

Monthly Indicators

Omaha 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 increased 23.5 percent for New Construction and 4.0 percent for Existing Homes. Pending Sales decreased 0.9 percent for New Construction and 6.6 percent for Existing Homes. Inventory increased 1.9 percent for New Construction and 17.0 percent for Existing Homes.

Median Closed Price increased 7.4 percent for New Construction and 0.7 percent for Existing Homes. Days on Market decreased 26.6 percent for New Construction but increased 10.0 percent for Existing Homes. Months Supply of Inventory increased 4.9 percent for New Construction and 15.4 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

+ 7.1%	+ 0.6%	+ 9.8%
Change in Closed Sales All Properties	Change in Median Closed Price All Properties	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	12-2024	12-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		204	252	+ 23.5%	3,440	3,407	- 1.0%
Pending Sales		111	110	- 0.9%	1,961	1,916	- 2.3%
Closed Sales		126	125	- 0.8%	1,906	1,926	+ 1.0%
Days on Market Until Sale		94	69	- 26.6%	71	80	+ 12.7%
Median Closed Price		\$405,088	\$435,000	+ 7.4%	\$423,100	\$425,803	+ 0.6%
Average Closed Price		\$460,705	\$485,812	+ 5.4%	\$473,382	\$480,596	+ 1.5%
Percent of List Price Received		100.6%	100.4%	- 0.2%	100.5%	100.7%	+ 0.2%
Housing Affordability Index		86	85	- 1.2%	82	86	+ 4.9%
Inventory of Homes for Sale		999	1,018	+ 1.9%	—	—	—
Months Supply of Inventory		6.1	6.4	+ 4.9%	—	—	—

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.



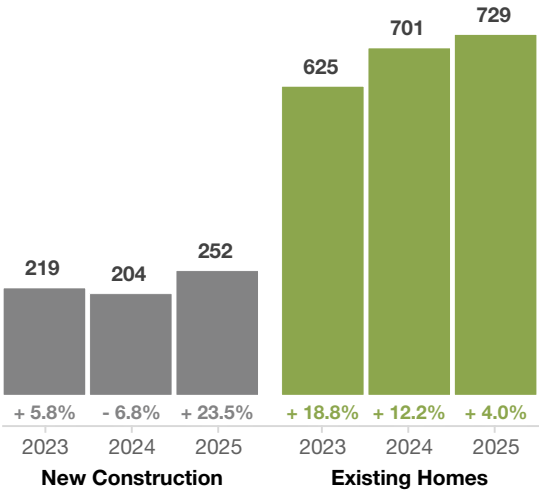
Omaha Area Region

Key Metrics	Historical Sparkbars	12-2024	12-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		701	729	+ 4.0%	14,927	16,947	+ 13.5%
Pending Sales		548	512	- 6.6%	10,017	10,539	+ 5.2%
Closed Sales		730	792	+ 8.5%	10,009	10,443	+ 4.3%
Days on Market Until Sale		20	22	+ 10.0%	15	18	+ 20.0%
Median Closed Price		\$290,000	\$292,000	+ 0.7%	\$292,500	\$300,000	+ 2.6%
Average Closed Price		\$351,425	\$343,103	- 2.4%	\$341,707	\$354,165	+ 3.6%
Percent of List Price Received		98.4%	98.5%	+ 0.1%	99.1%	98.8%	- 0.3%
Housing Affordability Index		119	125	+ 5.0%	118	122	+ 3.4%
Inventory of Homes for Sale		1,099	1,286	+ 17.0%	—	—	—
Months Supply of Inventory		1.3	1.5	+ 15.4%	—	—	—

