Monthly Indicators

Omaha Area Region

GREAT PLAINS REGIONAL MLS

August 2025

U.S. existing-home sales rose 2.0% month-over-month and 0.8% year-over-year to a seasonally adjusted annual rate of 4.01 million units, according to the National Association of REALTORS® (NAR). Economists polled by Reuters had forecast a rate of 3.92 million units. Regionally, sales increased on a monthly basis in the West, South, and Northeast, but declined in the Midwest.

New Listings increased 52.3 percent for New Construction and 11.3 percent for Existing Homes. Pending Sales increased 10.8 percent for New Construction and 9.0 percent for Existing Homes. Inventory decreased 1.6 percent for New Construction but increased 28.4 percent for Existing Homes.

Median Closed Price increased 2.0 percent for New Construction and 3.7 percent for Existing Homes. Days on Market increased 1.4 percent for New Construction and 23.1 percent for Existing Homes. Months Supply of Inventory decreased 4.5 percent for New Construction but increased 18.8 percent for Existing Homes.

Nationally, 1.55 million units were listed for sale heading into August, up 0.6% from the previous month and 15.7% higher than the same time last year, representing a 4.6-month supply at the current sales pace, according to NAR. Inventory is now at its highest level since May 2020, a shift that has helped slow price growth in many markets. As a result, the national median existing-home sales price edged up just 0.2% year-over-year to $422,400.

Quick Facts

- 9.0%	+ 1.6%	+ 15.3%
Change in **Closed Sales** All Properties	Change in **Median Closed Price** All Properties	Change in **Homes for Sale** All Properties

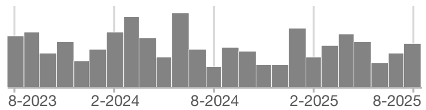
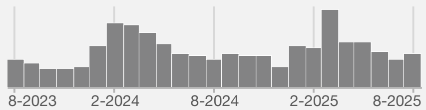
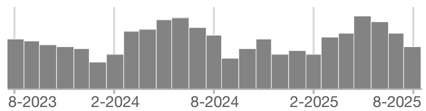
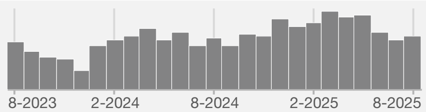
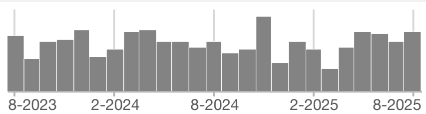
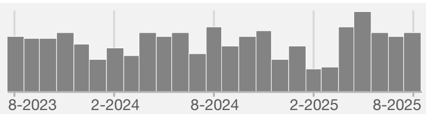
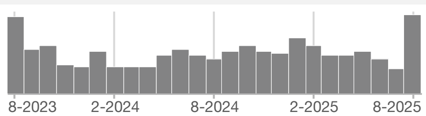
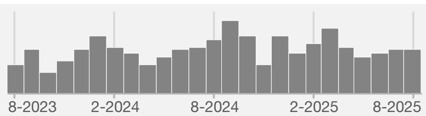
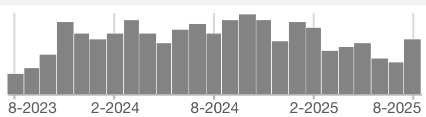
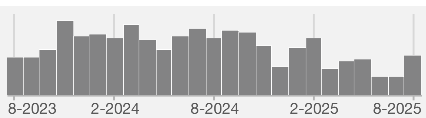
This report covers residential real estate activity in the Omaha area, which includes the counties of Dodge, Douglas, Sarpy, Saunders and Washington in Nebraska; the counties of Harrison, Mills and Pottawattamie in Iowa; and the following ZIP codes: 68016, 68037, 68048, 68307, 68403, 68409, 68413, 68455 and 68463. Percent changes are calculated using rounded figures.

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.

GREAT PLAINS REGIONAL MLS

Omaha Area Region

Key Metrics	Historical Sparkbars	8-2024	8-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		195	**297**	+ 52.3%	2,490	**2,286**	- 8.2%
Pending Sales		130	**144**	+ 10.8%	1,418	**1,378**	- 2.8%
Closed Sales		170	**143**	- 15.9%	1,361	**1,330**	- 2.3%
Days on Market Until Sale		69	**70**	+ 1.4%	69	**87**	+ 26.1%
Median Closed Price		$424,233	**$432,615**	+ 2.0%	$423,801	**$424,407**	+ 0.1%
Average Closed Price		$483,743	**$480,090**	- 0.8%	$473,512	**$476,062**	+ 0.5%
Percent of List Price Received		100.4%	**101.7%**	+ 1.3%	100.5%	**100.7%**	+ 0.2%
Housing Affordability Index		85	**82**	- 3.5%	85	**84**	- 1.2%
Inventory of Homes for Sale		1,020	**1,004**	- 1.6%	—	**—**	—
Months Supply of Inventory		6.6	**6.3**	- 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.

