

Monthly Indicators

Omaha Area Region



October 2025

U.S. existing-home sales climbed 1.5% month-over-month and 4.1% year-over-year, reaching a seasonally adjusted annual rate of 4.06 million units, according to the National Association of REALTORS® (NAR). The increase was partly driven by falling mortgage rates, which recently hit their lowest level in more than a year. Regionally, monthly sales advanced in the Northeast, South, and West, while the Midwest experienced a slight decline.

New Listings increased 8.3 percent for New Construction and 17.5 percent for Existing Homes. Pending Sales decreased 5.0 percent for New Construction and 4.3 percent for Existing Homes. Inventory decreased 3.5 percent for New Construction but increased 27.6 percent for Existing Homes.

Median Closed Price increased 2.0 percent for New Construction and 5.5 percent for Existing Homes. Days on Market decreased 10.8 percent for New Construction but increased 12.5 percent for Existing Homes. Months Supply of Inventory decreased 4.5 percent for New Construction but increased 23.5 percent for Existing Homes.

Housing inventory edged up 1.3% from the previous month to 1.55 million units, 14.0% higher than the same period last year. This represents a 4.6-month supply at the current sales pace, according to NAR. The median existing-home price grew 2.1% year-over-year to \$415,200, continuing the trend of annual price gains. The Midwest saw the largest year-over-year increase in median sales price, followed by the Northeast and South, while prices remained mostly flat in the West.

Quick Facts

+ 16.4%

Change in
Closed Sales
All Properties

+ 4.5%

Change in
Median Closed Price
All Properties

+ 14.4%

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	10-2024	10-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		264	286	+ 8.3%	3,036	2,931	- 3.5%
Pending Sales		141	134	- 5.0%	1,708	1,683	- 1.5%
Closed Sales		140	172	+ 22.9%	1,619	1,663	+ 2.7%
Days on Market Until Sale		74	66	- 10.8%	69	83	+ 20.3%
Median Closed Price		\$416,894	\$425,408	+ 2.0%	\$421,620	\$425,000	+ 0.8%
Average Closed Price		\$477,382	\$491,491	+ 3.0%	\$473,601	\$479,184	+ 1.2%
Percent of List Price Received		100.8%	100.8%	0.0%	100.5%	100.7%	+ 0.2%
Housing Affordability Index		86	87	+ 1.2%	85	87	+ 2.4%
Inventory of Homes for Sale		1,073	1,035	- 3.5%	—	—	—
Months Supply of Inventory		6.7	6.4	- 4.5%	—	—	—

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.



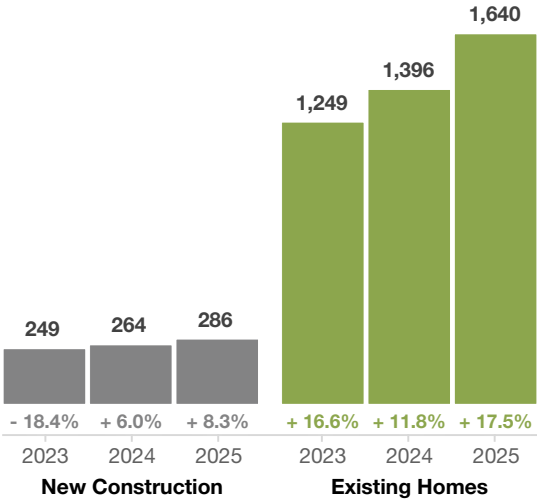
Omaha Area Region

Key Metrics	Historical Sparkbars	10-2024	10-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		1,396	1,640	+ 17.5%	13,196	15,187	+ 15.1%
Pending Sales		851	814	- 4.3%	8,829	9,260	+ 4.9%
Closed Sales		838	966	+ 15.3%	8,466	8,872	+ 4.8%
Days on Market Until Sale		16	18	+ 12.5%	14	17	+ 21.4%
Median Closed Price		\$290,000	\$306,000	+ 5.5%	\$293,000	\$300,000	+ 2.4%
Average Closed Price		\$343,974	\$363,091	+ 5.6%	\$340,272	\$353,885	+ 4.0%
Percent of List Price Received		98.9%	98.4%	- 0.5%	99.3%	99.0%	- 0.3%
Housing Affordability Index		122	120	- 1.6%	121	122	+ 0.8%
Inventory of Homes for Sale		1,463	1,867	+ 27.6%	—	—	—
Months Supply of Inventory		1.7	2.1	+ 23.5%	—	—	—