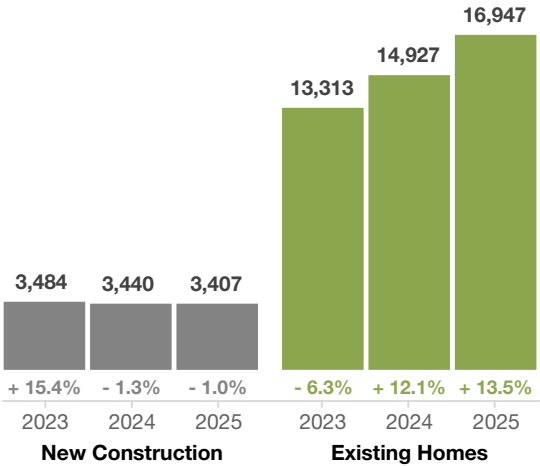
New Listings

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

December

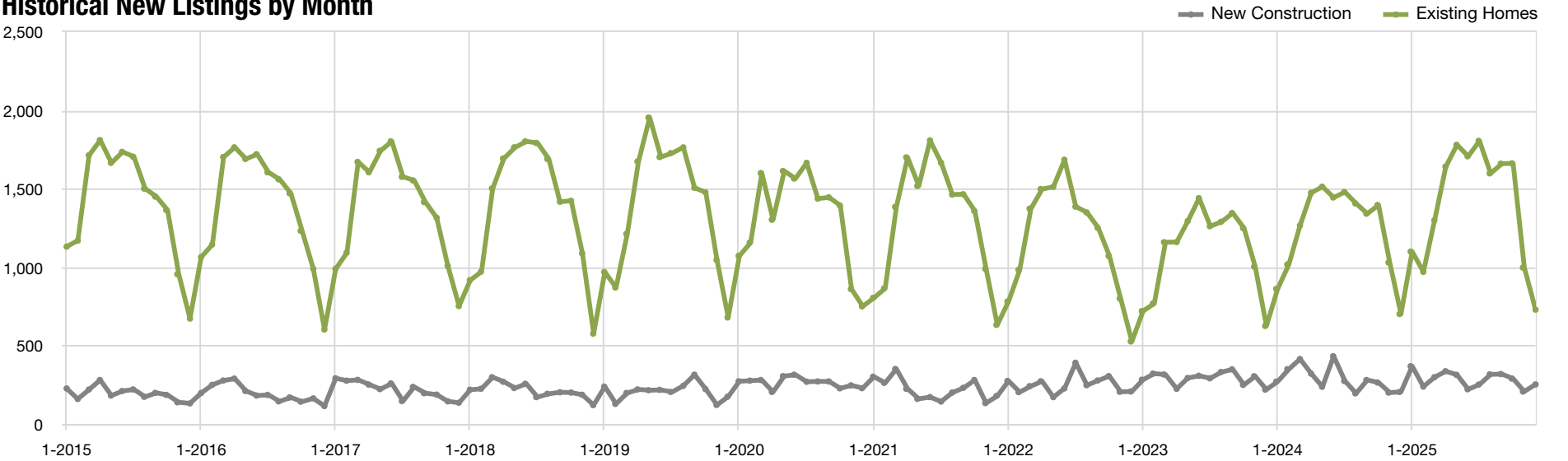


Year to Date



New Listings	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jan-2025	368	+ 36.3%	1,099	+ 27.6%
Feb-2025	238	- 31.8%	970	- 4.6%
Mar-2025	298	- 28.0%	1,299	+ 2.6%
Apr-2025	336	+ 4.7%	1,641	+ 11.3%
May-2025	313	+ 32.1%	1,780	+ 17.6%
Jun-2025	221	- 48.8%	1,707	+ 18.2%
Jul-2025	251	- 8.4%	1,805	+ 22.0%
Aug-2025	316	+ 62.1%	1,598	+ 13.7%
Sep-2025	318	+ 13.6%	1,660	+ 23.8%
Oct-2025	289	+ 9.5%	1,662	+ 19.1%
Nov-2025	207	+ 3.5%	997	- 3.1%
Dec-2025	252	+ 23.5%	729	+ 4.0%
12-Month Avg	284	- 1.0%	1,412	+ 13.5%

Historical New Listings by Month



Pending Sales

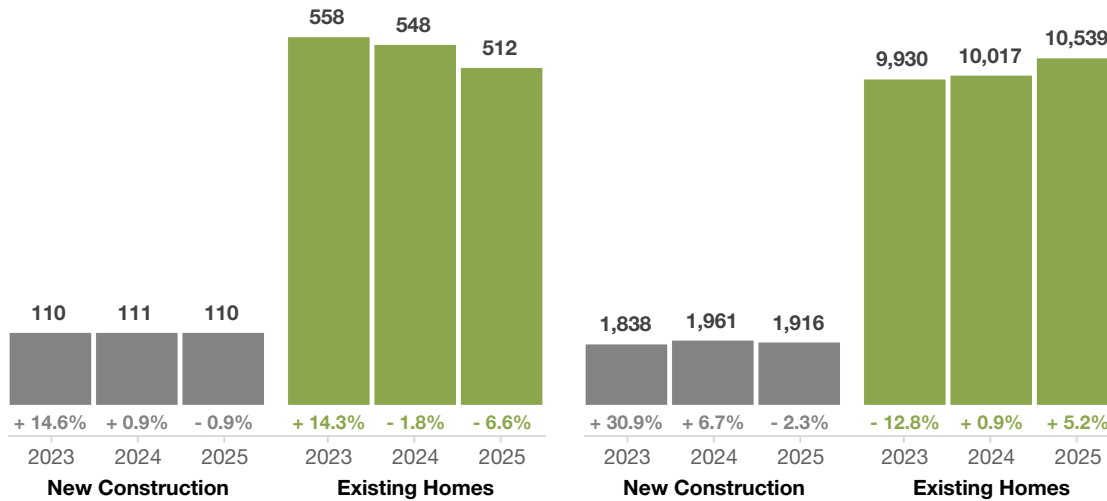
A count of the properties on which offers have been accepted in a given month.



Omaha Area Region

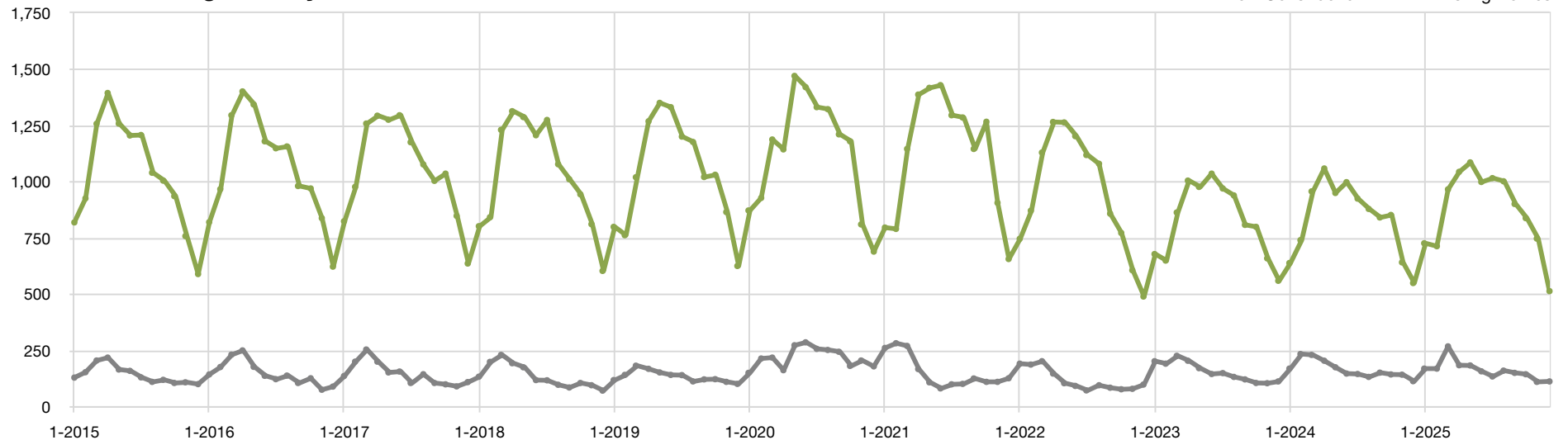
December

Year to Date



Pending Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jan-2025	167	0.0%	725	+ 13.8%
Feb-2025	167	- 28.0%	712	- 3.7%
Mar-2025	266	+ 16.7%	965	+ 0.9%
Apr-2025	182	- 9.9%	1,043	- 1.4%
May-2025	181	+ 4.6%	1,085	+ 14.3%
Jun-2025	155	+ 6.9%	998	+ 0.1%
Jul-2025	132	- 7.7%	1,015	+ 9.8%
Aug-2025	158	+ 21.5%	1,001	+ 14.0%
Sep-2025	148	- 0.7%	900	+ 7.1%
Oct-2025	142	+ 0.7%	837	- 1.6%
Nov-2025	108	- 22.9%	746	+ 16.6%
Dec-2025	110	- 0.9%	512	- 6.6%
12-Month Avg	160	- 1.8%	878	+ 5.1%