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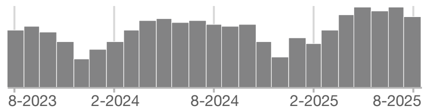
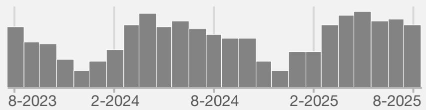
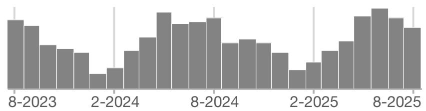
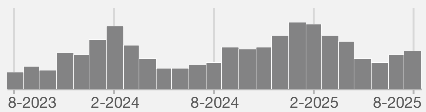
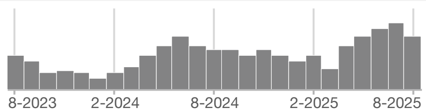
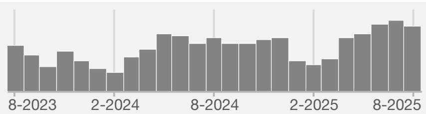
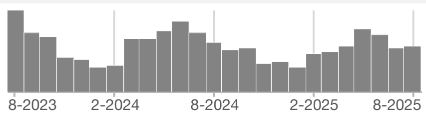
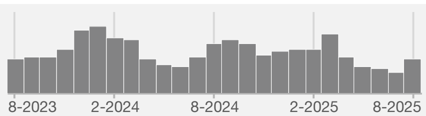
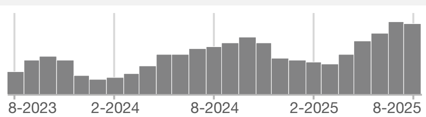
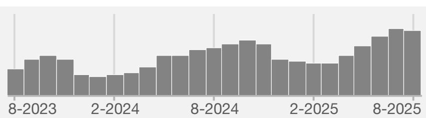
Key Metrics	Historical Sparkbars	8-2024	8-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		1,405	**1,564**	+ 11.3%	10,459	**11,841**	+ 13.2%
Pending Sales		878	**957**	+ 9.0%	7,138	**7,505**	+ 5.1%
Closed Sales		1,022	**942**	- 7.8%	6,817	**6,902**	+ 1.2%
Days on Market Until Sale		13	**16**	+ 23.1%	14	**17**	+ 21.4%
Median Closed Price		$296,000	**$307,000**	+ 3.7%	$292,900	**$300,000**	+ 2.4%
Average Closed Price		$351,760	**$367,424**	+ 4.5%	$339,309	**$352,124**	+ 3.8%
Percent of List Price Received		99.2%	**99.0%**	- 0.2%	99.4%	**99.1%**	- 0.3%
Housing Affordability Index		122	**115**	- 5.7%	123	**118**	- 4.1%
Inventory of Homes for Sale		1,309	**1,681**	+ 28.4%	—	**—**	—
Months Supply of Inventory		1.6	**1.9**	+ 18.8%	—	**—**	—

New Listings

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

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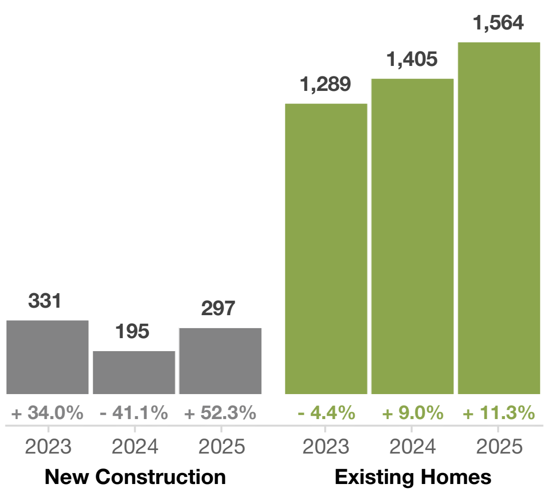
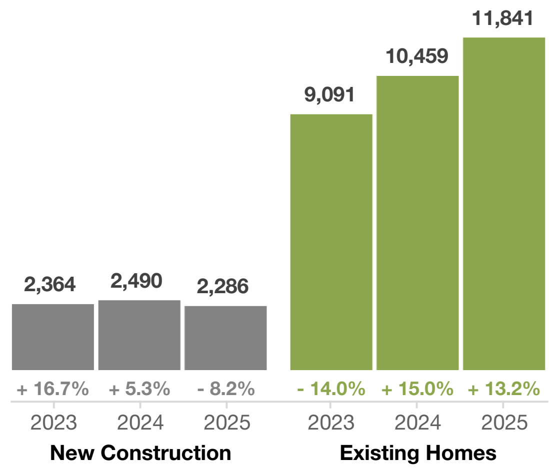
August

