

Monthly Indicators

Omaha Area Region



November 2025

U.S. sales of existing homes rose 1.2% from the previous month to a seasonally adjusted annual rate of 4.10 million, according to the National Association of REALTORS® (NAR), as buyers took advantage of lower mortgage rates this fall. Sales increased in the Midwest and South, held steady in the Northeast, and edged down in the West. Year-over-year, sales were up 1.7%, with gains in the Northeast, Midwest, and South, while the West posted a decline.

New Listings increased 4.0 percent for New Construction but decreased 4.0 percent for Existing Homes. Pending Sales decreased 25.2 percent for New Construction but increased 12.8 percent for Existing Homes. Inventory decreased 0.4 percent for New Construction but increased 17.9 percent for Existing Homes.

Median Closed Price decreased 4.6 percent for New Construction but increased 5.1 percent for Existing Homes. Days on Market decreased 16.9 percent for New Construction but increased 17.6 percent for Existing Homes. Months Supply of Inventory increased 1.5 percent for New Construction and 12.5 percent for Existing Homes.

Nationally, inventory dipped 0.7% month-over-month but rose 10.9% year-over-year, totaling 1.52 million units, according to NAR. At the current sales pace, supply stands at 4.4 months, slightly below last month's level but higher than the 4.1 months recorded a year ago. Supported by modest inventory levels, prices continue to rise, with the national median existing-home price increasing 2.1% year-over-year to \$415,200, marking 28 consecutive months of annual gains.

Quick Facts

- 13.6%

Change in
Closed Sales
All Properties

+ 4.5%

Change in
Median Closed Price
All Properties

+ 9.9%

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	11-2024	11-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		200	208	+ 4.0%	3,236	3,151	- 2.6%
Pending Sales		139	104	- 25.2%	1,847	1,795	- 2.8%
Closed Sales		161	125	- 22.4%	1,780	1,797	+ 1.0%
Days on Market Until Sale		71	59	- 16.9%	69	81	+ 17.4%
Median Closed Price		\$446,830	\$426,425	- 4.6%	\$424,990	\$425,000	+ 0.0%
Average Closed Price		\$481,106	\$478,185	- 0.6%	\$474,280	\$480,095	+ 1.2%
Percent of List Price Received		100.7%	101.3%	+ 0.6%	100.5%	100.8%	+ 0.3%
Housing Affordability Index		78	86	+ 10.3%	82	86	+ 4.9%
Inventory of Homes for Sale		1,060	1,056	- 0.4%	—	—	—
Months Supply of Inventory		6.5	6.6	+ 1.5%	—	—	—

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.



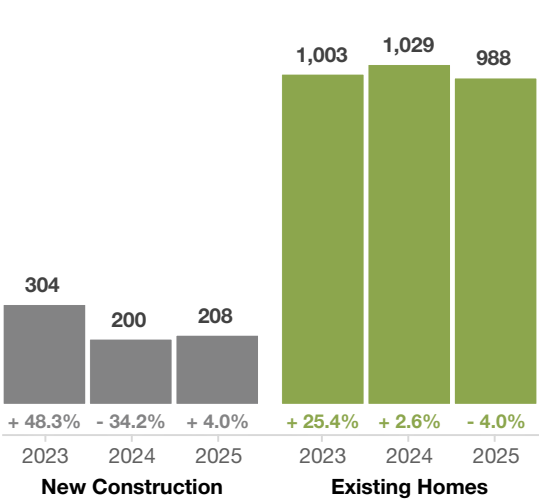
Omaha Area Region

Key Metrics	Historical Sparkbars	11-2024	11-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		1,029	988	- 4.0%	14,226	16,205	+ 13.9%
Pending Sales		640	722	+ 12.8%	9,469	10,001	+ 5.6%
Closed Sales		813	717	- 11.8%	9,279	9,631	+ 3.8%
Days on Market Until Sale		17	20	+ 17.6%	15	17	+ 13.3%
Median Closed Price		\$295,000	\$310,000	+ 5.1%	\$293,000	\$300,000	+ 2.4%
Average Closed Price		\$347,919	\$372,736	+ 7.1%	\$340,943	\$355,135	+ 4.2%
Percent of List Price Received		98.3%	97.9%	- 0.4%	99.2%	98.9%	- 0.3%
Housing Affordability Index		117	117	0.0%	118	121	+ 2.5%
Inventory of Homes for Sale		1,373	1,619	+ 17.9%	—	—	—
Months Supply of Inventory		1.6	1.8	+ 12.5%	—	—	—