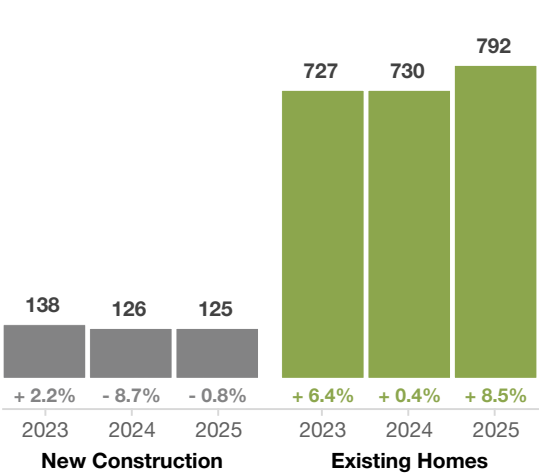
Historical Pending Sales by Month



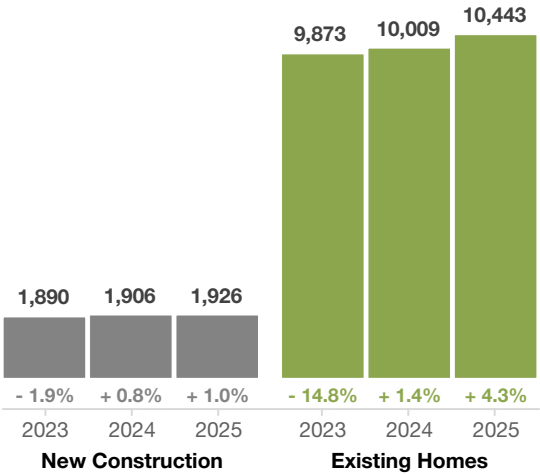
Closed Sales

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

December

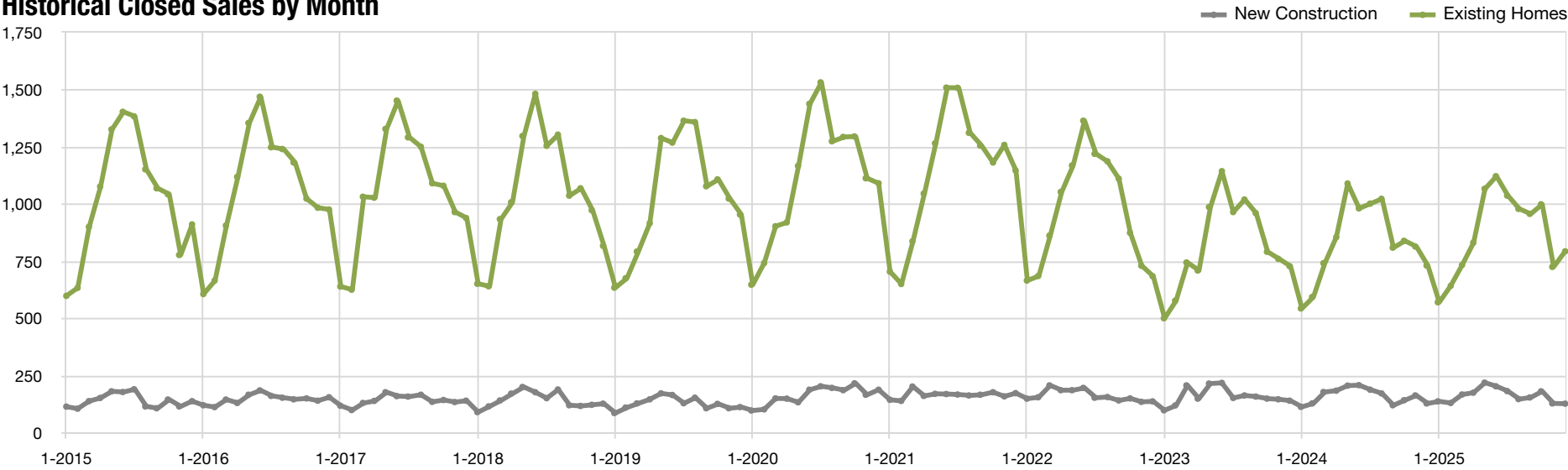


Year to Date



Closed Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jan-2025	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%	1,066	- 2.1%
Jun-2025	201	- 2.4%	1,121	+ 14.4%
Jul-2025	180	- 3.2%	1,036	+ 3.5%
Aug-2025	145	- 14.7%	978	- 4.3%
Sep-2025	152	+ 28.8%	956	+ 18.3%
Oct-2025	179	+ 27.9%	998	+ 19.1%
Nov-2025	126	- 21.7%	724	- 10.9%
Dec-2025	125	- 0.8%	792	+ 8.5%
12-Month Avg	161	+ 1.3%	870	+ 4.3%