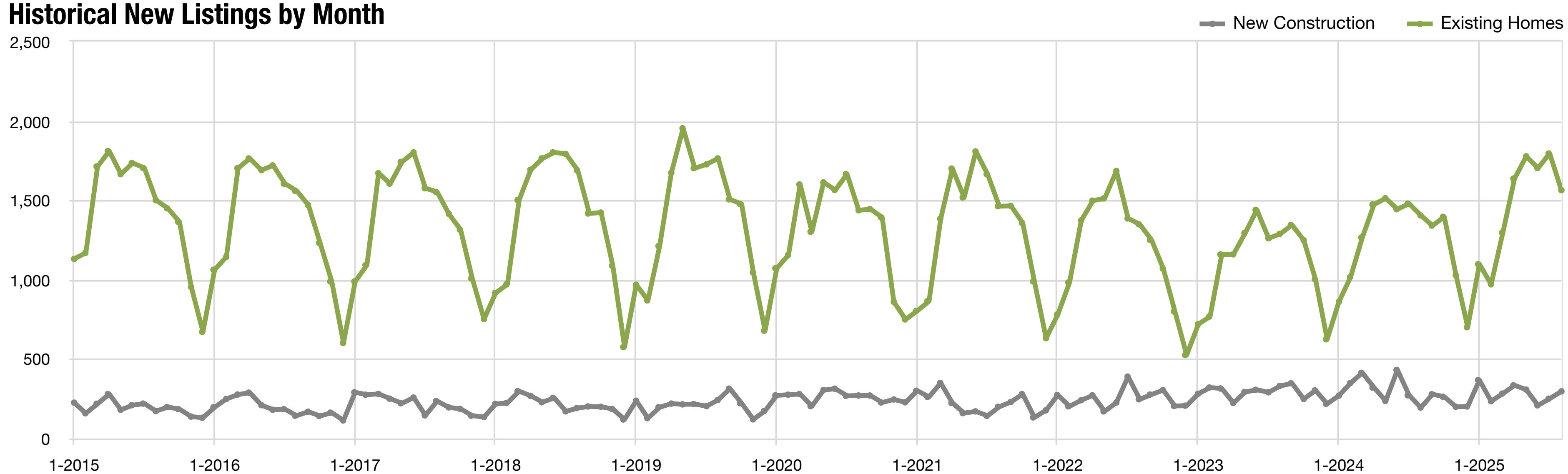


Year to Date



New Listings	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Sep-2024	279	- 19.8%	1,341	- 0.3%
Oct-2024	263	+ 5.6%	1,396	+ 11.8%
Nov-2024	200	- 34.0%	1,029	+ 2.6%
Dec-2024	202	- 7.8%	701	+ 12.2%
Jan-2025	368	+ 36.3%	1,098	+ 27.5%
Feb-2025	235	- 32.7%	971	- 4.5%
Mar-2025	283	- 31.6%	1,296	+ 2.4%
Apr-2025	335	+ 4.4%	1,637	+ 11.1%
May-2025	308	+ 30.0%	1,777	+ 17.4%
Jun-2025	209	- 51.6%	1,703	+ 17.9%
Jul-2025	251	- 7.7%	1,795	+ 21.4%
Aug-2025	**297**	**+ 52.3%**	**1,564**	**+ 11.3%**
12-Month Avg	269	- 10.6%	1,359	+ 11.1%

Historical New Listings by Month



Pending Sales

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

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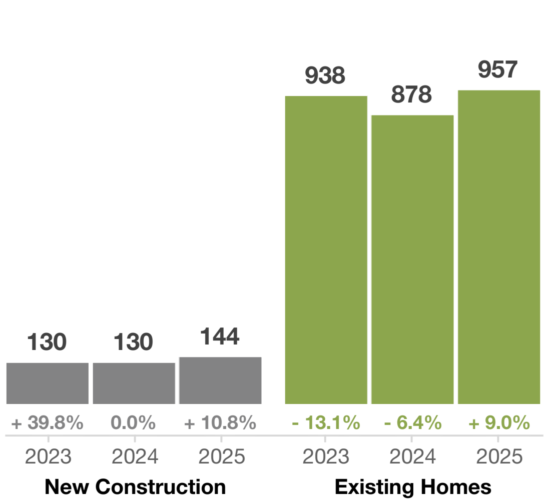
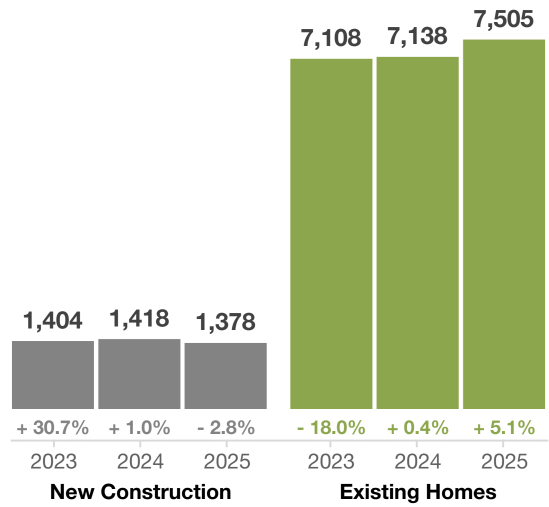
Omaha Area Region