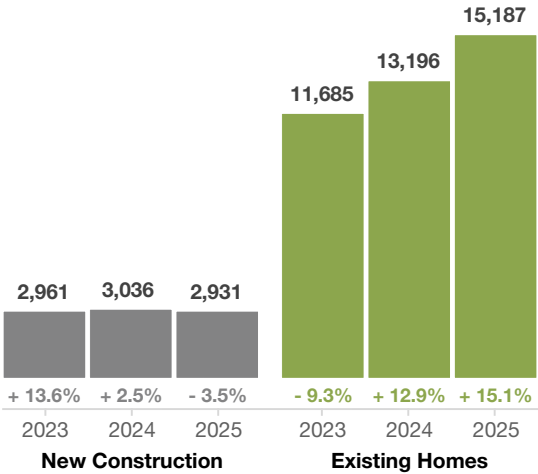
New Listings

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

October

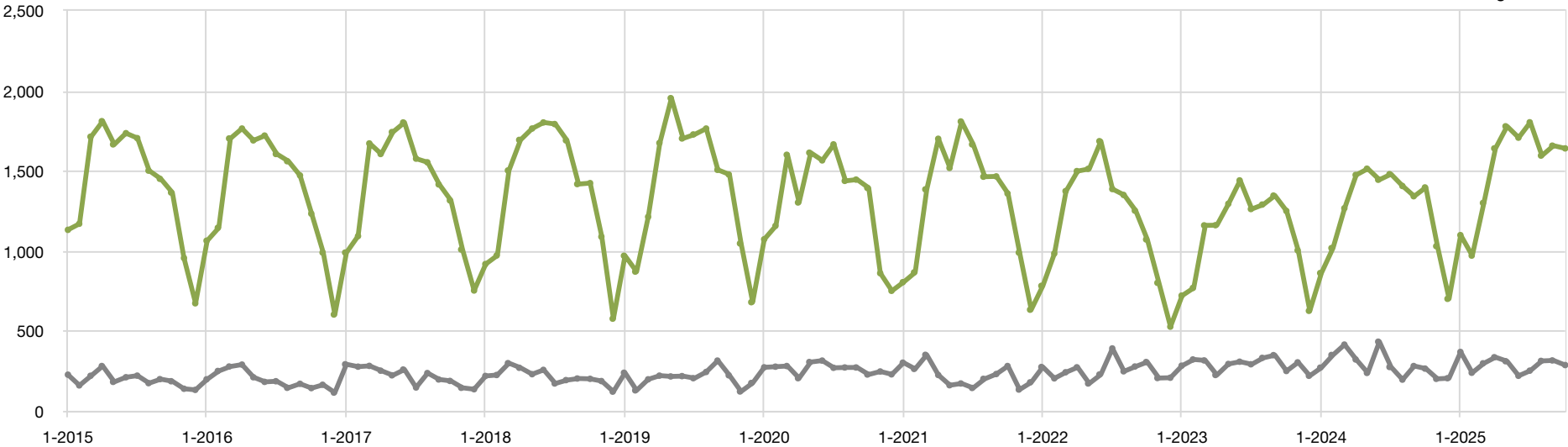


Year to Date



New Listings	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Nov-2024	200	- 34.0%	1,029	+ 2.6%
Dec-2024	204	- 6.8%	700	+ 12.0%
Jan-2025	368	+ 36.3%	1,098	+ 27.5%
Feb-2025	238	- 31.8%	970	- 4.6%
Mar-2025	297	- 28.3%	1,299	+ 2.6%
Apr-2025	335	+ 4.4%	1,640	+ 11.3%
May-2025	310	+ 30.8%	1,778	+ 17.5%
Jun-2025	219	- 49.3%	1,707	+ 18.2%
Jul-2025	251	- 8.4%	1,803	+ 21.9%
Aug-2025	312	+ 60.0%	1,595	+ 13.5%
Sep-2025	315	+ 12.5%	1,657	+ 23.6%
Oct-2025	286	+ 8.3%	1,640	+ 17.5%
12-Month Avg	278	- 6.4%	1,410	+ 14.2%

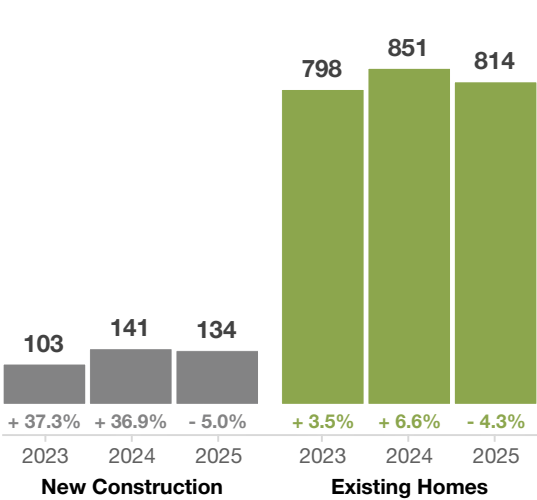
Historical New Listings by Month



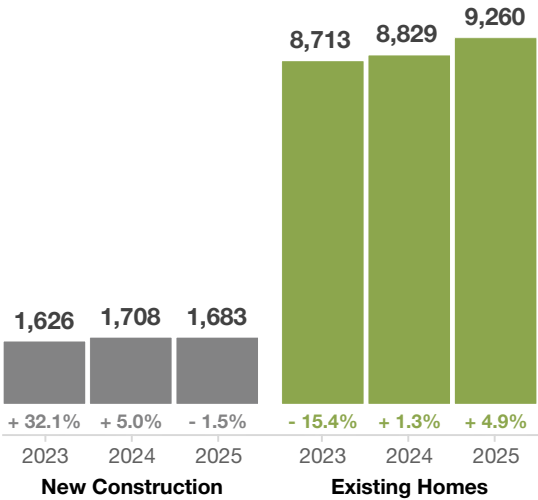
Pending Sales

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

October

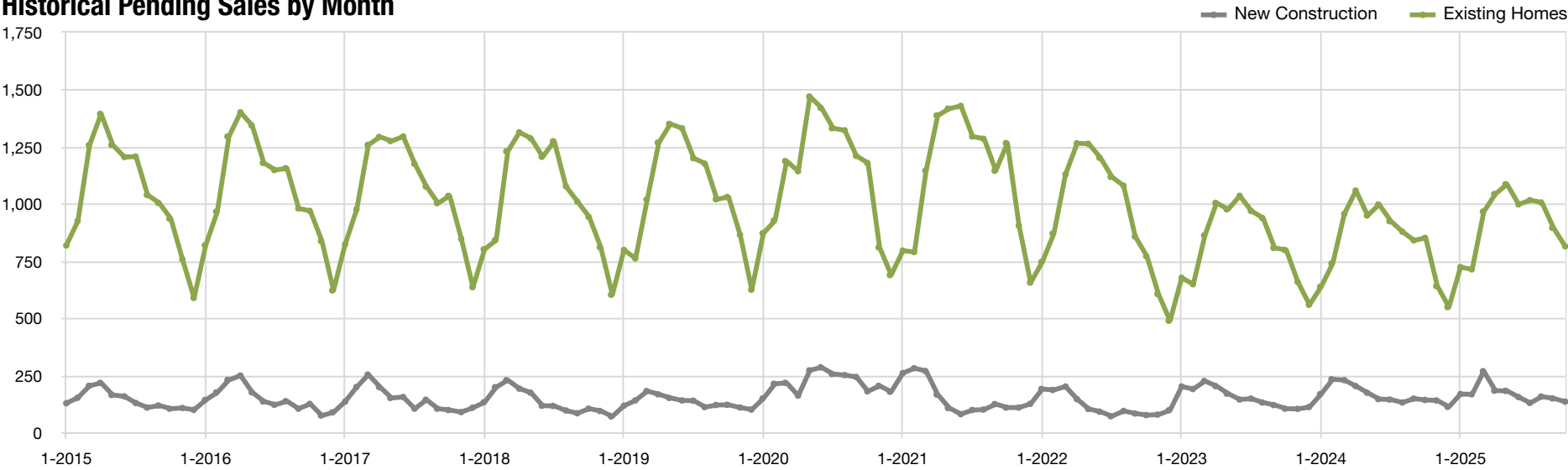


Year to Date



Pending Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Nov-2024	139	+ 36.3%	640	- 2.7%
Dec-2024	111	+ 0.9%	548	- 1.8%
Jan-2025	167	0.0%	723	+ 13.5%
Feb-2025	166	- 28.4%	713	- 3.5%
Mar-2025	267	+ 17.1%	966	+ 1.0%
Apr-2025	182	- 9.9%	1,043	- 1.4%
May-2025	181	+ 4.6%	1,086	+ 14.4%
Jun-2025	154	+ 6.2%	998	+ 0.1%
Jul-2025	128	- 10.5%	1,016	+ 10.0%
Aug-2025	156	+ 20.0%	1,006	+ 14.6%
Sep-2025	148	+ 0.7%	895	+ 6.5%
Oct-2025	134	- 5.0%	814	- 4.3%
12-Month Avg	161	+ 0.6%	871	+ 4.1%

