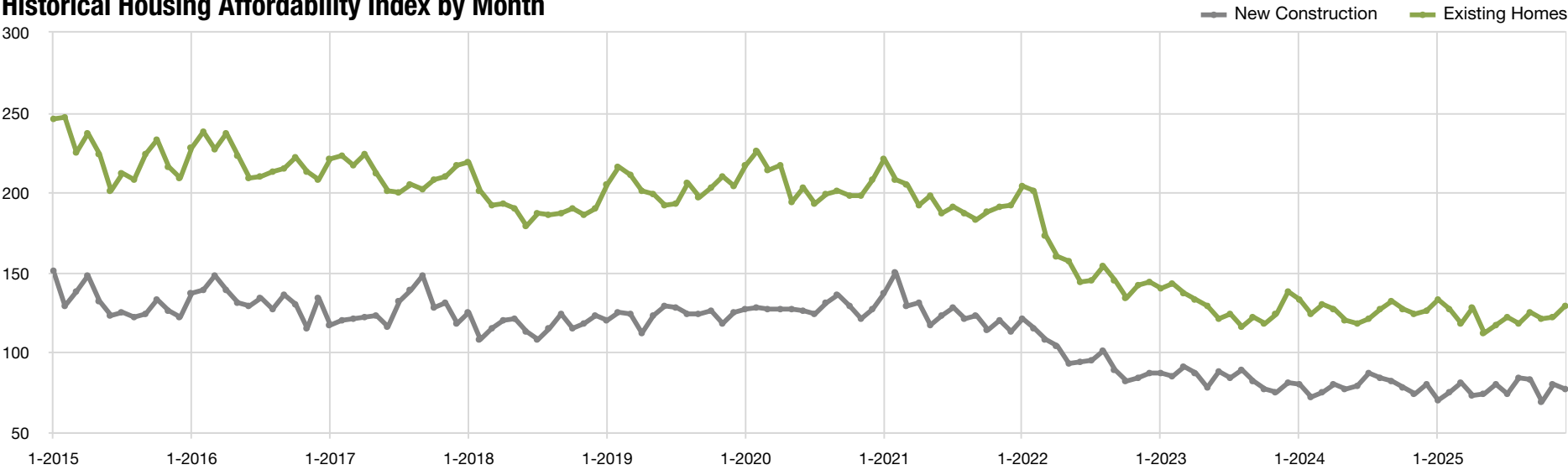


Year to Date



Affordability Index	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jan-2025	70	- 12.5%	133	0.0%
Feb-2025	75	+ 4.2%	127	+ 2.4%
Mar-2025	81	+ 8.0%	118	- 9.2%
Apr-2025	73	- 8.8%	128	+ 0.8%
May-2025	74	- 3.9%	112	- 6.7%
Jun-2025	80	+ 1.3%	117	- 0.8%
Jul-2025	74	- 14.9%	122	+ 0.8%
Aug-2025	84	0.0%	118	- 7.1%
Sep-2025	83	+ 1.2%	125	- 5.3%
Oct-2025	69	- 11.5%	121	- 4.7%
Nov-2025	80	+ 8.1%	122	- 1.6%
Dec-2025	77	- 3.8%	129	+ 2.4%
12-Month Avg	77	- 2.5%	123	- 2.4%

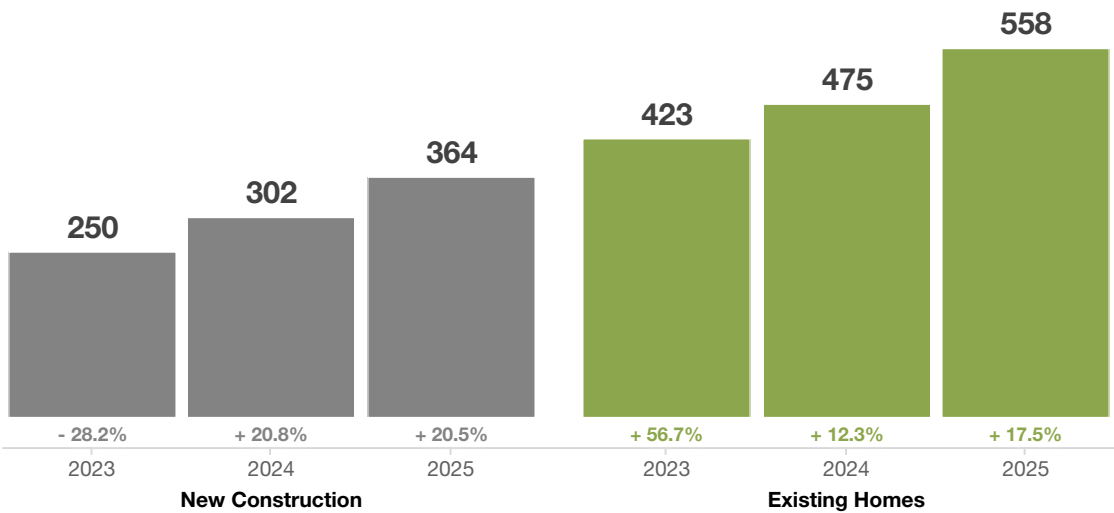
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