August

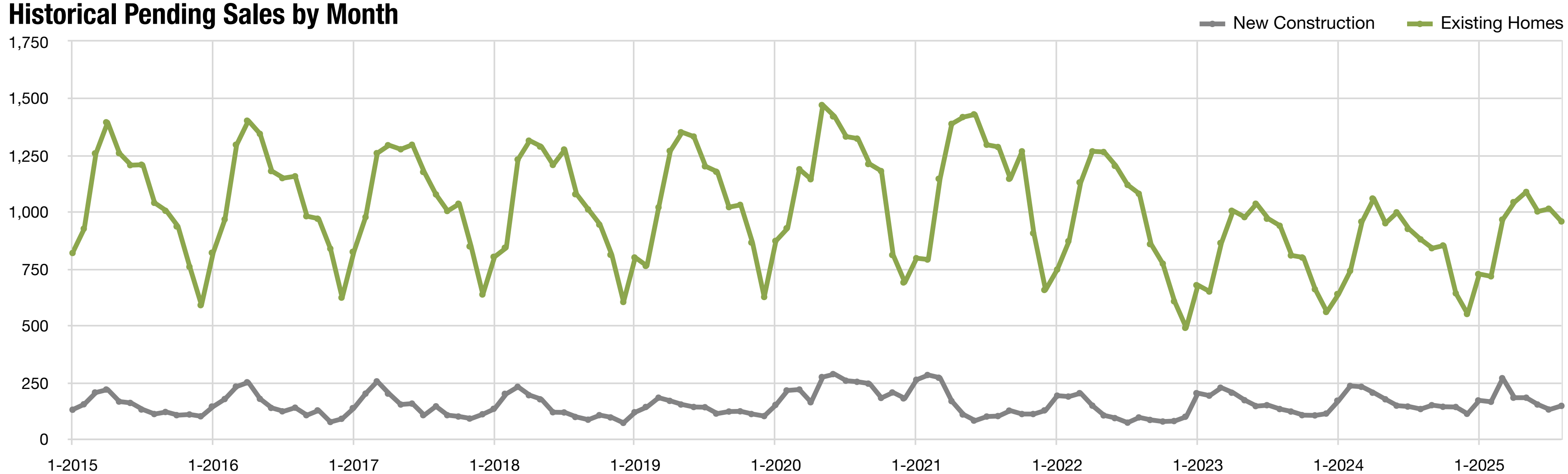


Year to Date



Pending Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Sep-2024	147	+ 23.5%	839	+ 4.0%
Oct-2024	140	+ 35.9%	851	+ 6.6%
Nov-2024	139	+ 36.3%	640	- 2.7%
Dec-2024	109	- 0.9%	549	- 1.6%
Jan-2025	168	+ 0.6%	725	+ 13.8%
Feb-2025	162	- 30.2%	715	- 3.2%
Mar-2025	266	+ 16.7%	965	+ 0.9%
Apr-2025	180	- 10.9%	1,042	- 1.5%
May-2025	180	+ 4.0%	1,087	+ 14.5%
Jun-2025	150	+ 3.4%	1,001	+ 0.4%
Jul-2025	128	- 9.2%	1,013	+ 9.6%
Aug-2025	**144**	**+ 10.8%**	**957**	**+ 9.0%**
12-Month Avg	159	+ 3.2%	865	+ 4.2%

Historical Pending Sales by Month



Closed Sales

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

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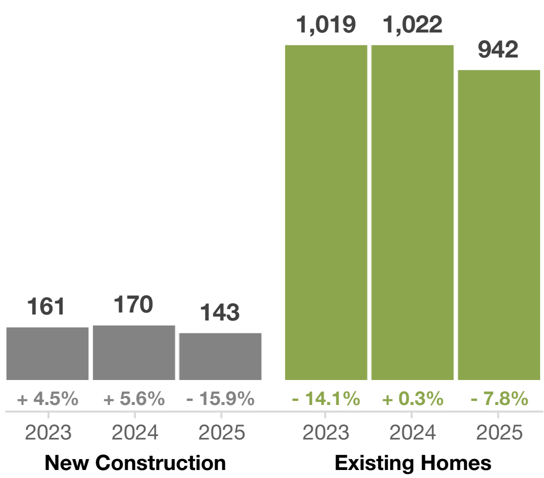
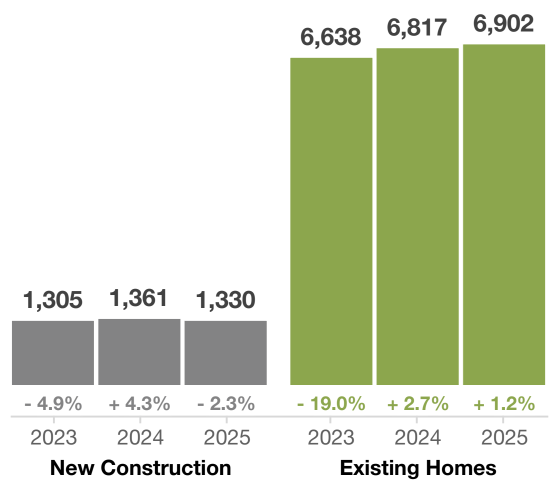
August