Historical Closed Sales by Month



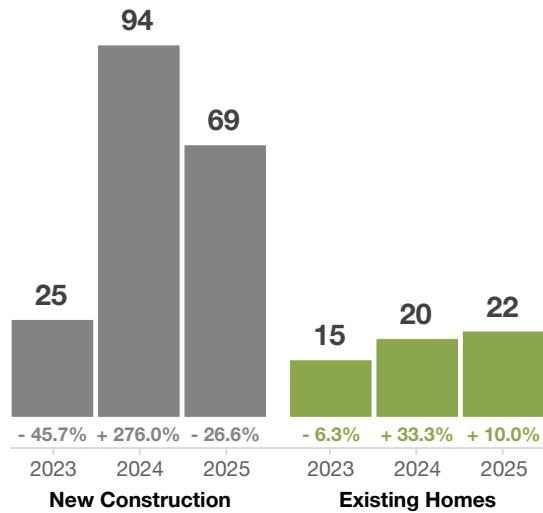
Days on Market Until Sale

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

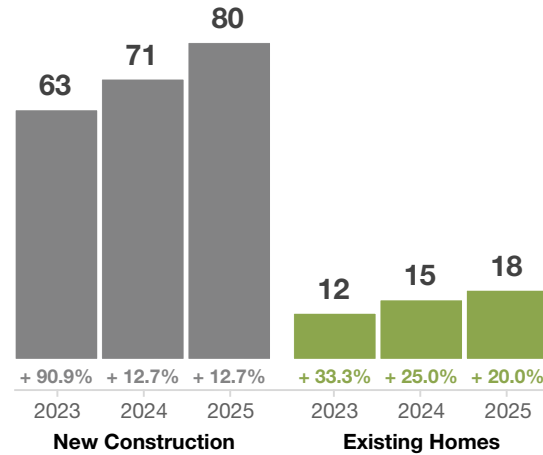


Omaha Area Region

December



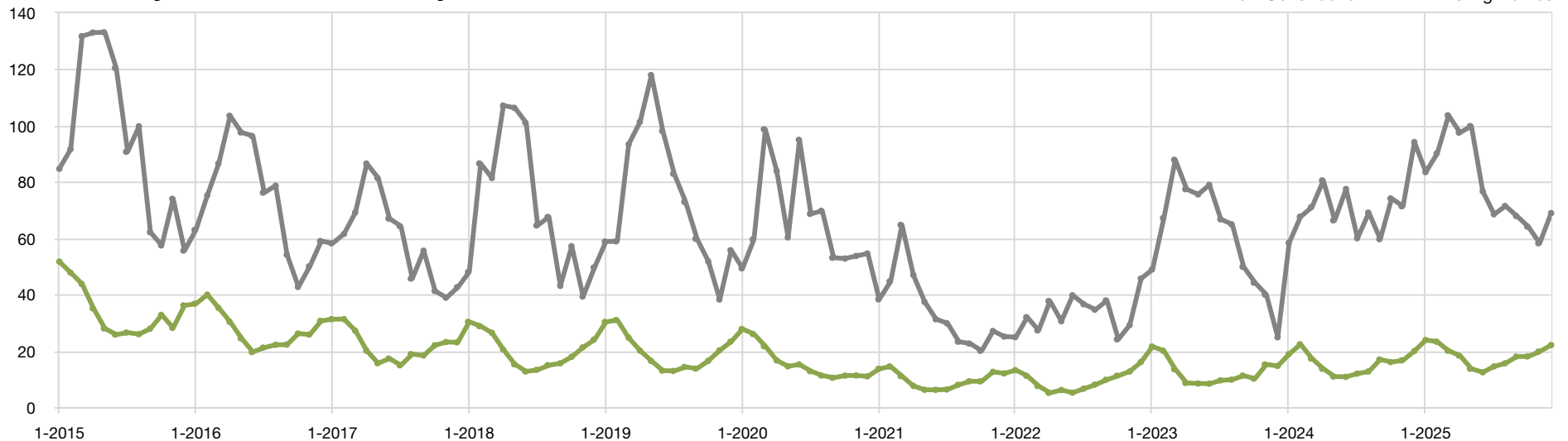
Year to Date



Days on Market	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	64	- 13.5%	18	+ 12.5%
Nov-2025	58	- 18.3%	20	+ 17.6%
Dec-2025	69	- 26.6%	22	+ 10.0%
12-Month Avg*	80	+ 12.8%	18	+ 17.3%

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

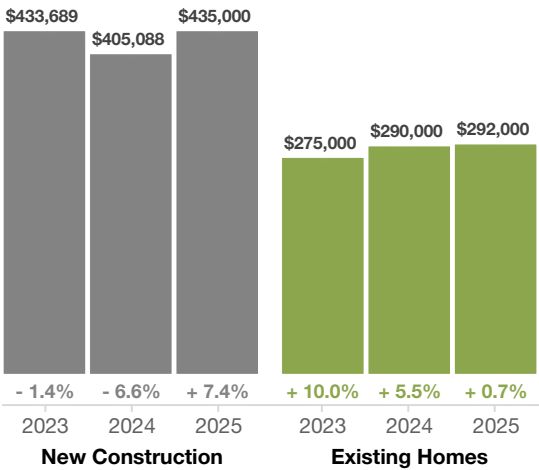
Historical Days on Market Until Sale by Month