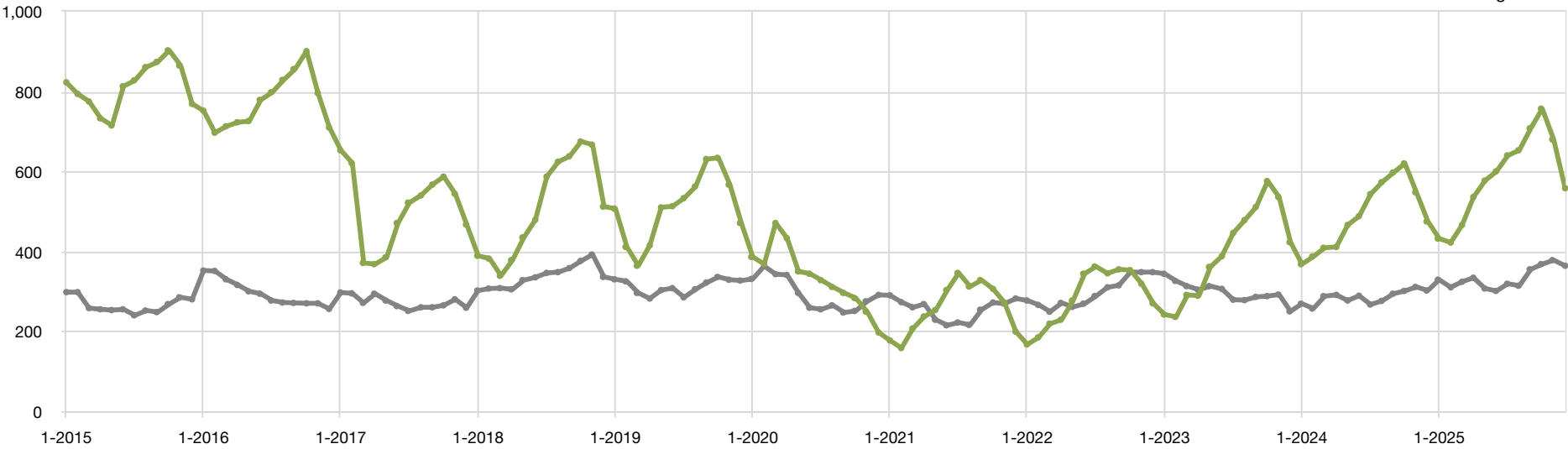
The number of properties available for sale in active status at the end of a given month.

December



Homes for Sale	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jan-2025	329	+ 22.3%	432	+ 17.4%
Feb-2025	310	+ 20.6%	422	+ 9.0%
Mar-2025	324	+ 12.5%	466	+ 13.9%
Apr-2025	334	+ 14.8%	536	+ 30.4%
May-2025	307	+ 10.8%	577	+ 23.8%
Jun-2025	301	+ 4.2%	600	+ 23.0%
Jul-2025	319	+ 19.5%	640	+ 17.9%
Aug-2025	314	+ 13.8%	653	+ 14.0%
Sep-2025	355	+ 20.7%	708	+ 18.6%
Oct-2025	368	+ 22.3%	757	+ 22.1%
Nov-2025	378	+ 21.5%	680	+ 24.1%
Dec-2025	364	+ 20.5%	558	+ 17.5%
12-Month Avg	334	+ 17.2%	586	+ 19.6%

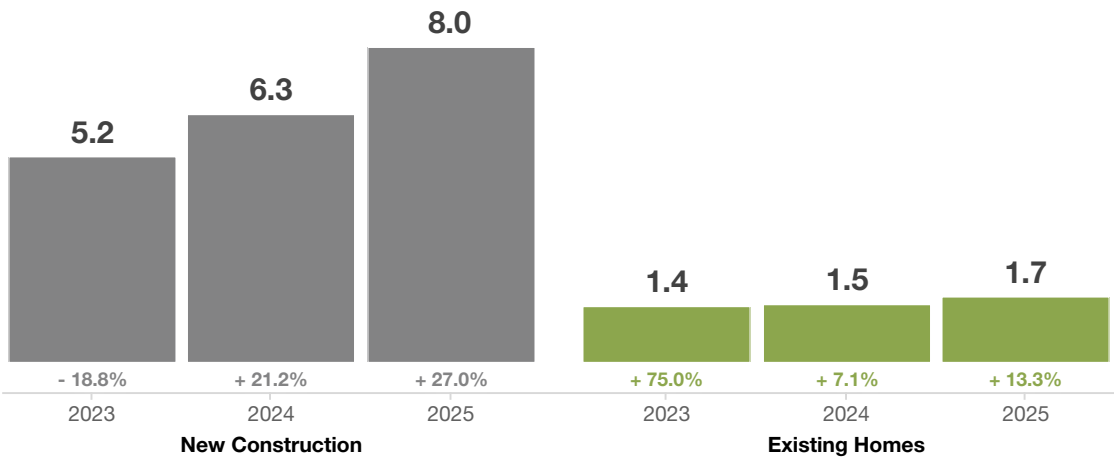
Historical Inventory of Homes for Sale by Month



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.