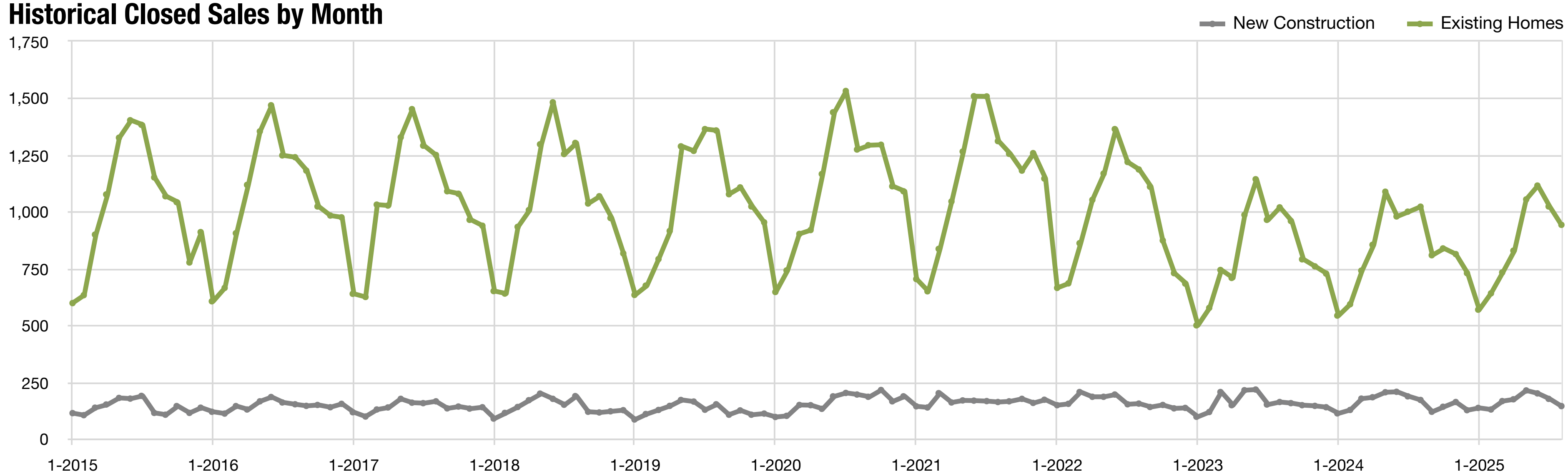


Year to Date



Closed Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Sep-2024	118	- 24.4%	808	- 15.7%
Oct-2024	140	- 4.8%	838	+ 6.1%
Nov-2024	161	+ 11.8%	813	+ 7.1%
Dec-2024	125	- 9.4%	729	+ 0.3%
Jan-2025	135	+ 21.6%	568	+ 4.8%
Feb-2025	128	+ 1.6%	640	+ 8.1%
Mar-2025	165	- 6.3%	732	- 1.1%
Apr-2025	173	- 4.9%	828	- 3.0%
May-2025	212	+ 3.9%	1,054	- 3.1%
Jun-2025	199	- 3.4%	1,115	+ 13.9%
Jul-2025	175	- 5.9%	1,023	+ 2.3%
Aug-2025	**143**	**- 15.9%**	**942**	**- 7.8%**
12-Month Avg	156	- 3.7%	841	+ 0.4%

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.

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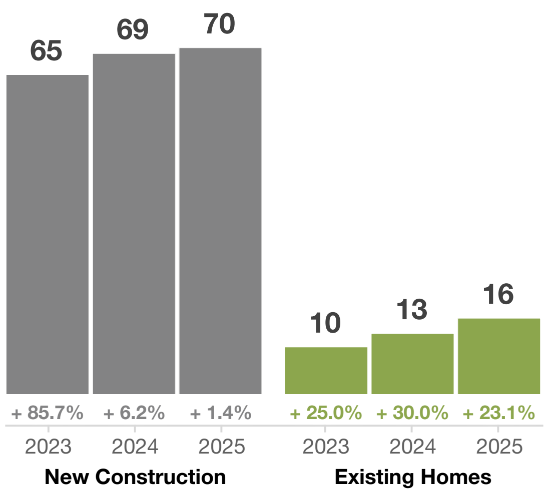
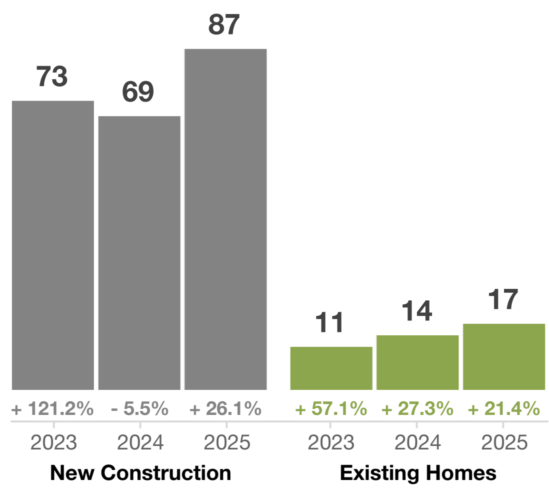
August