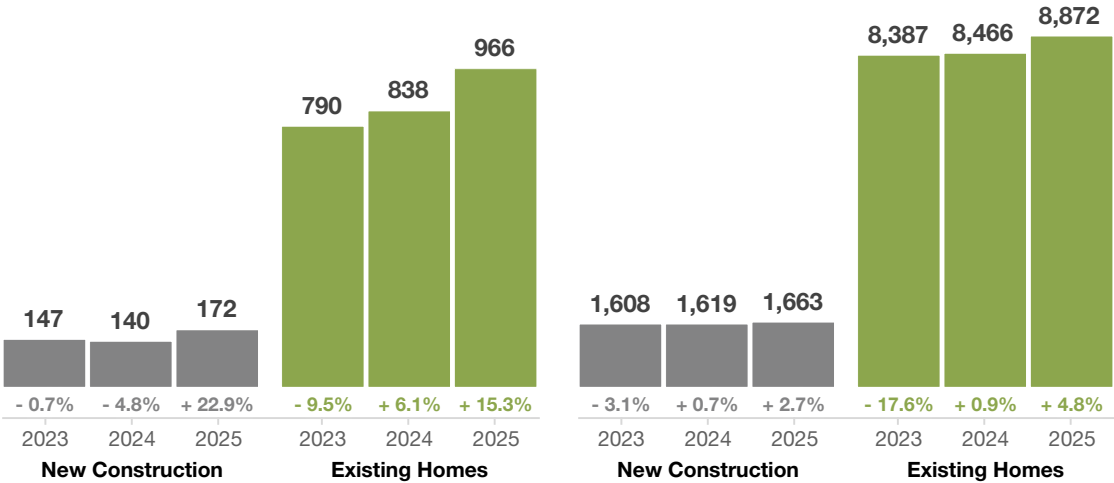
Historical Pending Sales by Month



Closed Sales

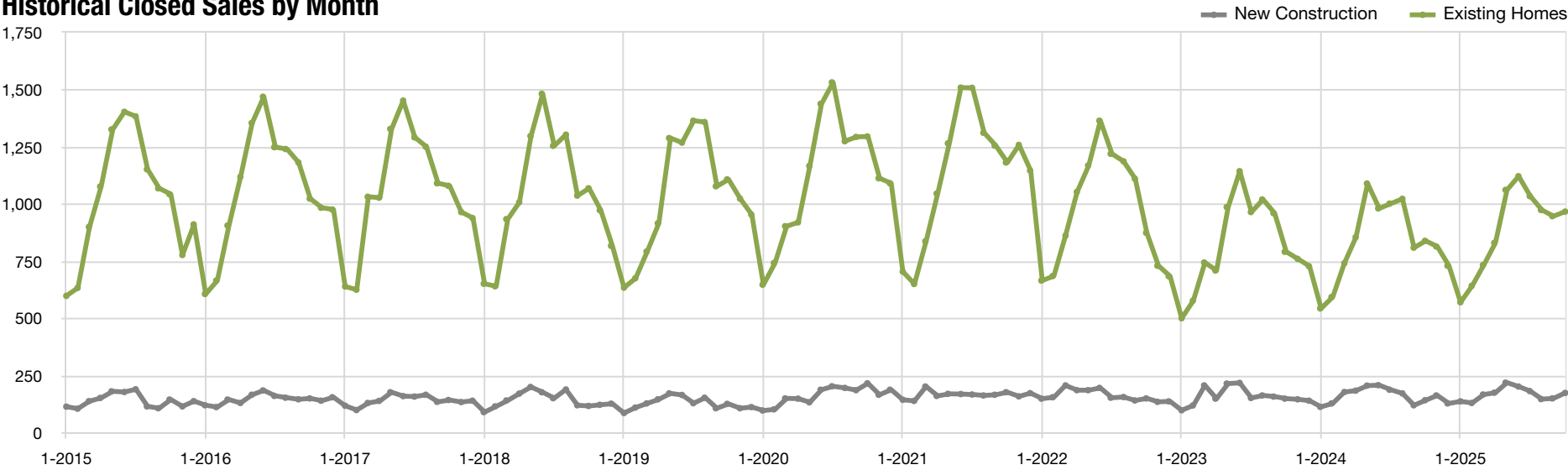
A count of the actual sales that closed in a given month.

October



Closed Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Nov-2024	161	+ 11.8%	813	+ 7.1%
Dec-2024	126	- 8.7%	729	+ 0.3%
Jan-2025	135	+ 21.6%	569	+ 5.0%
Feb-2025	128	+ 1.6%	641	+ 8.3%
Mar-2025	165	- 6.3%	732	- 1.1%
Apr-2025	173	- 4.9%	829	- 2.9%
May-2025	217	+ 6.4%	1,061	- 2.6%
Jun-2025	200	- 2.9%	1,121	+ 14.4%
Jul-2025	180	- 3.2%	1,034	+ 3.3%
Aug-2025	145	- 14.7%	973	- 4.8%
Sep-2025	148	+ 25.4%	946	+ 17.1%
Oct-2025	172	+ 22.9%	966	+ 15.3%
12-Month Avg	163	+ 3.2%	868	+ 4.7%