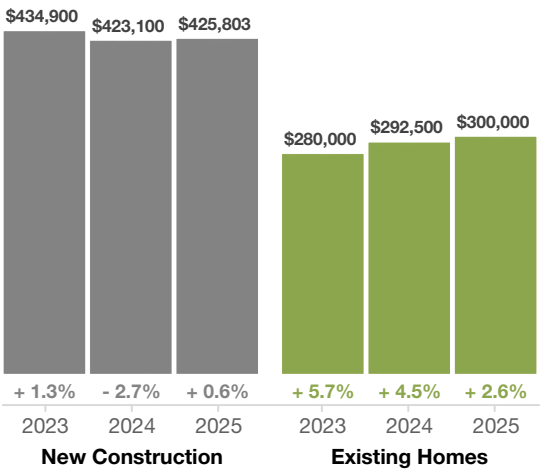
Median Closed Price

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



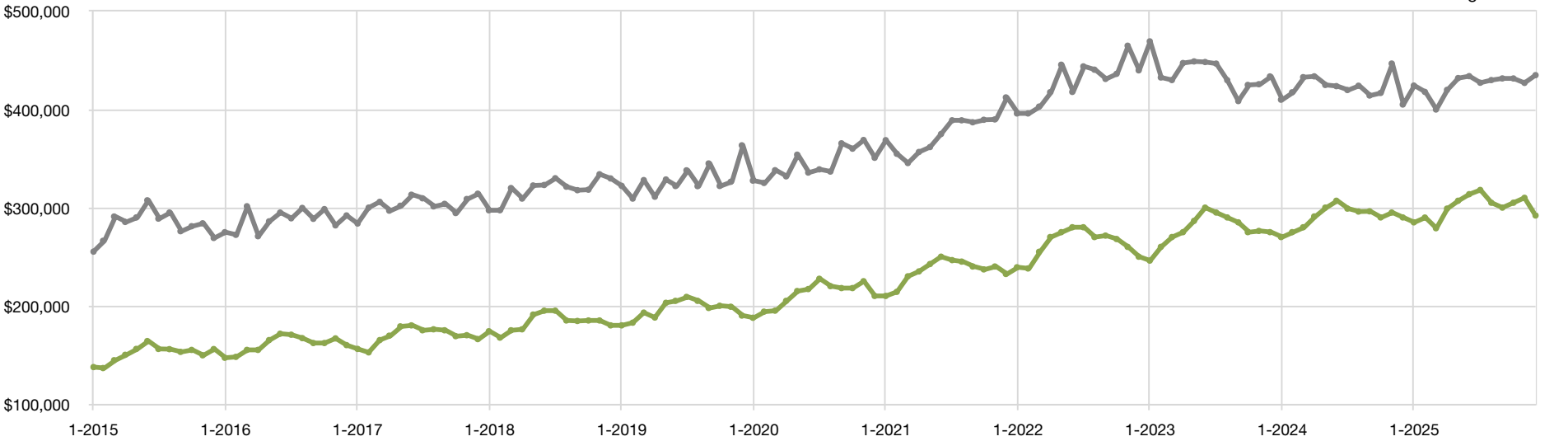
Year to Date



Median Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jan-2025	\$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	\$431,682	+ 4.2%	\$300,000	+ 1.3%
Oct-2025	\$431,650	+ 3.5%	\$305,000	+ 5.2%
Nov-2025	\$427,107	- 4.4%	\$310,000	+ 5.1%
Dec-2025	\$435,000	+ 7.4%	\$292,000	+ 0.7%
12-Month Avg*	\$425,803	+ 0.6%	\$300,000	+ 2.6%

* 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

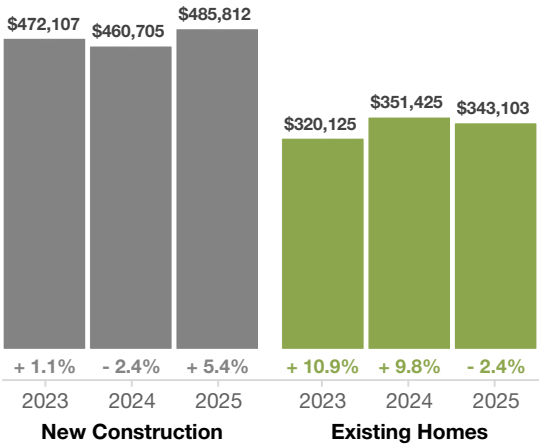


Average Closed Price

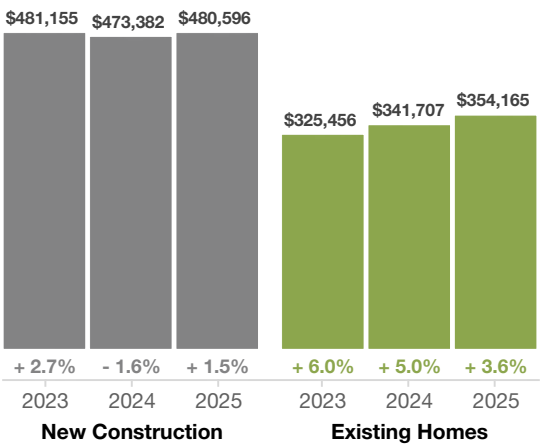
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



December



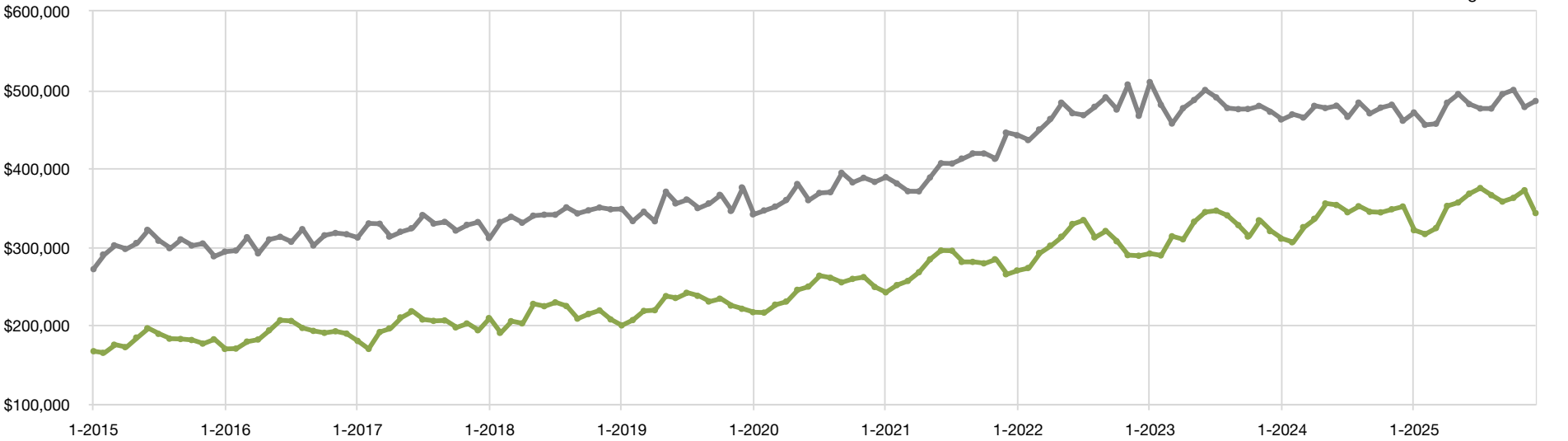
Year to Date



Average Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jan-2025	\$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%	\$352,174	+ 4.9%
May-2025	\$494,733	+ 3.8%	\$356,552	+ 0.4%
Jun-2025	\$481,888	+ 0.4%	\$367,780	+ 4.1%
Jul-2025	\$476,294	+ 2.3%	\$374,961	+ 9.0%
Aug-2025	\$476,210	- 1.6%	\$365,937	+ 4.0%
Sep-2025	\$494,664	+ 5.2%	\$357,684	+ 3.8%
Oct-2025	\$499,939	+ 4.7%	\$362,454	+ 5.4%
Nov-2025	\$478,199	- 0.6%	\$372,160	+ 7.0%
Dec-2025	\$485,812	+ 5.4%	\$343,103	- 2.4%
12-Month Avg*	\$480,596	+ 1.5%	\$354,165	+ 3.6%

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

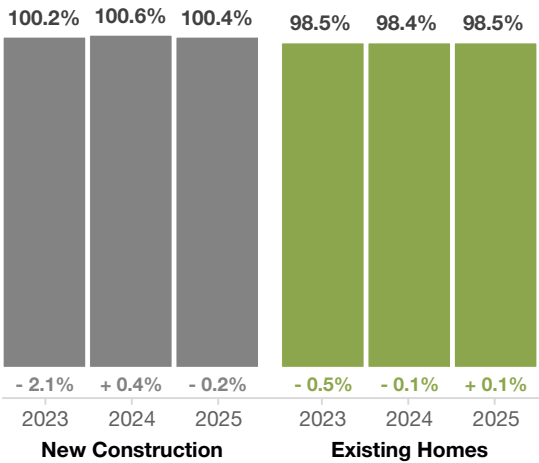
Historical Average Closed Price by Month