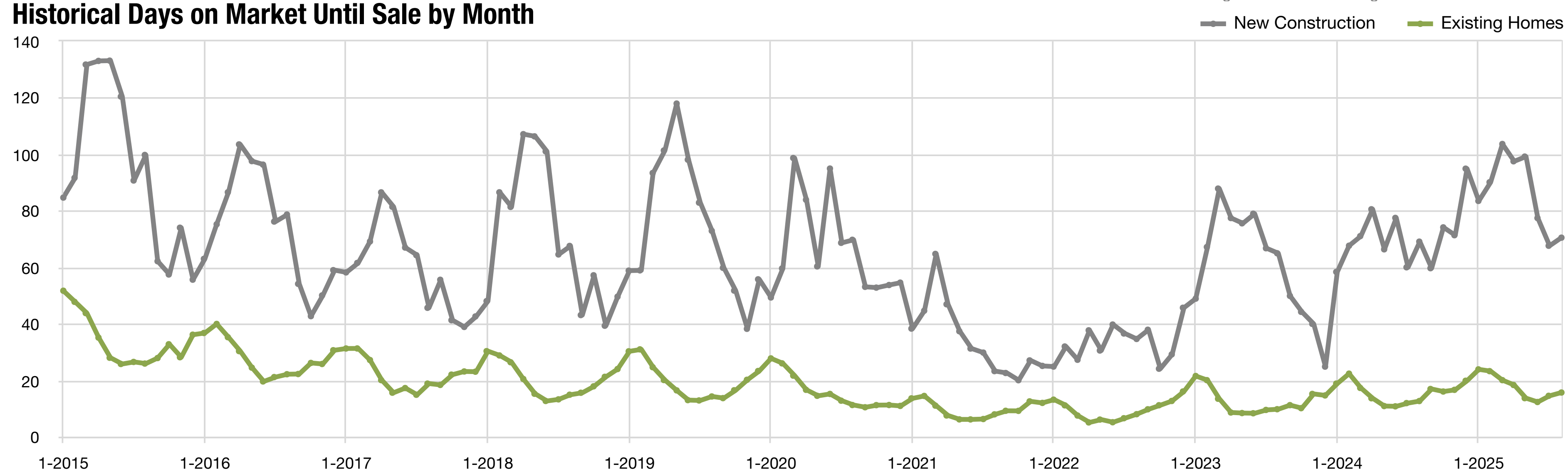
Year to Date



Days on Market	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Sep-2024	60	+ 20.0%	17	+ 54.5%
Oct-2024	74	+ 68.2%	16	+ 60.0%
Nov-2024	71	+ 77.5%	17	+ 13.3%
Dec-2024	95	+ 280.0%	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	99	+ 50.0%	14	+ 27.3%
Jun-2025	77	0.0%	12	+ 9.1%
Jul-2025	68	+ 13.3%	14	+ 16.7%
Aug-2025	**70**	**+ 1.4%**	**16**	**+ 23.1%**
12-Month Avg*	83	+ 37.2%	17	+ 25.4%

* Days on Market for all properties from September 2024 through August 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.

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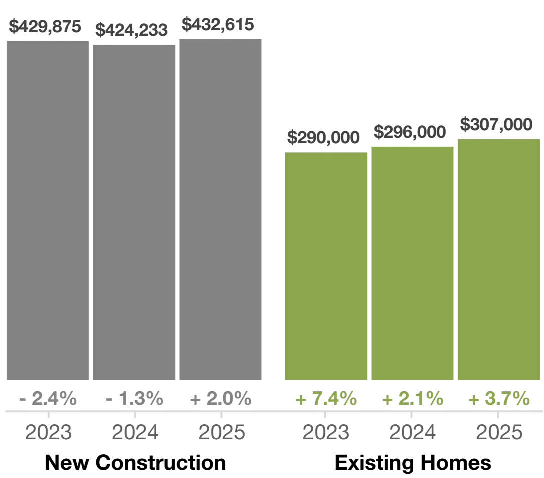
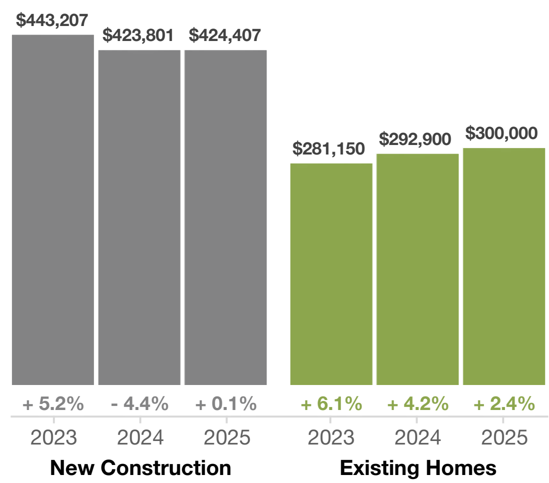