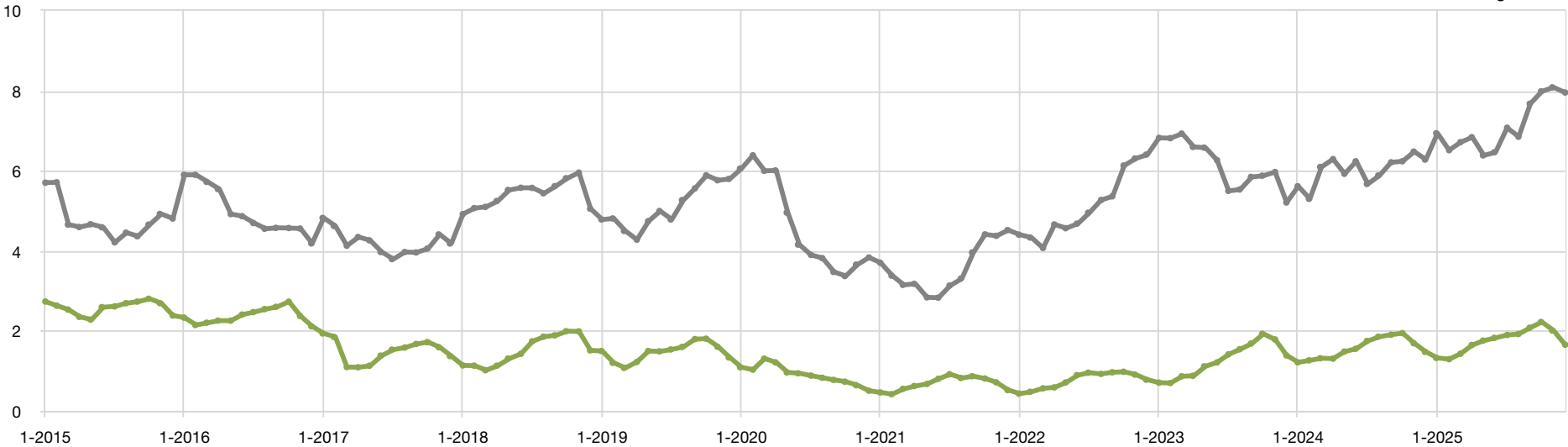
December



Months Supply	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jan-2025	6.9	+ 23.2%	1.3	+ 8.3%
Feb-2025	6.5	+ 22.6%	1.3	0.0%
Mar-2025	6.7	+ 9.8%	1.4	+ 7.7%
Apr-2025	6.8	+ 7.9%	1.6	+ 23.1%
May-2025	6.4	+ 8.5%	1.8	+ 20.0%
Jun-2025	6.5	+ 4.8%	1.8	+ 12.5%
Jul-2025	7.1	+ 24.6%	1.9	+ 11.8%
Aug-2025	6.9	+ 16.9%	1.9	0.0%
Sep-2025	7.7	+ 24.2%	2.1	+ 10.5%
Oct-2025	8.0	+ 29.0%	2.2	+ 15.8%
Nov-2025	8.1	+ 24.6%	2.0	+ 17.6%
Dec-2025	8.0	+ 27.0%	1.7	+ 13.3%
12-Month Avg*	7.1	+ 18.4%	1.8	+ 12.3%

* Months Supply for all properties from January 2025 through December 2025. 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.



Lincoln Area Region

Key Metrics	Historical Sparkbars	12-2024	12-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		377	381	+ 1.1%	7,369	8,320	+ 12.9%
Pending Sales		254	229	- 9.8%	4,443	4,599	+ 3.5%
Closed Sales		383	338	- 11.7%	4,447	4,573	+ 2.8%
Days on Market Until Sale		28	25	- 10.7%	21	21	0.0%
Median Closed Price		\$299,900	\$305,500	+ 1.9%	\$300,000	\$314,000	+ 4.7%
Average Closed Price		\$326,816	\$358,633	+ 9.7%	\$342,673	\$362,601	+ 5.8%
Percent of List Price Received		98.3%	98.0%	- 0.3%	99.0%	98.9%	- 0.1%
Housing Affordability Index		116	120	+ 3.4%	116	117	+ 0.9%
Inventory of Homes for Sale		777	922	+ 18.7%	—	—	—
Months Supply of Inventory		2.1	2.4	+ 14.3%	—	—	—