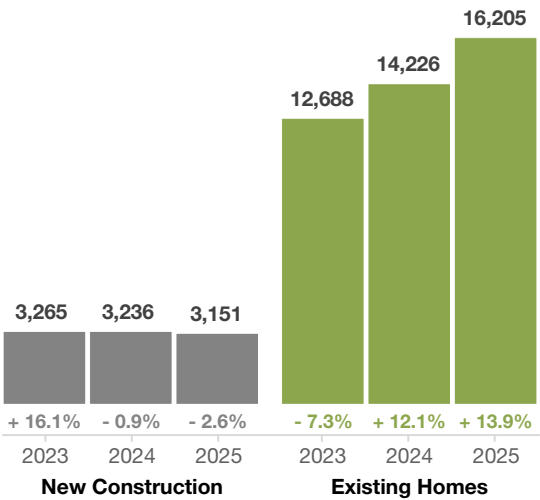
New Listings

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

November

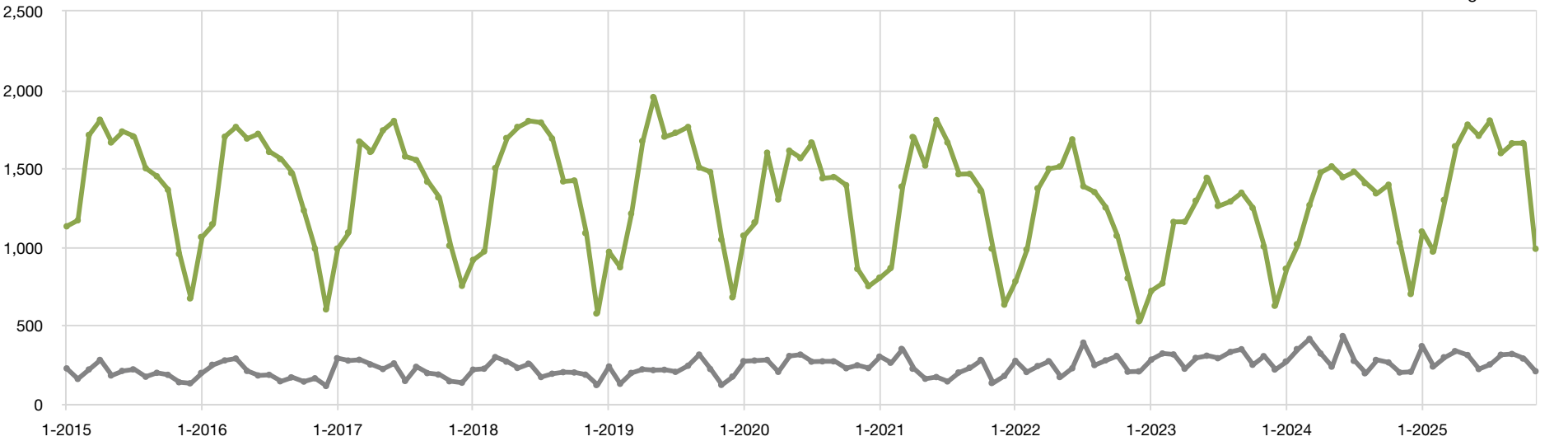


Year to Date



New Listings	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	336	+ 4.7%	1,641	+ 11.3%
May-2025	311	+ 31.2%	1,779	+ 17.6%
Jun-2025	222	- 48.6%	1,707	+ 18.2%
Jul-2025	251	- 8.4%	1,805	+ 22.0%
Aug-2025	313	+ 60.5%	1,597	+ 13.6%
Sep-2025	318	+ 13.6%	1,660	+ 23.8%
Oct-2025	289	+ 9.5%	1,661	+ 19.0%
Nov-2025	208	+ 4.0%	988	- 4.0%
12-Month Avg	280	- 2.8%	1,409	+ 13.8%

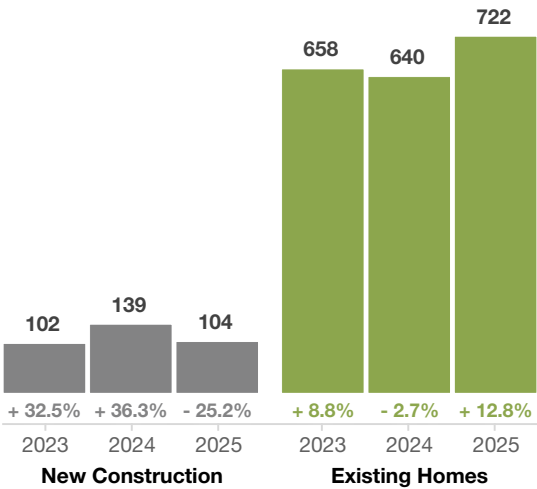
Historical New Listings by Month



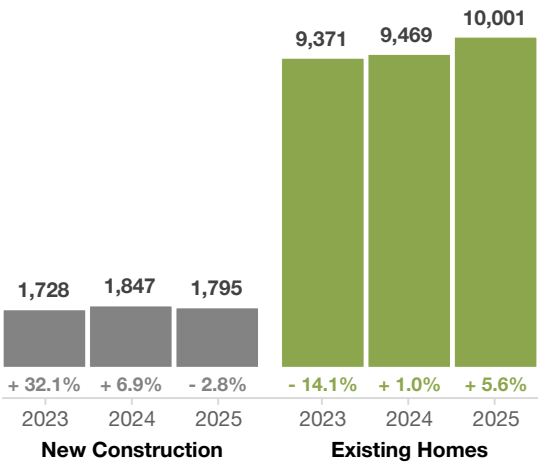
Pending Sales

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

November

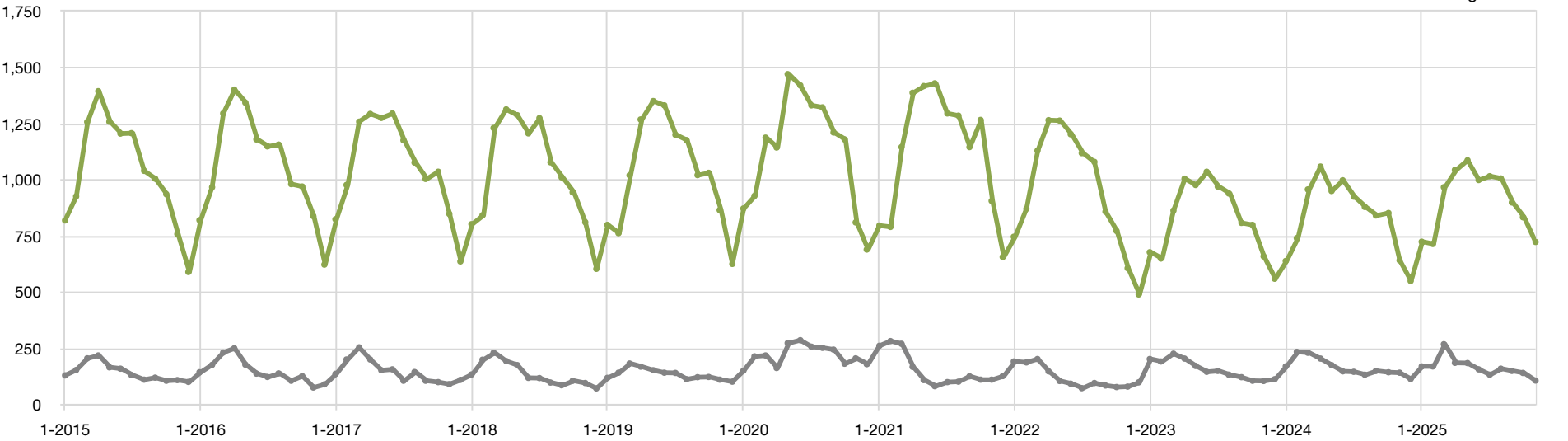


Year to Date



Pending Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Dec-2024	111	+ 0.9%	548	- 1.8%
Jan-2025	167	0.0%	723	+ 13.5%
Feb-2025	167	- 28.0%	713	- 3.5%
Mar-2025	266	+ 16.7%	966	+ 1.0%
Apr-2025	183	- 9.4%	1,043	- 1.4%
May-2025	182	+ 5.2%	1,086	+ 14.4%
Jun-2025	154	+ 6.2%	998	+ 0.1%
Jul-2025	130	- 9.1%	1,015	+ 9.8%
Aug-2025	157	+ 20.8%	1,005	+ 14.5%
Sep-2025	147	0.0%	898	+ 6.9%
Oct-2025	138	- 2.1%	832	- 2.2%
Nov-2025	104	- 25.2%	722	+ 12.8%
12-Month Avg	159	- 2.5%	879	+ 5.1%