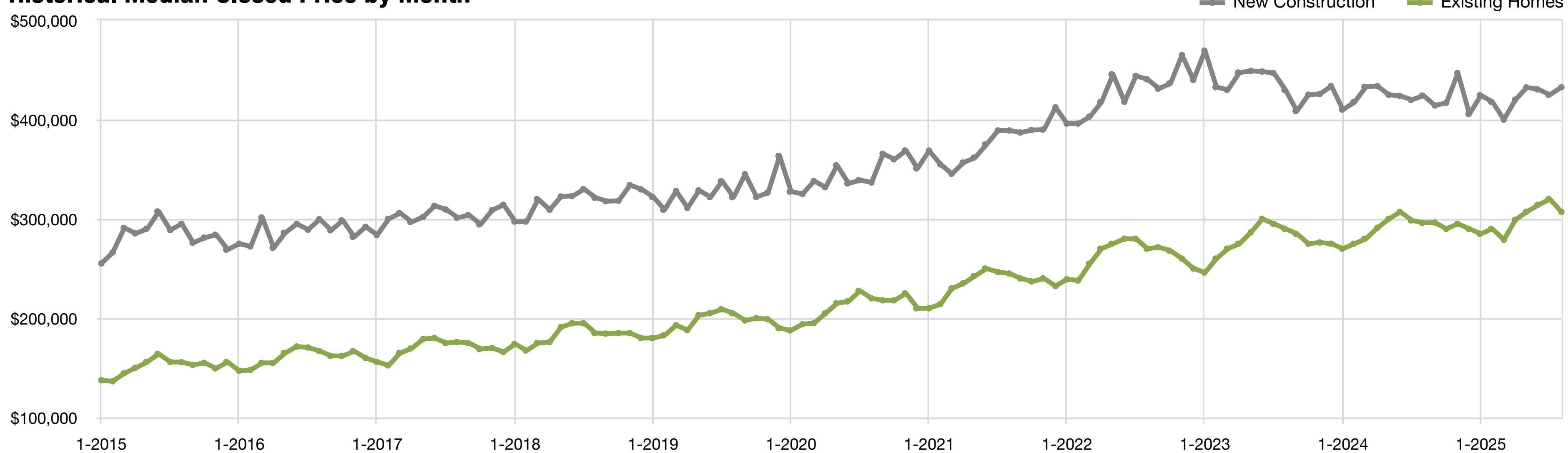
Year to Date



Median Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Sep-2024	$414,269	+ 1.4%	$296,250	+ 3.9%
Oct-2024	$416,894	- 1.9%	$290,000	+ 5.5%
Nov-2024	$446,830	+ 4.9%	$295,000	+ 6.8%
Dec-2024	$405,575	- 6.5%	$290,000	+ 5.5%
Jan-2025	$424,379	+ 3.5%	$285,000	+ 5.6%
Feb-2025	$417,915	+ 0.1%	$289,950	+ 5.4%
Mar-2025	$400,000	- 7.6%	$279,000	- 0.4%
Apr-2025	$419,990	- 3.2%	$299,000	+ 2.7%
May-2025	$432,365	+ 1.7%	$307,200	+ 2.4%
Jun-2025	$430,413	+ 1.6%	$314,000	+ 2.3%
Jul-2025	$424,990	+ 1.2%	$319,950	+ 7.2%
Aug-2025	**$432,615**	**+ 2.0%**	**$307,000**	**+ 3.7%**
12-Month Avg*	$423,575	+ 0.1%	$299,900	+ 3.8%

* Median Closed Price for all properties from September 2024 through August 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.

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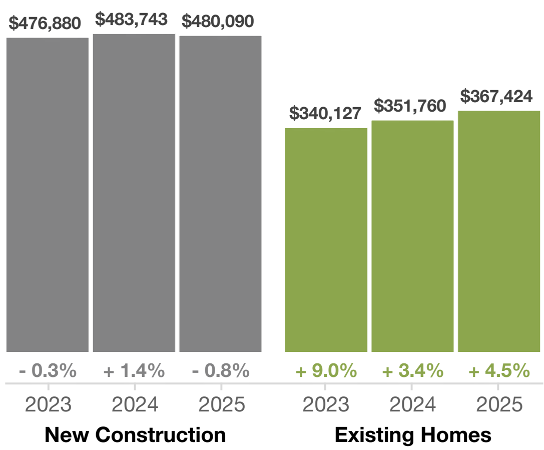
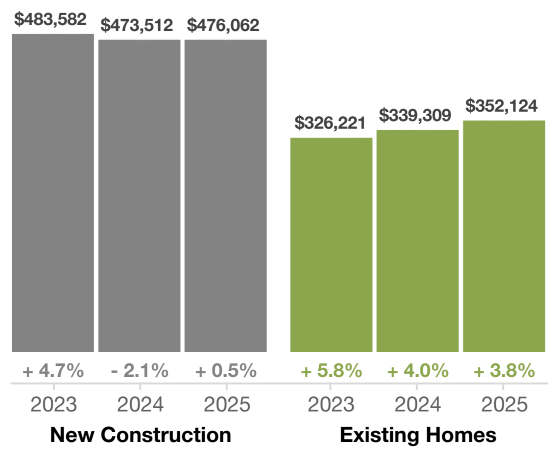