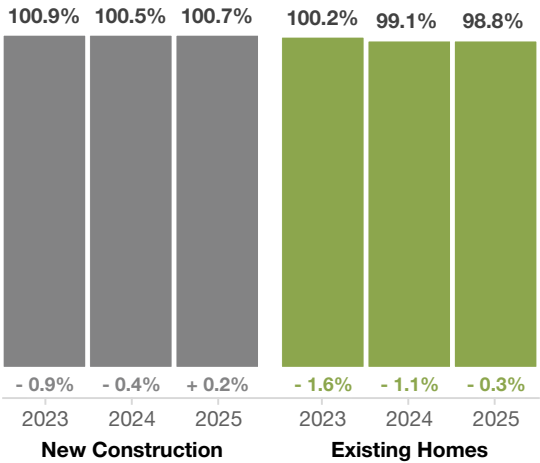
Percent of List Price Received

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



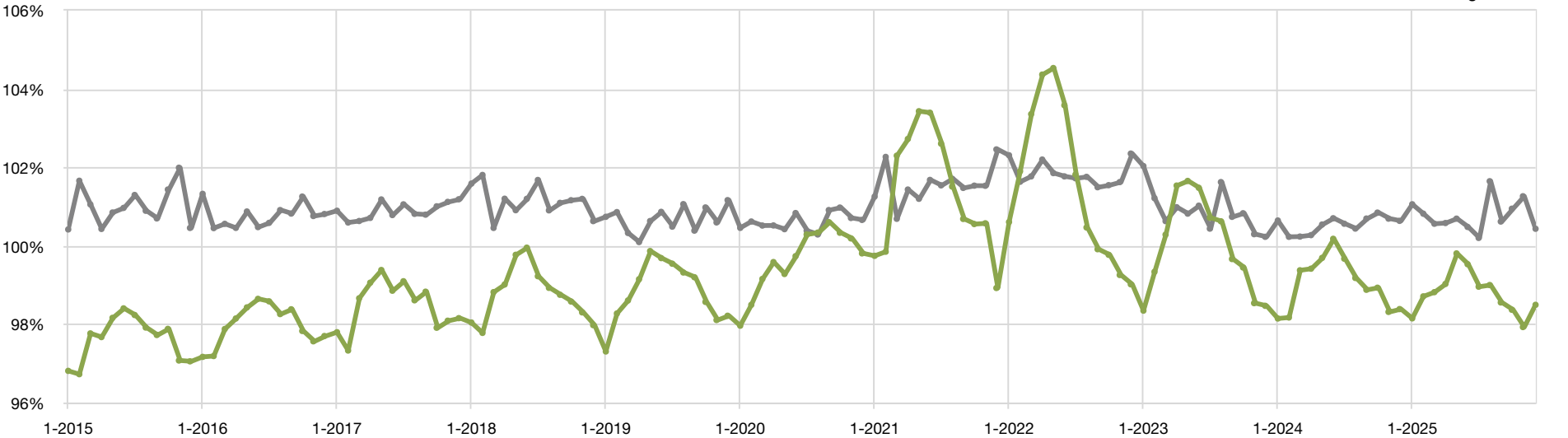
Year to Date



Pct. of List Price Received	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jan-2025	101.1%	+ 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%
Dec-2025	100.4%	- 0.2%	98.5%	+ 0.1%
12-Month Avg*	100.7%	+ 0.2%	98.8%	- 0.3%

* 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

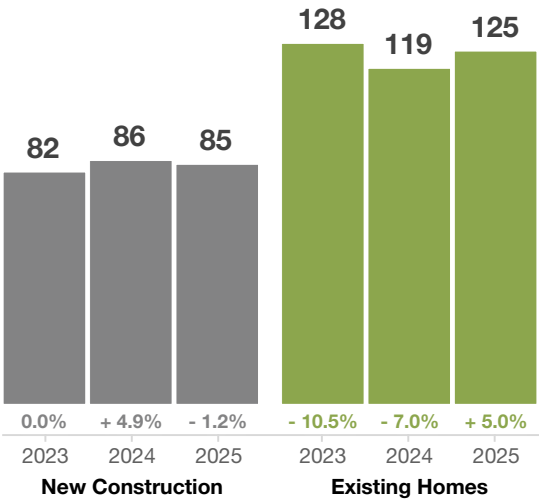


Housing Affordability Index

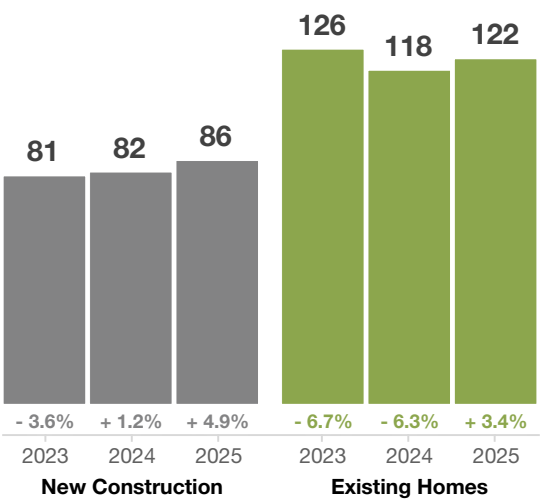
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