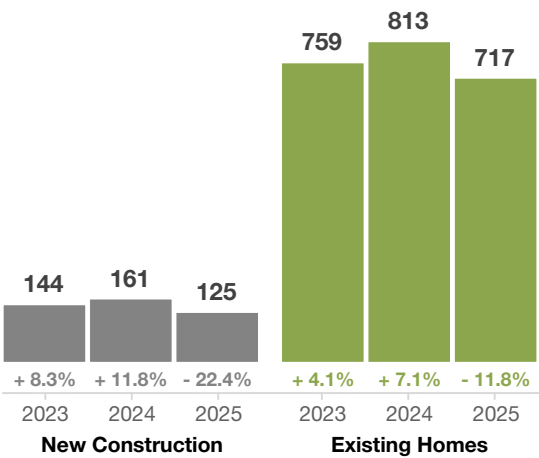
Historical Pending Sales by Month



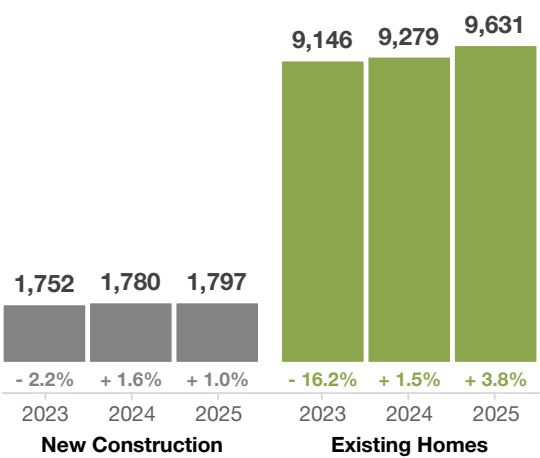
Closed Sales

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

November

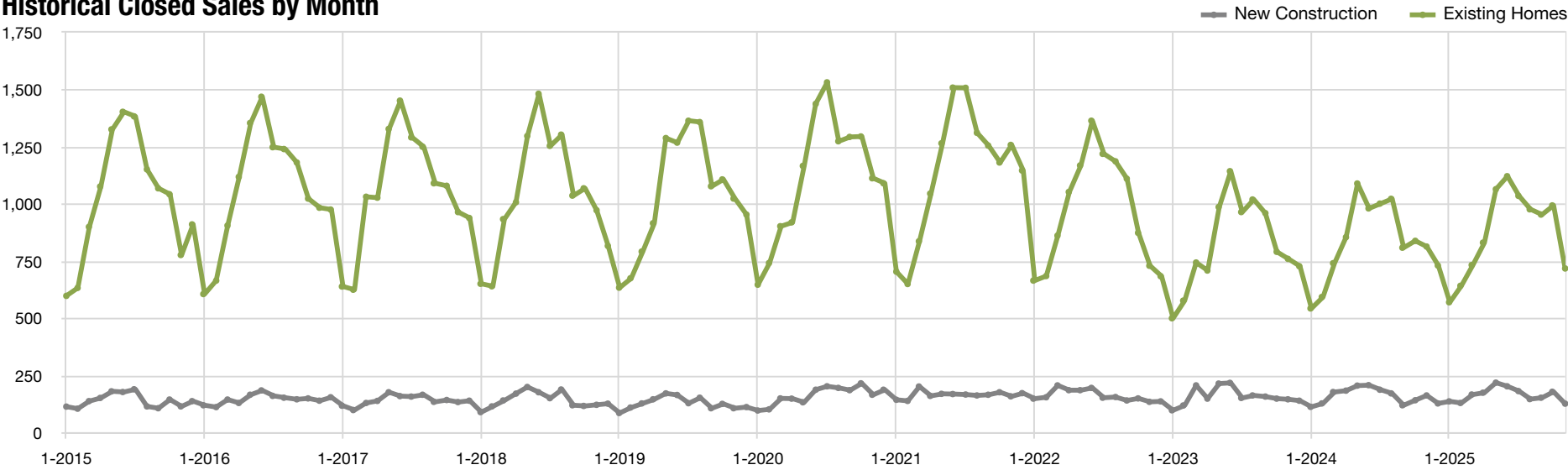


Year to Date



Closed Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Dec-2024	126	- 8.7%	730	+ 0.4%
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%	830	- 2.8%
May-2025	217	+ 6.4%	1,064	- 2.3%
Jun-2025	201	- 2.4%	1,121	+ 14.4%
Jul-2025	180	- 3.2%	1,035	+ 3.4%
Aug-2025	145	- 14.7%	976	- 4.5%
Sep-2025	151	+ 28.0%	953	+ 17.9%
Oct-2025	177	+ 26.4%	993	+ 18.5%
Nov-2025	125	- 22.4%	717	- 11.8%
12-Month Avg	160	0.0%	863	+ 3.5%