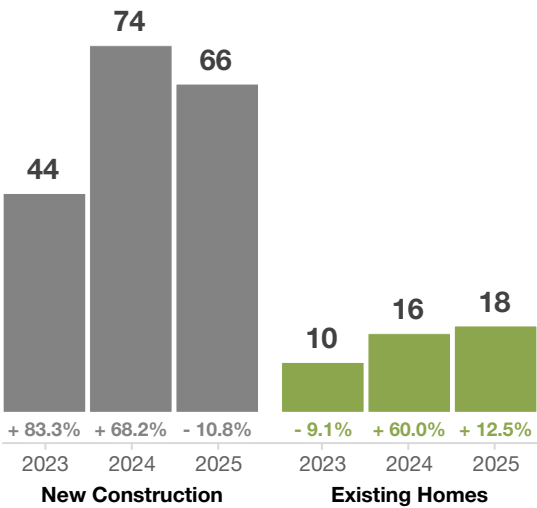
Historical Closed Sales by Month



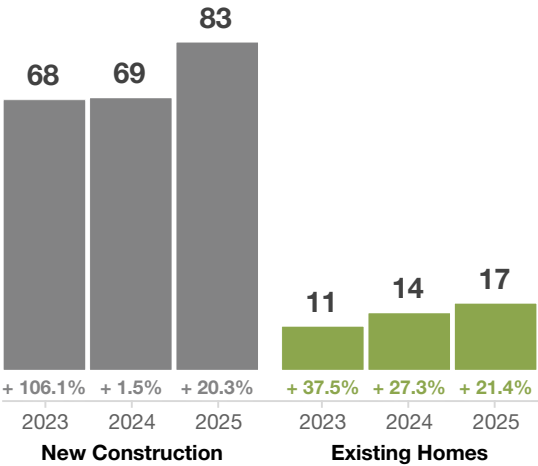
Days on Market Until Sale

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

October



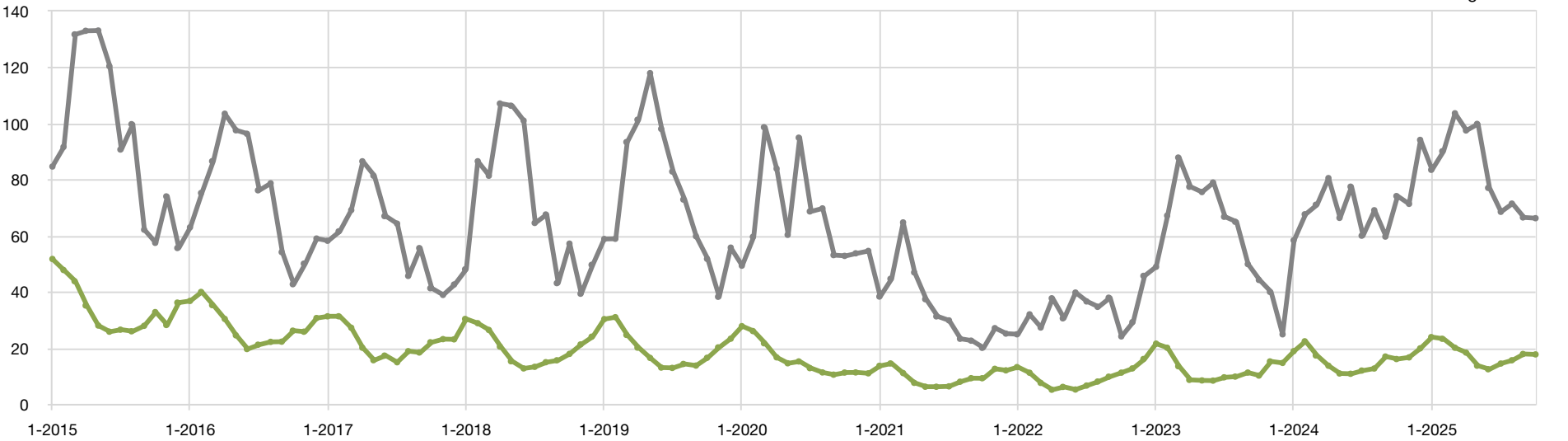
Year to Date



Days on Market	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Nov-2024	71	+ 77.5%	17	+ 13.3%
Dec-2024	94	+ 276.0%	20	+ 33.3%
Jan-2025	83	+ 43.1%	24	+ 26.3%
Feb-2025	90	+ 32.4%	23	+ 4.5%
Mar-2025	104	+ 46.5%	20	+ 17.6%
Apr-2025	98	+ 21.0%	18	+ 28.6%
May-2025	100	+ 51.5%	14	+ 27.3%
Jun-2025	77	0.0%	12	+ 9.1%
Jul-2025	69	+ 15.0%	14	+ 16.7%
Aug-2025	71	+ 2.9%	16	+ 23.1%
Sep-2025	67	+ 11.7%	18	+ 5.9%
Oct-2025	66	- 10.8%	18	+ 12.5%
12-Month Avg*	83	+ 29.7%	17	+ 18.3%

* Days on Market for all properties from November 2024 through October 2025. This is not the average of the individual figures above.

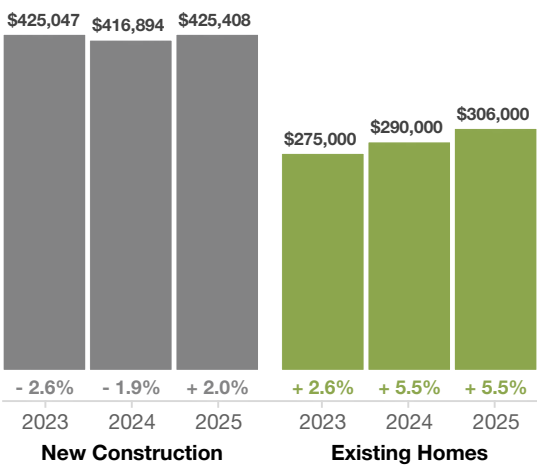
Historical Days on Market Until Sale by Month