December

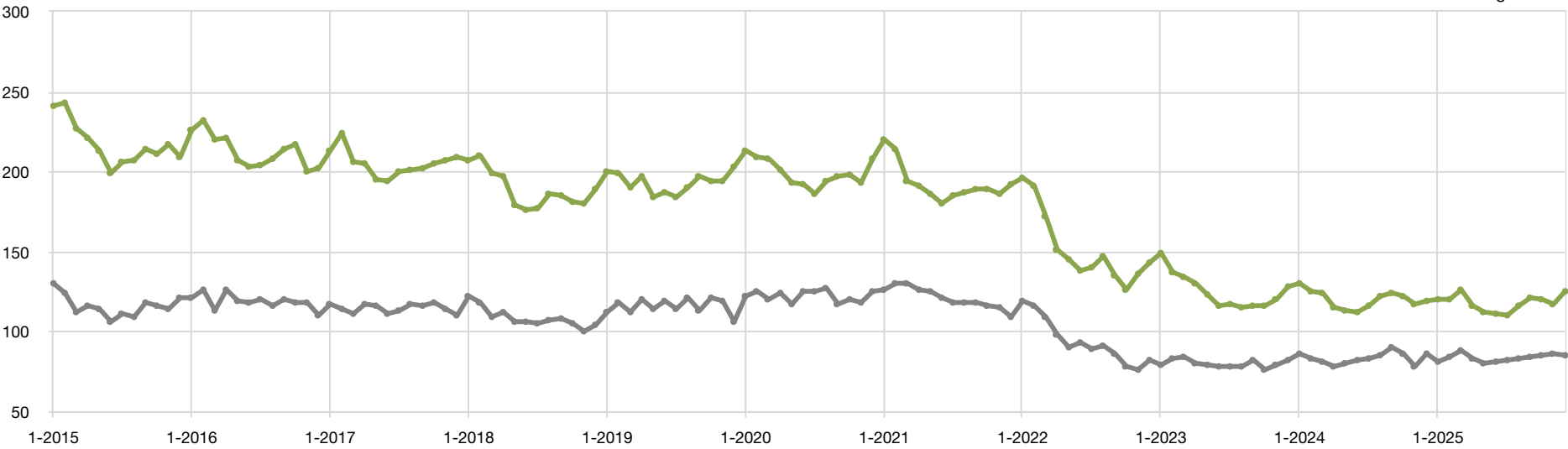


Year to Date



Affordability Index	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jan-2025	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	85	- 1.2%	120	- 1.6%
Nov-2025	86	+ 10.3%	117	0.0%
Dec-2025	85	- 1.2%	125	+ 5.0%
12-Month Avg	84	+ 1.2%	118	- 1.7%

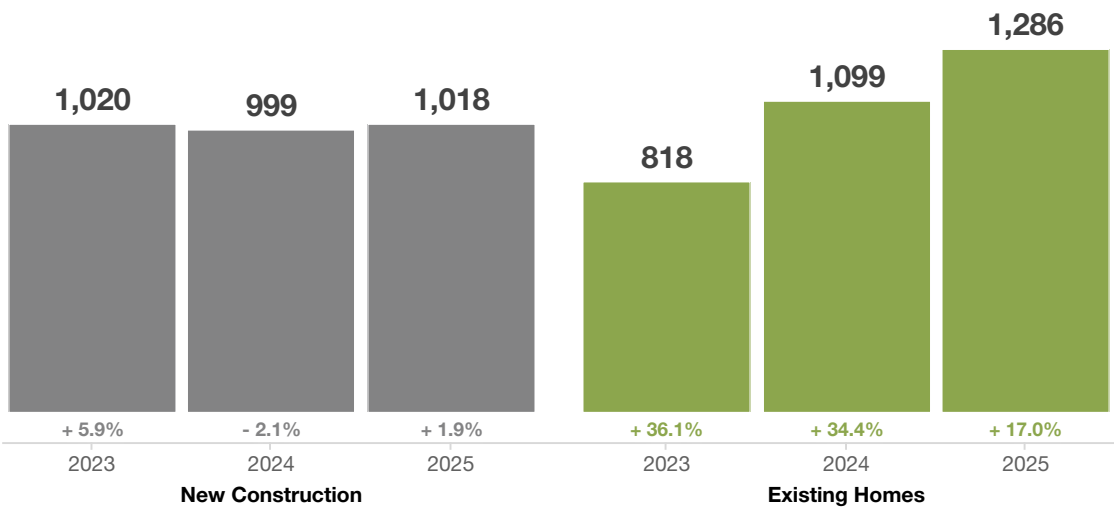
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

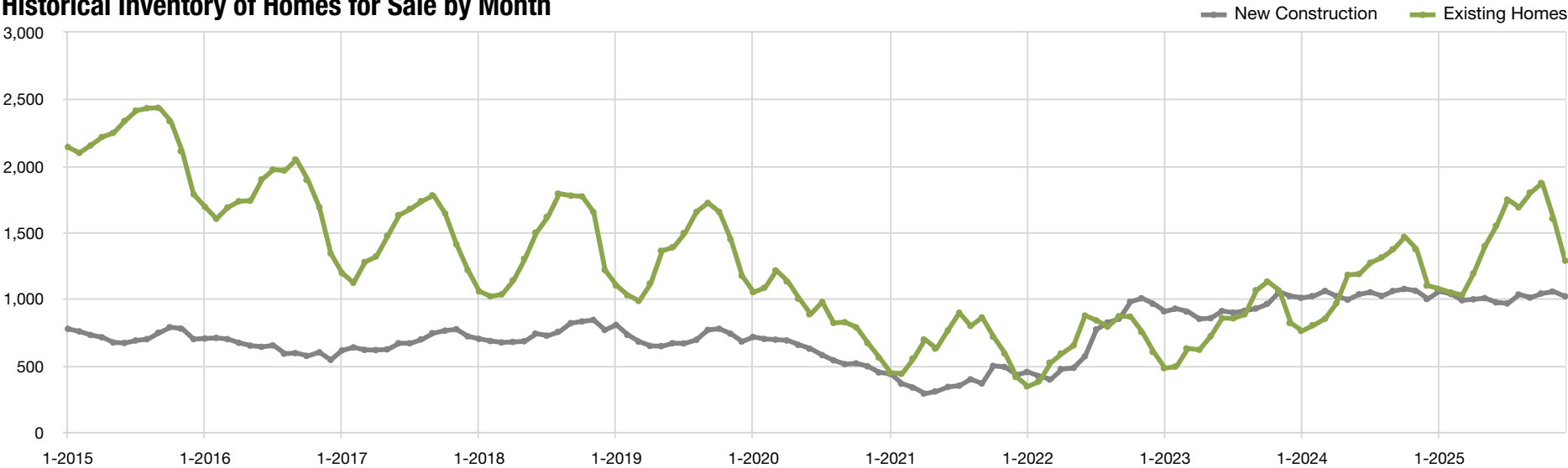
The number of properties available for sale in active status at the end of a given month.