Historical Closed Sales by Month



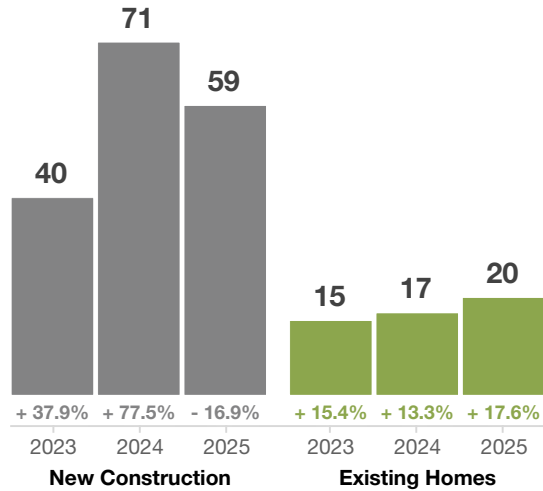
Days on Market Until Sale

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

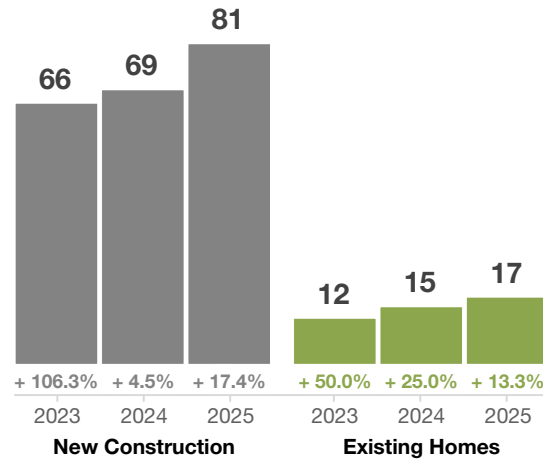


Omaha Area Region

November



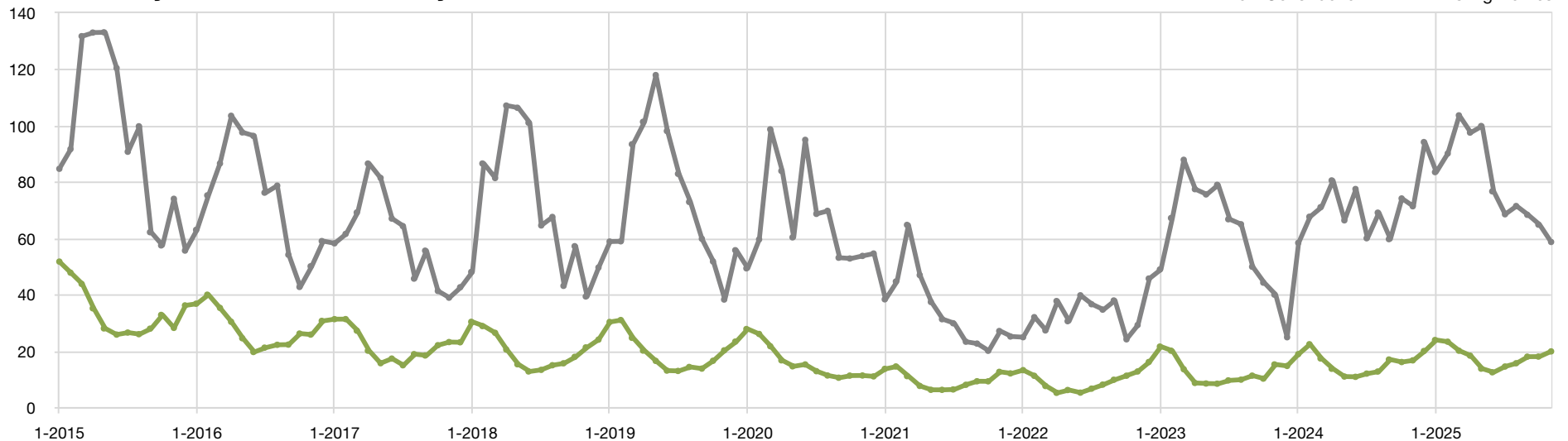
Year to Date



Days on Market	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	68	+ 13.3%	18	+ 5.9%
Oct-2025	65	- 12.2%	18	+ 12.5%
Nov-2025	59	- 16.9%	20	+ 17.6%
12-Month Avg*	82	+ 23.8%	17	+ 19.2%

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

Historical Days on Market Until Sale by Month

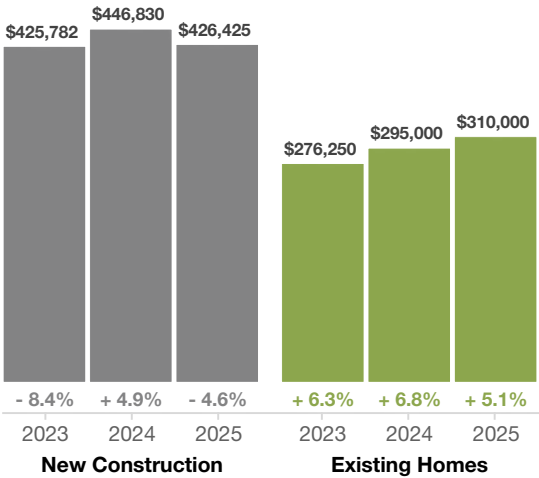


Median Closed Price

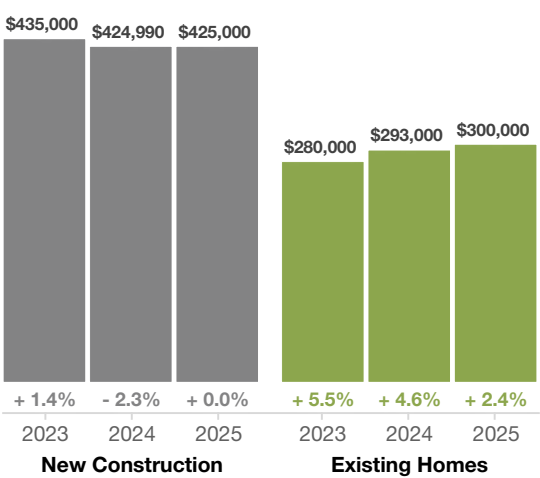
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