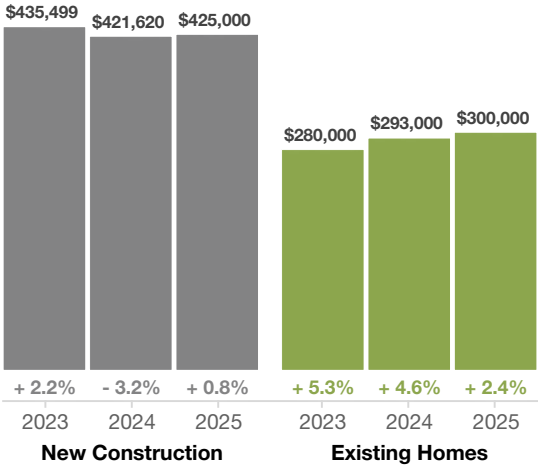
Median Closed Price

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

October



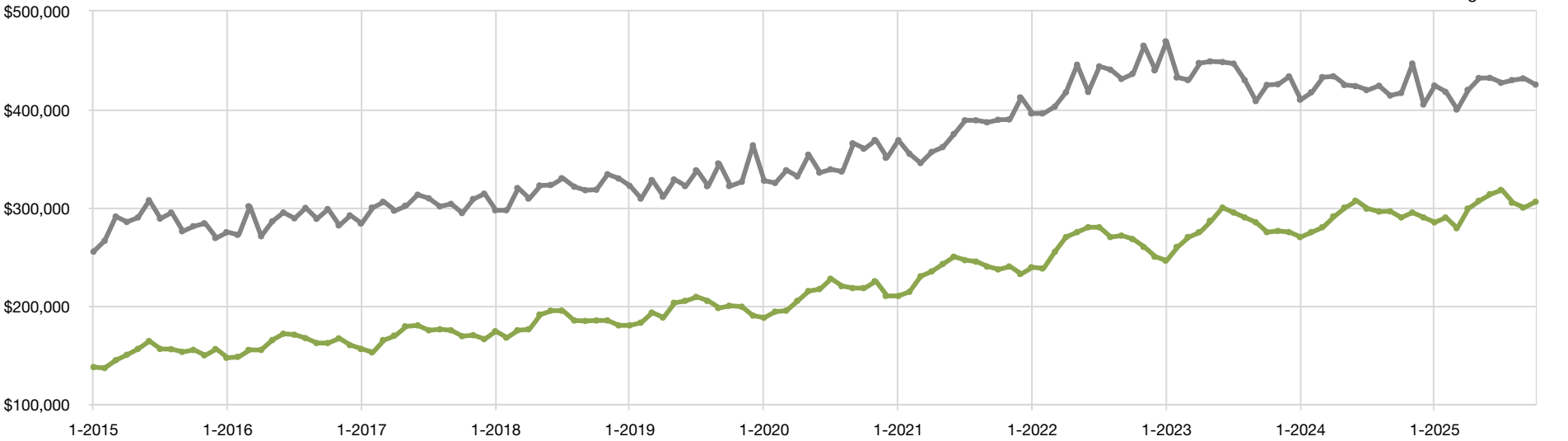
Year to Date



Median Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Nov-2024	\$446,830	+ 4.9%	\$295,000	+ 6.8%
Dec-2024	\$405,088	- 6.6%	\$290,000	+ 5.5%
Jan-2025	\$424,379	+ 3.5%	\$285,000	+ 5.6%
Feb-2025	\$417,915	+ 0.1%	\$289,900	+ 5.4%
Mar-2025	\$400,000	- 7.6%	\$279,000	- 0.4%
Apr-2025	\$419,990	- 3.2%	\$299,000	+ 2.7%
May-2025	\$432,022	+ 1.7%	\$307,000	+ 2.3%
Jun-2025	\$432,207	+ 2.0%	\$313,700	+ 2.2%
Jul-2025	\$427,276	+ 1.8%	\$318,000	+ 6.4%
Aug-2025	\$429,990	+ 1.4%	\$305,000	+ 3.0%
Sep-2025	\$431,682	+ 4.2%	\$300,000	+ 1.3%
Oct-2025	\$425,408	+ 2.0%	\$306,000	+ 5.5%
12-Month Avg*	\$424,990	+ 0.2%	\$300,000	+ 3.4%

* Median Closed Price for all properties from November 2024 through October 2025. This is not the average of the individual figures above.

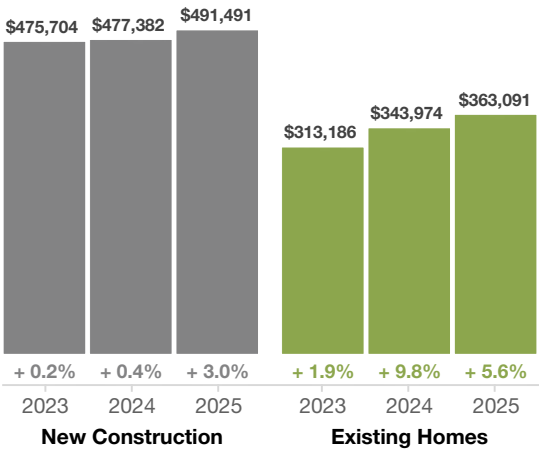
Historical Median Closed Price by Month



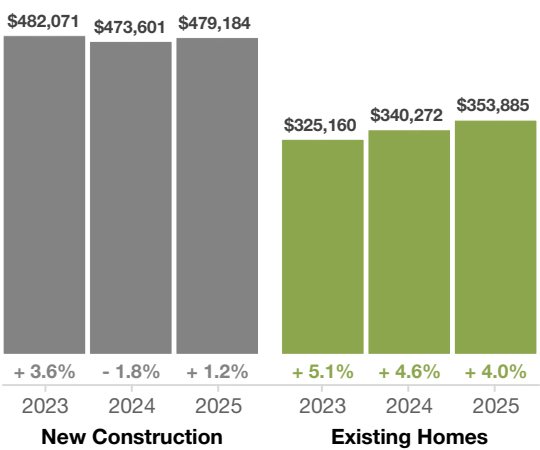
Average Closed Price

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

October



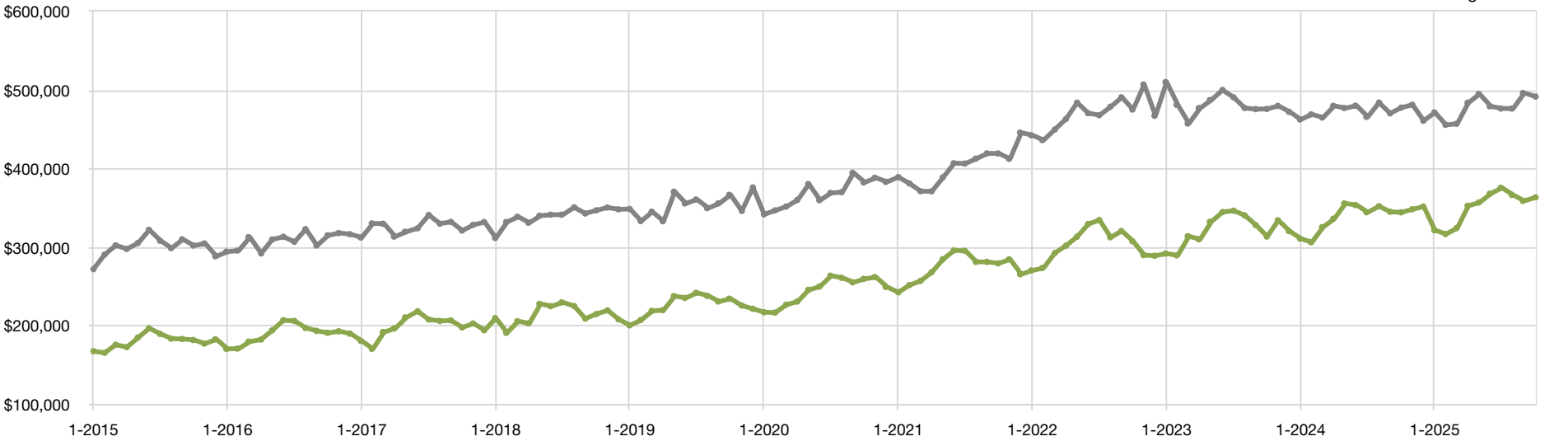
Year to Date



Average Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Nov-2024	\$481,106	+ 0.3%	\$347,919	+ 4.2%
Dec-2024	\$460,705	- 2.4%	\$351,351	+ 9.8%
Jan-2025	\$471,207	+ 1.9%	\$321,289	+ 3.5%
Feb-2025	\$455,473	- 2.8%	\$316,343	+ 3.4%
Mar-2025	\$456,875	- 1.7%	\$323,957	- 0.4%
Apr-2025	\$483,658	+ 0.8%	\$352,414	+ 5.0%
May-2025	\$494,733	+ 3.8%	\$356,545	+ 0.3%
Jun-2025	\$479,102	- 0.2%	\$367,780	+ 4.1%
Jul-2025	\$476,294	+ 2.3%	\$375,272	+ 9.1%
Aug-2025	\$476,210	- 1.6%	\$366,171	+ 4.1%
Sep-2025	\$496,048	+ 5.5%	\$358,559	+ 4.0%
Oct-2025	\$491,491	+ 3.0%	\$363,091	+ 5.6%
12-Month Avg*	\$478,149	+ 0.9%	\$353,242	+ 4.4%

* Average Closed Price for all properties from November 2024 through October 2025. This is not the average of the individual figures above.