December



Homes for Sale	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jan-2025	1,056	+ 4.9%	1,075	+ 41.6%
Feb-2025	1,037	+ 1.7%	1,048	+ 30.8%
Mar-2025	989	- 6.6%	1,028	+ 20.9%
Apr-2025	996	- 2.4%	1,191	+ 23.2%
May-2025	1,005	+ 1.2%	1,396	+ 18.3%
Jun-2025	973	- 5.9%	1,548	+ 30.5%
Jul-2025	965	- 8.0%	1,745	+ 37.3%
Aug-2025	1,032	+ 1.1%	1,687	+ 28.7%
Sep-2025	1,009	- 4.7%	1,798	+ 31.0%
Oct-2025	1,040	- 3.2%	1,870	+ 27.6%
Nov-2025	1,054	- 0.6%	1,602	+ 16.6%
Dec-2025	1,018	+ 1.9%	1,286	+ 17.0%
12-Month Avg	1,015	- 1.7%	1,440	+ 26.8%

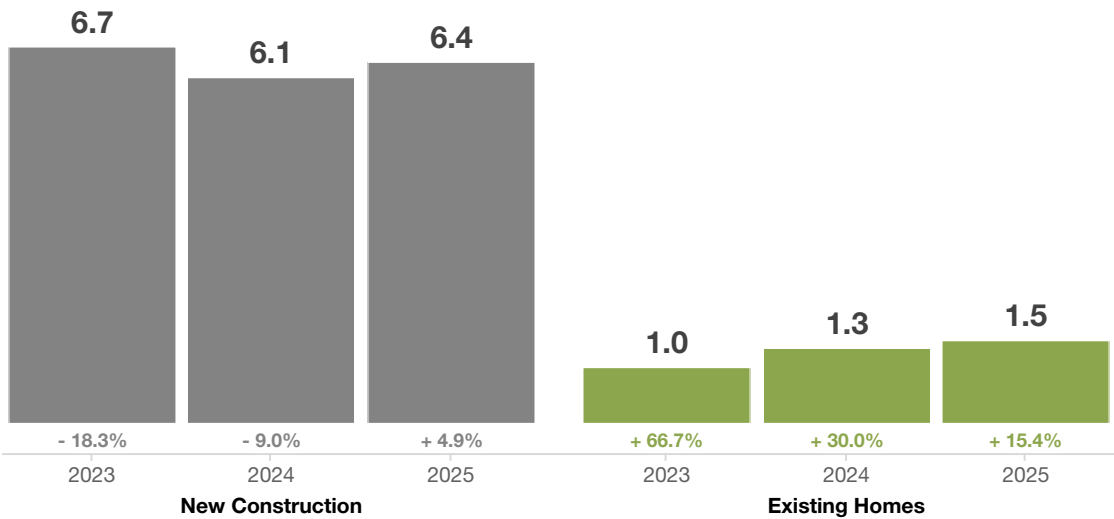
Historical Inventory of Homes for Sale by Month



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.

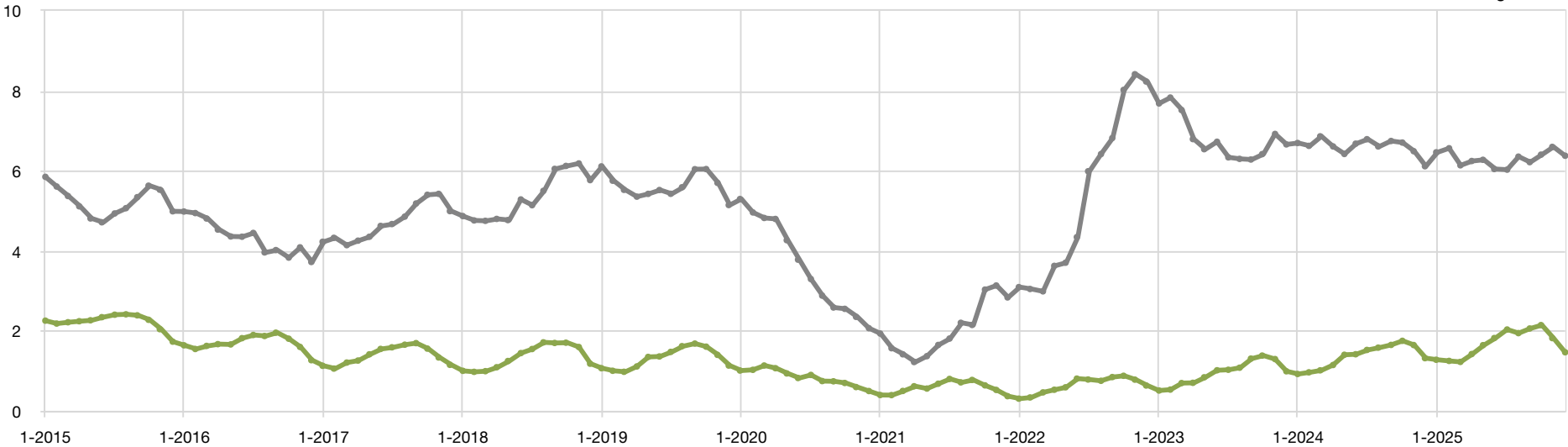
December



Months Supply	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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%	2.1	+ 31.3%
Oct-2025	6.4	- 4.5%	2.1	+ 16.7%
Nov-2025	6.6	+ 1.5%	1.8	+ 12.5%
Dec-2025	6.4	+ 4.9%	1.5	+ 15.4%
12-Month Avg*	6.3	- 4.6%	1.7	+ 23.1%

* 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.



Omaha Area Region

Key Metrics	Historical Sparkbars	12-2024	12-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		905	981	+ 8.4%	18,367	20,354	+ 10.8%
Pending Sales		659	622	- 5.6%	11,978	12,455	+ 4.0%
Closed Sales		856	917	+ 7.1%	11,915	12,369	+ 3.8%
Days on Market Until Sale		31	28	- 9.7%	24	27	+ 12.5%
Median Closed Price		\$310,000	\$312,000	+ 0.6%	\$315,460	\$325,000	+ 3.0%
Average Closed Price		\$367,529	\$362,556	- 1.4%	\$362,774	\$373,863	+ 3.1%
Percent of List Price Received		98.7%	98.8%	+ 0.1%	99.4%	99.1%	- 0.3%
Housing Affordability Index		111	117	+ 5.4%	109	112	+ 2.8%
Inventory of Homes for Sale		2,098	2,304	+ 9.8%	—	—	—
Months Supply of Inventory		2.1	2.2	+ 4.8%	—	—	—