November



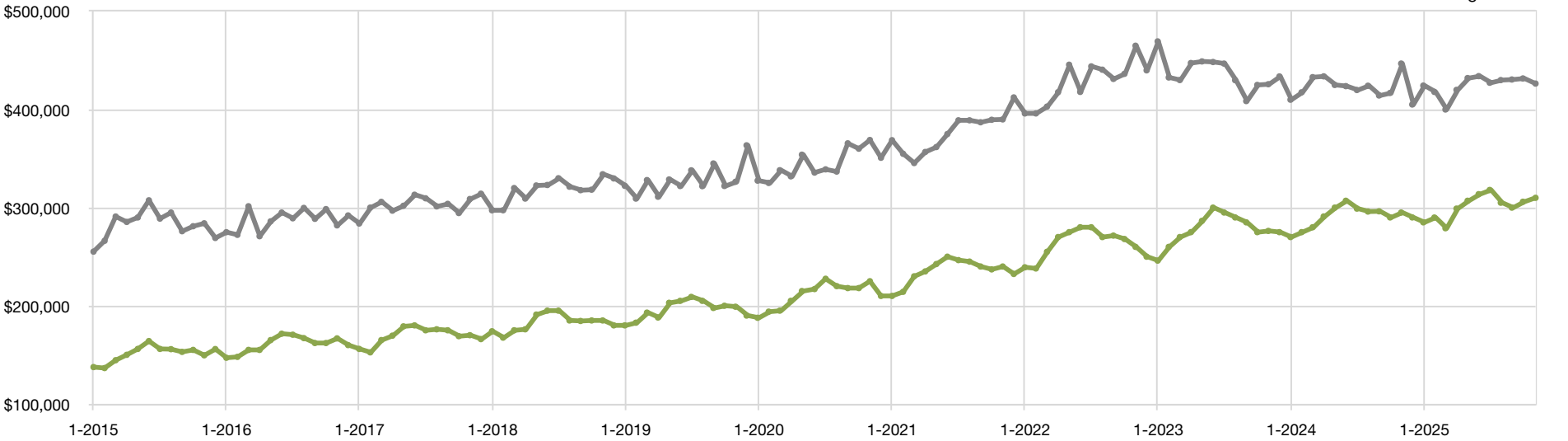
Year to Date



Median Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	\$434,000	+ 2.4%	\$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	\$430,575	+ 3.9%	\$300,000	+ 1.3%
Oct-2025	\$431,650	+ 3.5%	\$306,000	+ 5.5%
Nov-2025	\$426,425	- 4.6%	\$310,000	+ 5.1%
12-Month Avg*	\$424,639	- 0.1%	\$300,000	+ 3.4%

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

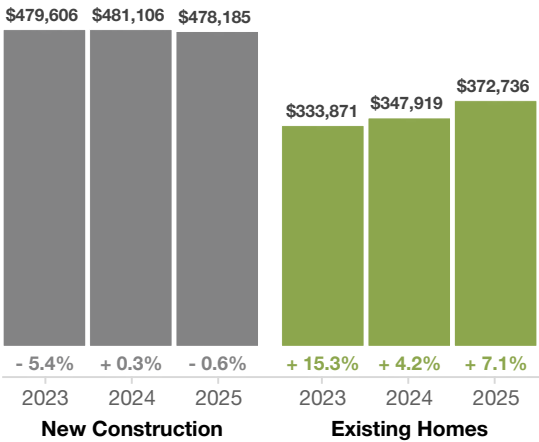
Historical Median Closed Price by Month



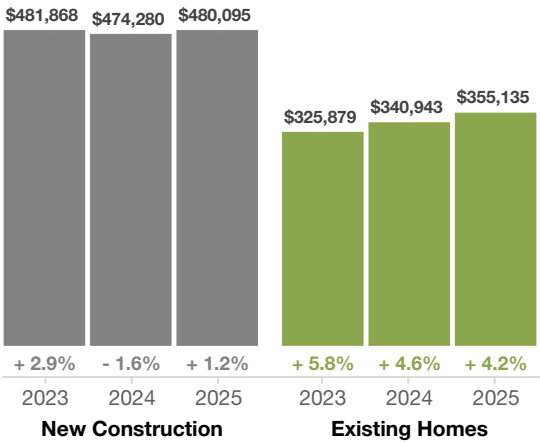
Average Closed Price

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

November



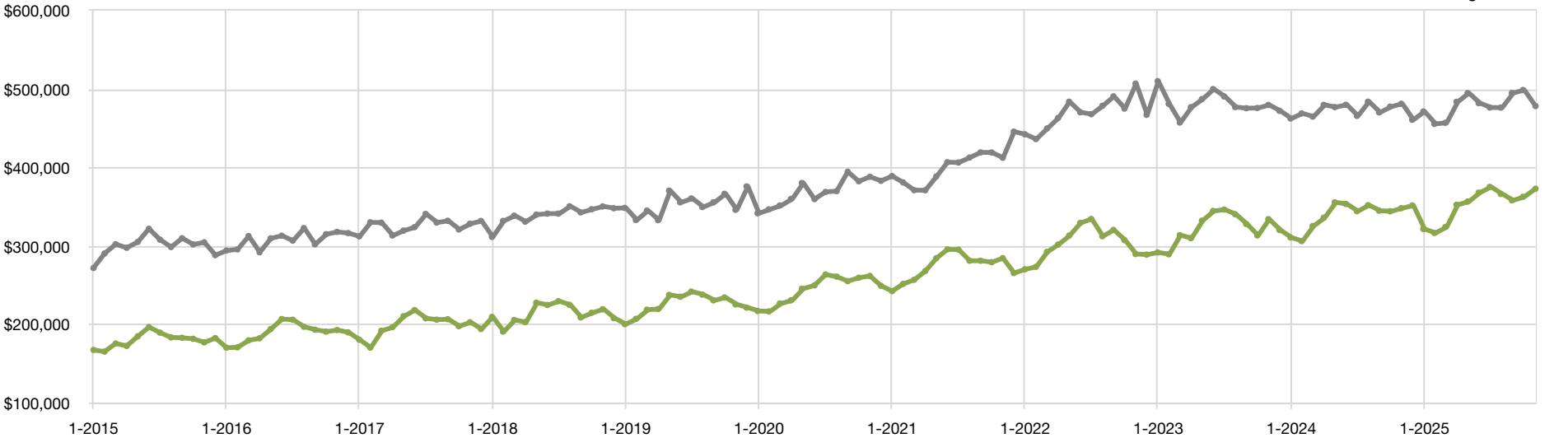
Year to Date



Average Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Dec-2024	\$460,705	- 2.4%	\$351,425	+ 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%	\$352,248	+ 4.9%
May-2025	\$494,733	+ 3.8%	\$356,362	+ 0.3%
Jun-2025	\$481,888	+ 0.4%	\$367,780	+ 4.1%
Jul-2025	\$476,294	+ 2.3%	\$375,112	+ 9.0%
Aug-2025	\$476,210	- 1.6%	\$366,066	+ 4.1%
Sep-2025	\$494,917	+ 5.3%	\$357,945	+ 3.8%
Oct-2025	\$498,619	+ 4.4%	\$362,458	+ 5.4%
Nov-2025	\$478,185	- 0.6%	\$372,736	+ 7.1%
12-Month Avg*	\$478,825	+ 1.0%	\$354,874	+ 4.5%