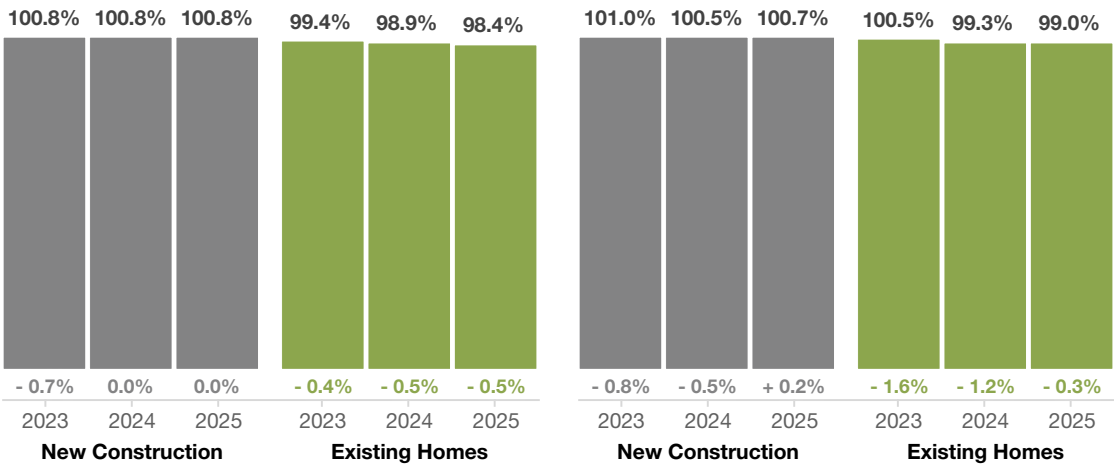
Historical Average Closed Price by Month



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.

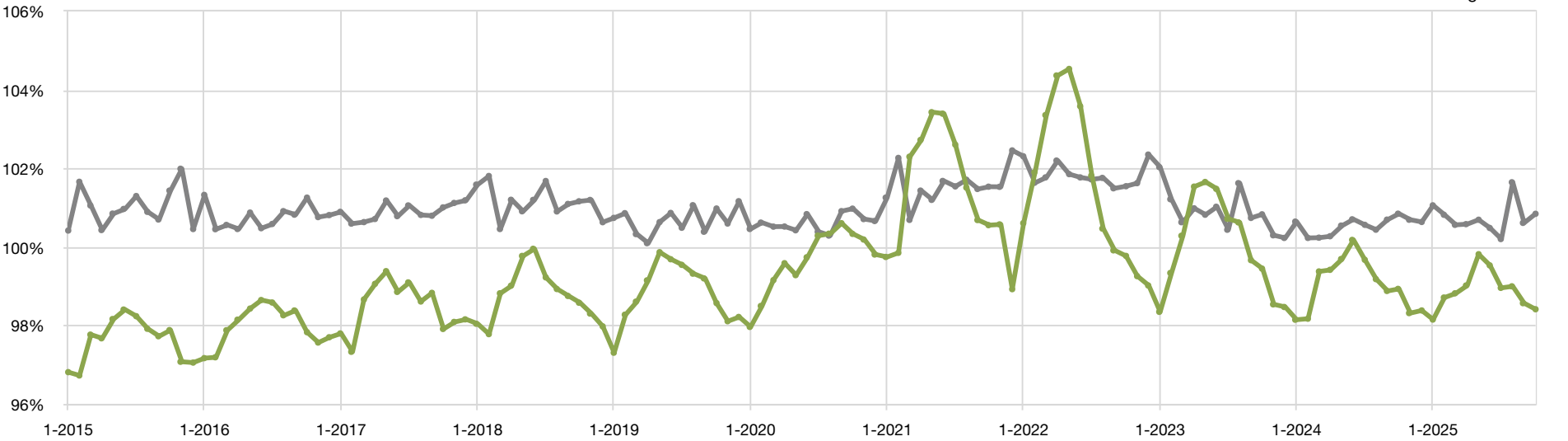
October



Pct. of List Price Received	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Nov-2024	100.7%	+ 0.4%	98.3%	- 0.2%
Dec-2024	100.6%	+ 0.4%	98.4%	- 0.1%
Jan-2025	101.1%	+ 0.5%	98.1%	0.0%
Feb-2025	100.8%	+ 0.6%	98.7%	+ 0.5%
Mar-2025	100.6%	+ 0.4%	98.8%	- 0.6%
Apr-2025	100.6%	+ 0.3%	99.0%	- 0.4%
May-2025	100.7%	+ 0.2%	99.8%	+ 0.1%
Jun-2025	100.5%	- 0.2%	99.5%	- 0.7%
Jul-2025	100.2%	- 0.4%	99.0%	- 0.7%
Aug-2025	101.6%	+ 1.2%	99.0%	- 0.2%
Sep-2025	100.6%	- 0.1%	98.6%	- 0.3%
Oct-2025	100.8%	0.0%	98.4%	- 0.5%
12-Month Avg*	100.7%	+ 0.2%	98.9%	- 0.3%

* Pct. of List Price Received for all properties from November 2024 through October 2025. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month

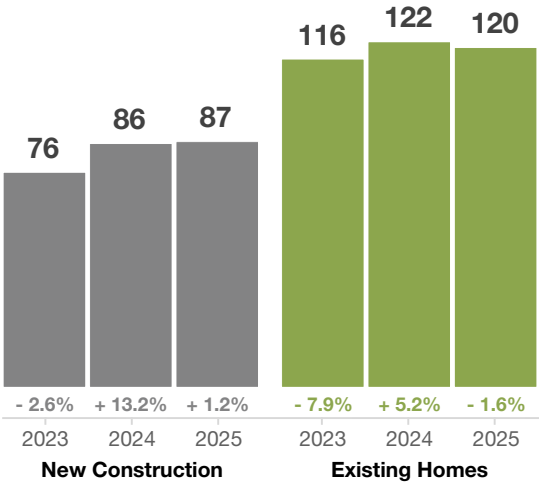


Housing Affordability Index

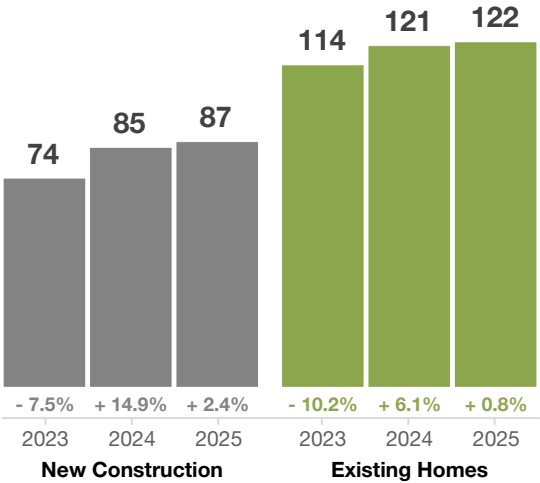
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



October

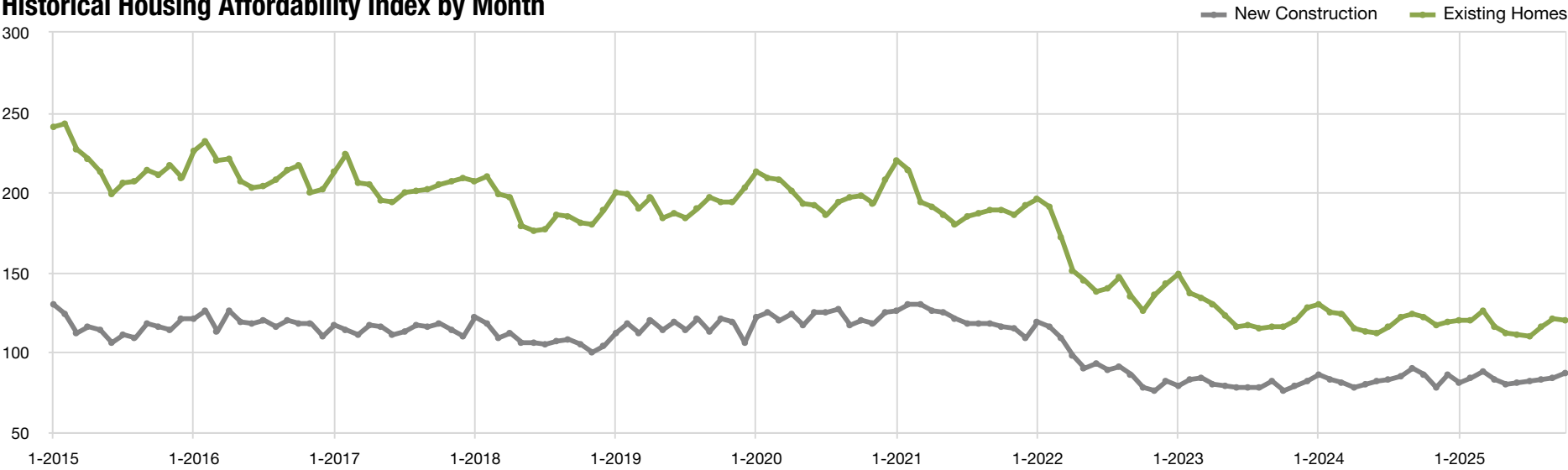


Year to Date



Affordability Index	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Nov-2024	78	- 1.3%	117	- 2.5%
Dec-2024	86	+ 4.9%	119	- 7.0%
Jan-2025	81	- 5.8%	120	- 7.7%
Feb-2025	84	+ 1.2%	120	- 4.0%
Mar-2025	88	+ 8.6%	126	+ 1.6%
Apr-2025	83	+ 6.4%	116	+ 0.9%
May-2025	80	0.0%	112	- 0.9%
Jun-2025	81	- 1.2%	111	- 0.9%
Jul-2025	82	- 1.2%	110	- 5.2%
Aug-2025	83	- 2.4%	116	- 4.9%
Sep-2025	84	- 6.7%	121	- 2.4%
Oct-2025	87	+ 1.2%	120	- 1.6%
12-Month Avg	83	0.0%	117	- 3.3%

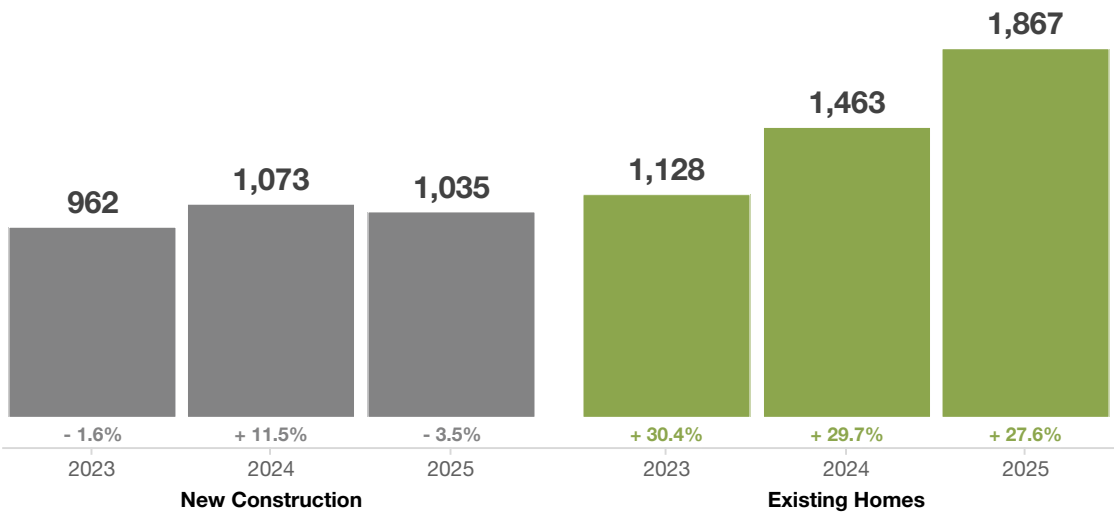
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

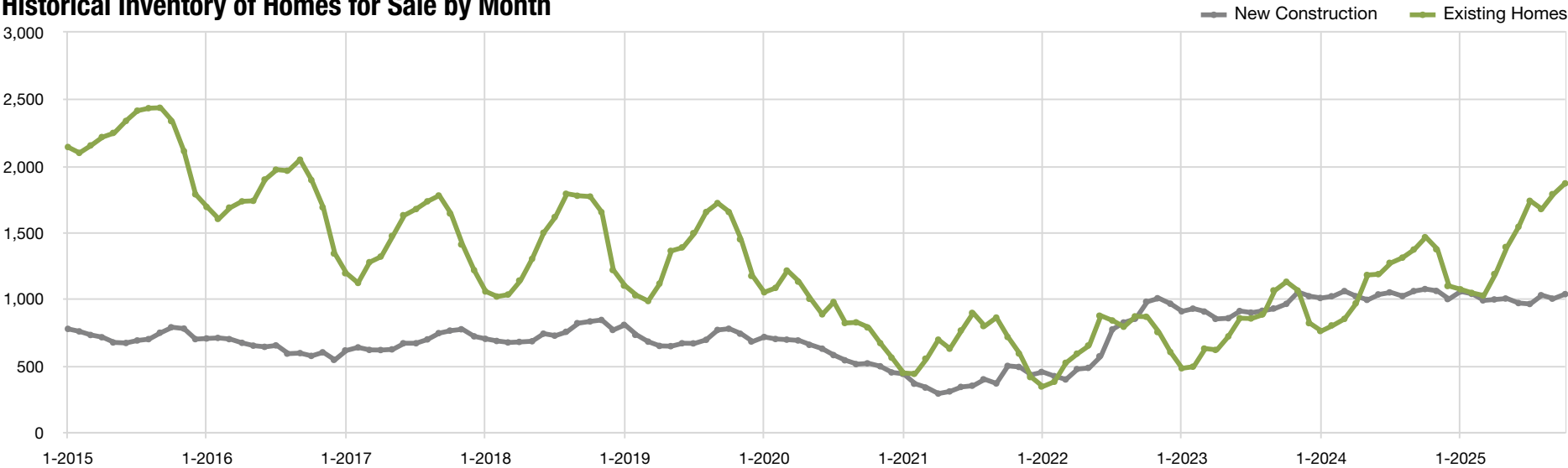
The number of properties available for sale in active status at the end of a given month.