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

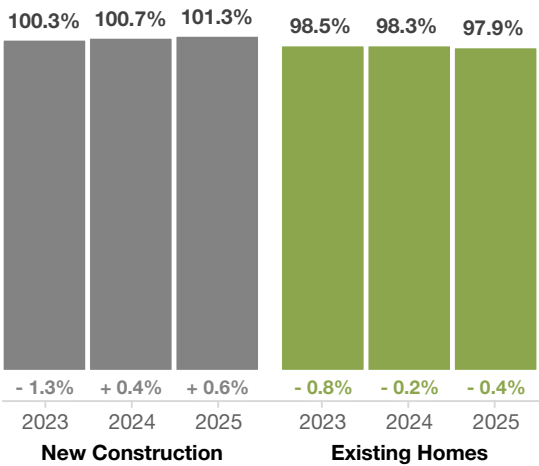
Historical Average Closed Price by Month



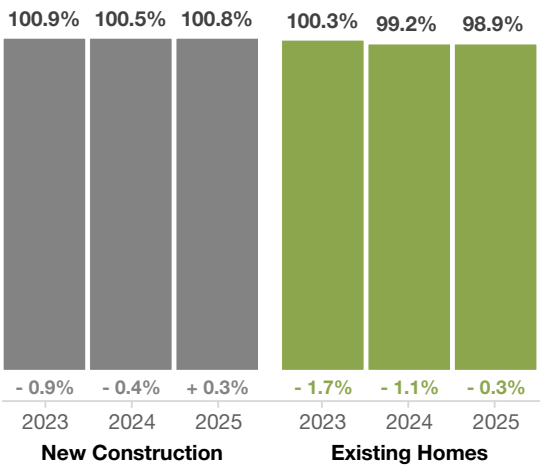
Percent of List Price Received

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.

November



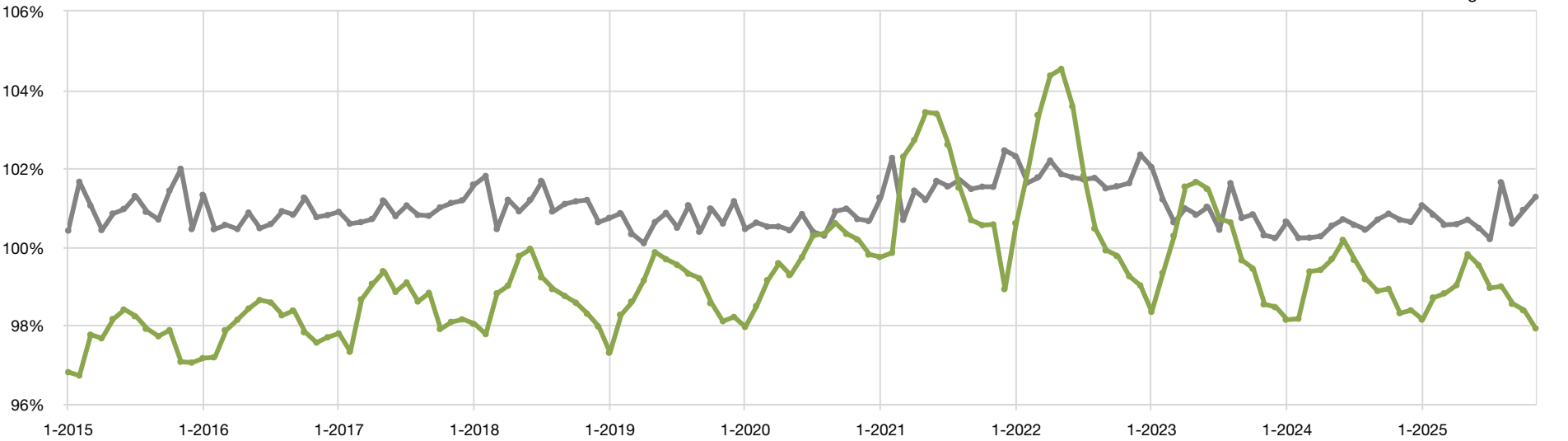
Year to Date



Pct. of List Price Received	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	100.9%	+ 0.1%	98.4%	- 0.5%
Nov-2025	101.3%	+ 0.6%	97.9%	- 0.4%
12-Month Avg*	100.8%	+ 0.3%	98.8%	- 0.3%

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

Historical Percent of List Price Received by Month

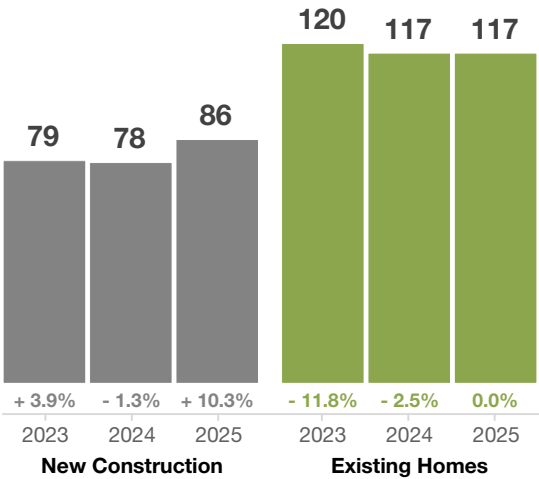


Housing Affordability Index

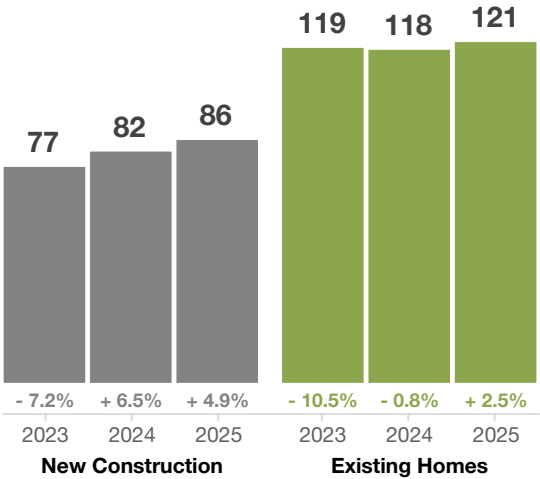
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