October



Homes for Sale	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Nov-2024	1,059	+ 0.8%	1,372	+ 29.2%
Dec-2024	998	- 2.1%	1,096	+ 34.1%
Jan-2025	1,055	+ 4.9%	1,071	+ 41.3%
Feb-2025	1,037	+ 1.8%	1,044	+ 30.5%
Mar-2025	988	- 6.6%	1,024	+ 20.6%
Apr-2025	995	- 2.4%	1,186	+ 22.8%
May-2025	1,002	+ 1.0%	1,389	+ 17.8%
Jun-2025	968	- 6.3%	1,541	+ 30.0%
Jul-2025	961	- 8.3%	1,736	+ 36.7%
Aug-2025	1,027	+ 0.7%	1,674	+ 27.9%
Sep-2025	1,001	- 5.4%	1,786	+ 30.4%
Oct-2025	1,035	- 3.5%	1,867	+ 27.6%
12-Month Avg	1,011	- 2.1%	1,399	+ 28.8%

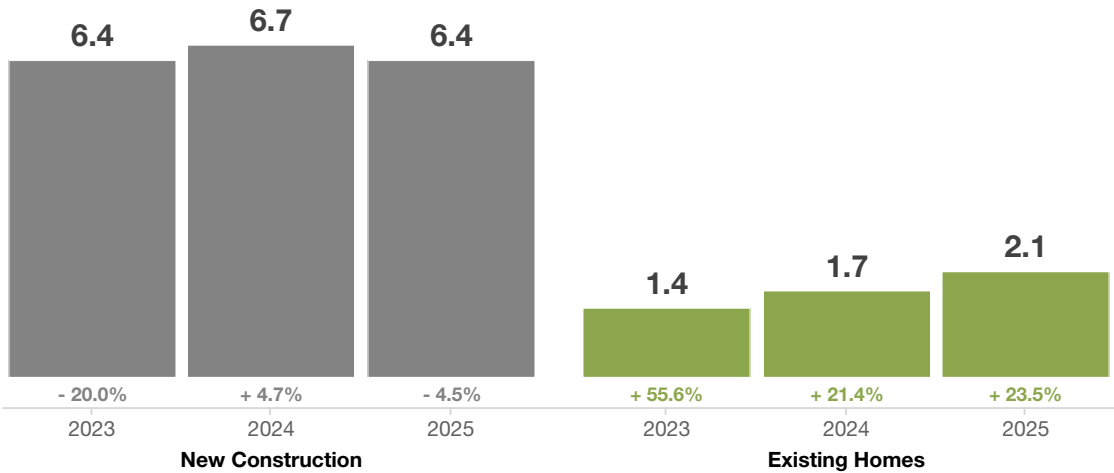
Historical Inventory of Homes for Sale by Month



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.

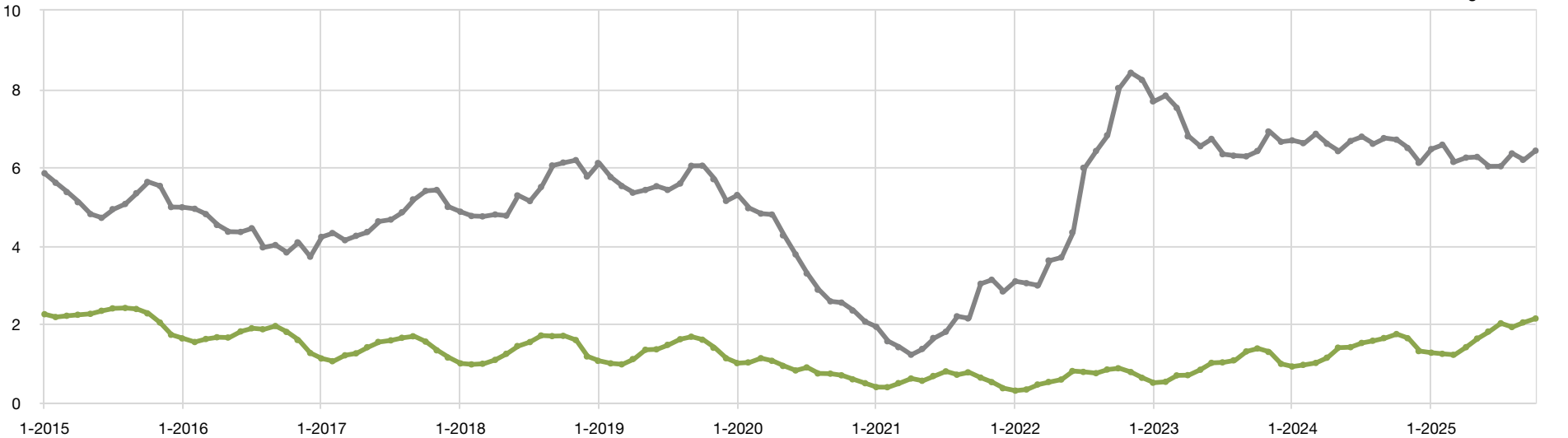
October



Months Supply	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Nov-2024	6.5	- 5.8%	1.6	+ 23.1%
Dec-2024	6.1	- 9.0%	1.3	+ 30.0%
Jan-2025	6.5	- 3.0%	1.3	+ 44.4%
Feb-2025	6.6	0.0%	1.2	+ 20.0%
Mar-2025	6.1	- 11.6%	1.2	+ 20.0%
Apr-2025	6.2	- 6.1%	1.4	+ 27.3%
May-2025	6.3	- 1.6%	1.6	+ 14.3%
Jun-2025	6.0	- 10.4%	1.8	+ 28.6%
Jul-2025	6.0	- 11.8%	2.0	+ 33.3%
Aug-2025	6.4	- 3.0%	1.9	+ 18.8%
Sep-2025	6.2	- 7.5%	2.0	+ 25.0%
Oct-2025	6.4	- 4.5%	2.1	+ 23.5%
12-Month Avg*	6.3	- 6.1%	1.6	+ 26.0%

* Months Supply for all properties from November 2024 through October 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.



Omaha Area Region

Key Metrics	Historical Sparkbars	10-2024	10-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		1,660	1,926	+ 16.0%	16,232	18,118	+ 11.6%
Pending Sales		992	948	- 4.4%	10,537	10,943	+ 3.9%
Closed Sales		978	1,138	+ 16.4%	10,085	10,535	+ 4.5%
Days on Market Until Sale		24	25	+ 4.2%	23	27	+ 17.4%
Median Closed Price		\$311,000	\$325,000	+ 4.5%	\$315,000	\$325,000	+ 3.2%
Average Closed Price		\$363,091	\$382,498	+ 5.3%	\$361,678	\$373,677	+ 3.3%
Percent of List Price Received		99.2%	98.8%	- 0.4%	99.5%	99.2%	- 0.3%
Housing Affordability Index		114	113	- 0.9%	112	113	+ 0.9%
Inventory of Homes for Sale		2,536	2,902	+ 14.4%	—	—	—
Months Supply of Inventory		2.5	2.8	+ 12.0%	—	—	—