November

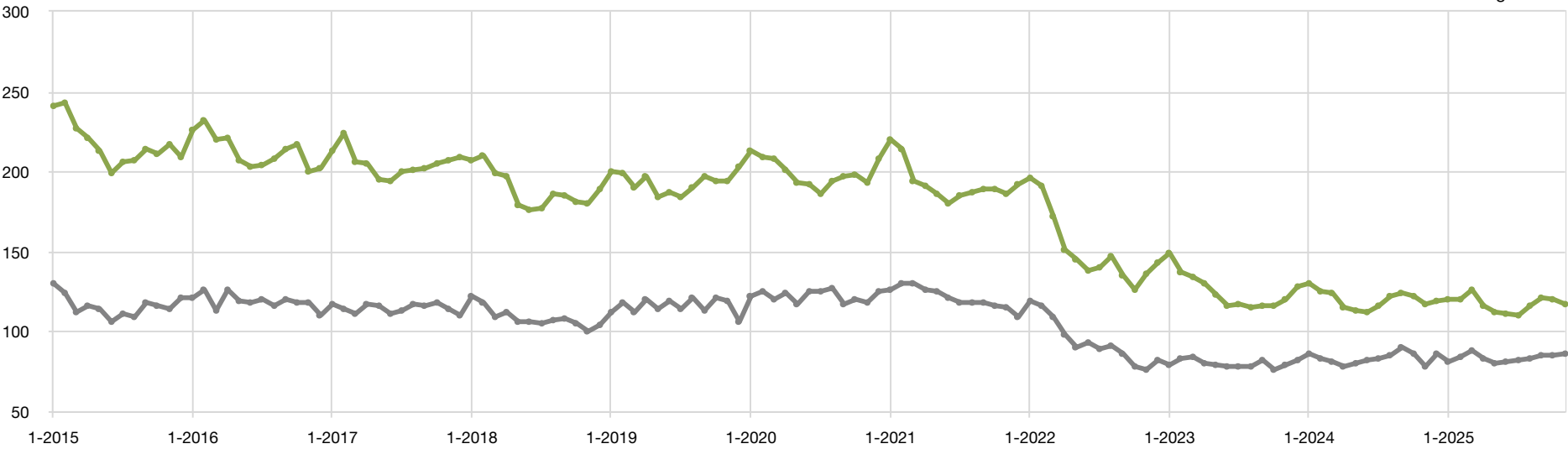


Year to Date



Affordability Index	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	85	- 5.6%	121	- 2.4%
Oct-2025	85	- 1.2%	120	- 1.6%
Nov-2025	86	+ 10.3%	117	0.0%
12-Month Avg	84	+ 1.2%	117	- 3.3%

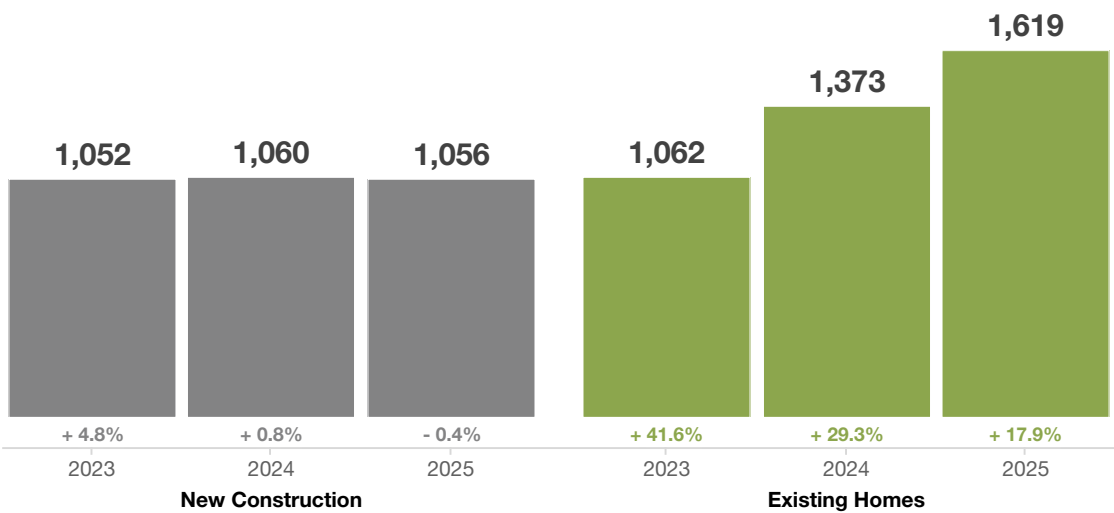
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

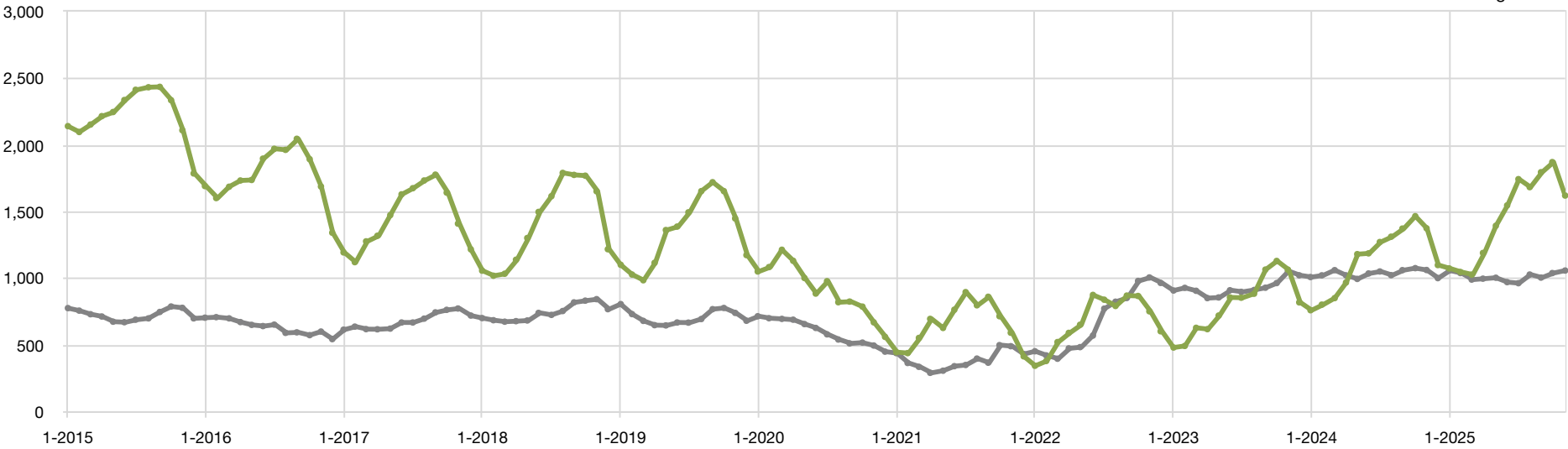
The number of properties available for sale in active status at the end of a given month.

November



Homes for Sale	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Dec-2024	999	- 2.1%	1,097	+ 34.3%
Jan-2025	1,056	+ 4.9%	1,072	+ 41.4%
Feb-2025	1,037	+ 1.7%	1,045	+ 30.6%
Mar-2025	988	- 6.7%	1,025	+ 20.7%
Apr-2025	995	- 2.5%	1,188	+ 23.0%
May-2025	1,002	+ 0.9%	1,392	+ 18.1%
Jun-2025	969	- 6.3%	1,545	+ 30.4%
Jul-2025	961	- 8.4%	1,742	+ 37.2%
Aug-2025	1,026	+ 0.5%	1,682	+ 28.4%
Sep-2025	1,003	- 5.3%	1,794	+ 30.9%
Oct-2025	1,037	- 3.4%	1,870	+ 27.7%
Nov-2025	1,056	- 0.4%	1,619	+ 17.9%
12-Month Avg	1,011	- 2.3%	1,423	+ 28.0%

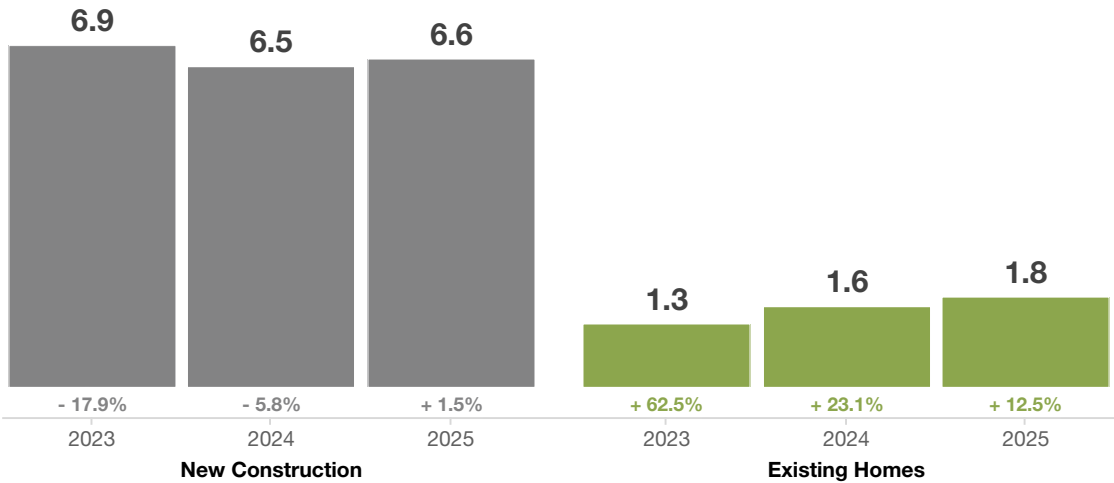
Historical Inventory of Homes for Sale by Month



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.

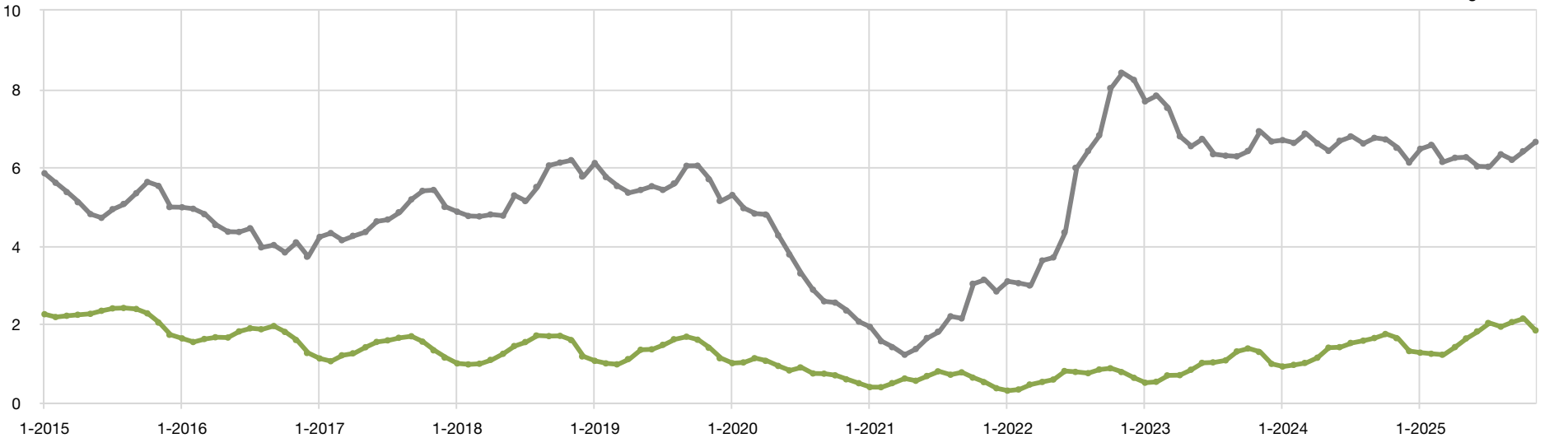
November



Months Supply	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	6.3	- 4.5%	1.9	+ 18.8%
Sep-2025	6.2	- 8.8%	2.1	+ 31.3%
Oct-2025	6.4	- 4.5%	2.1	+ 23.5%
Nov-2025	6.6	+ 1.5%	1.8	+ 12.5%
12-Month Avg*	6.3	- 5.6%	1.7	+ 24.7%

* Months Supply for all properties from December 2024 through November 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	11-2024	11-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		1,229	1,196	- 2.7%	17,462	19,356	+ 10.8%
Pending Sales		779	826	+ 6.0%	11,316	11,796	+ 4.2%
Closed Sales		974	842	- 13.6%	11,059	11,428	+ 3.3%
Days on Market Until Sale		26	26	0.0%	23	27	+ 17.4%
Median Closed Price		\$325,500	\$340,000	+ 4.5%	\$316,306	\$325,000	+ 2.7%
Average Closed Price		\$369,935	\$388,409	+ 5.0%	\$362,406	\$374,798	+ 3.4%
Percent of List Price Received		98.7%	98.4%	- 0.3%	99.4%	99.2%	- 0.2%
Housing Affordability Index		106	107	+ 0.9%	109	112	+ 2.8%
Inventory of Homes for Sale		2,433	2,675	+ 9.9%	—	—	—
Months Supply of Inventory		2.4	2.6	+ 8.3%	—	—	—