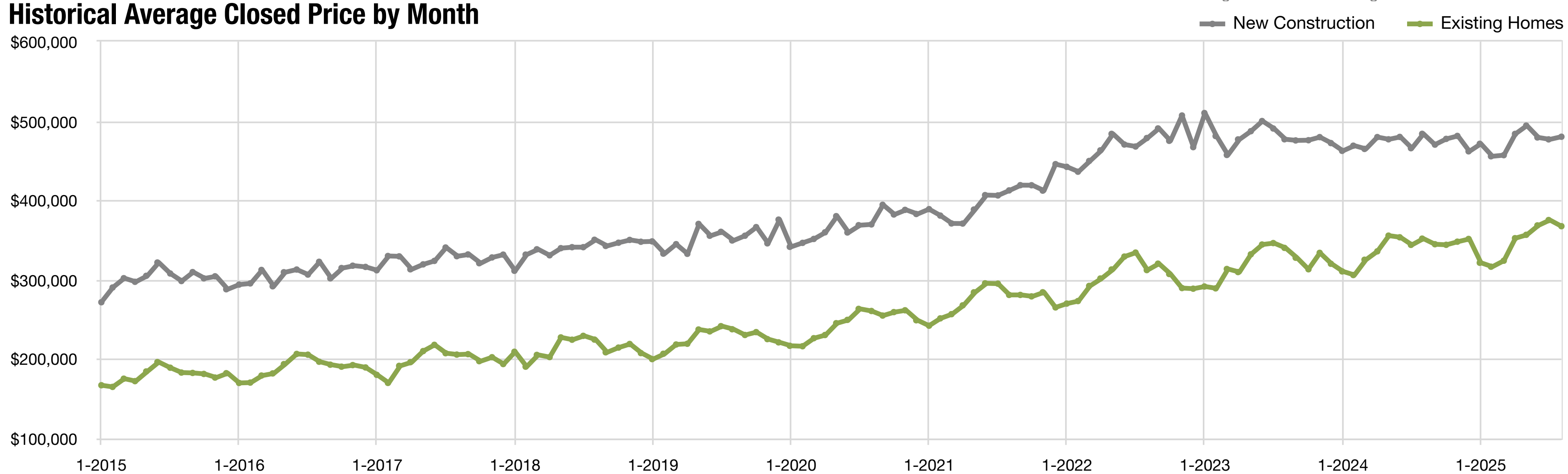
Year to Date



Average Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Sep-2024	$470,136	- 1.1%	$344,712	+ 5.2%
Oct-2024	$477,382	+ 0.4%	$343,974	+ 9.8%
Nov-2024	$481,106	+ 0.3%	$347,919	+ 4.2%
Dec-2024	$461,710	- 2.2%	$351,351	+ 9.8%
Jan-2025	$471,207	+ 1.9%	$321,371	+ 3.5%
Feb-2025	$455,473	- 2.8%	$316,407	+ 3.4%
Mar-2025	$456,875	- 1.7%	$323,957	- 0.4%
Apr-2025	$483,658	+ 0.8%	$352,320	+ 4.9%
May-2025	$494,103	+ 3.6%	$356,568	+ 0.3%
Jun-2025	$479,168	- 0.1%	$368,413	+ 4.2%
Jul-2025	$476,767	+ 2.4%	$375,176	+ 9.1%
Aug-2025	**$480,090**	**- 0.8%**	**$367,424**	**+ 4.5%**
12-Month Avg*	$475,263	+ 0.2%	$350,458	+ 4.8%

* Average Closed Price for all properties from September 2024 through August 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.

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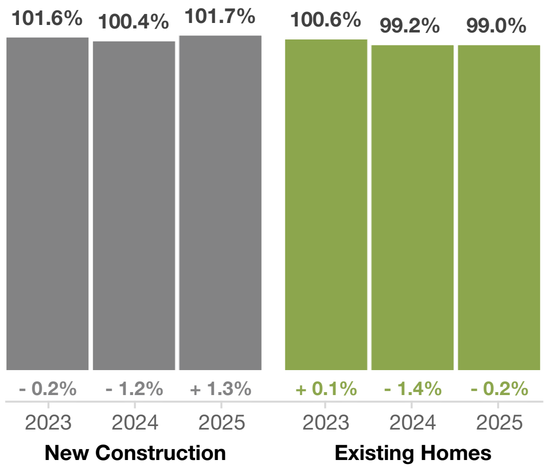
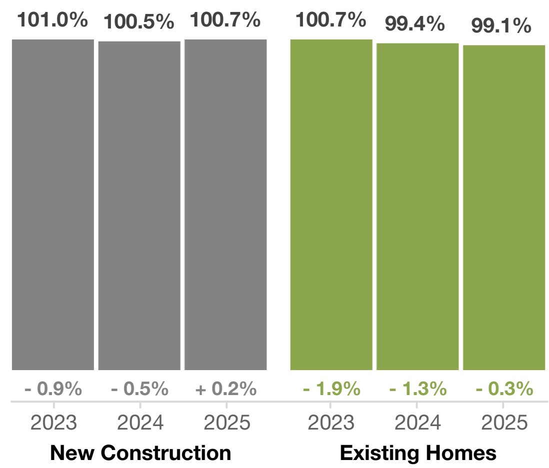


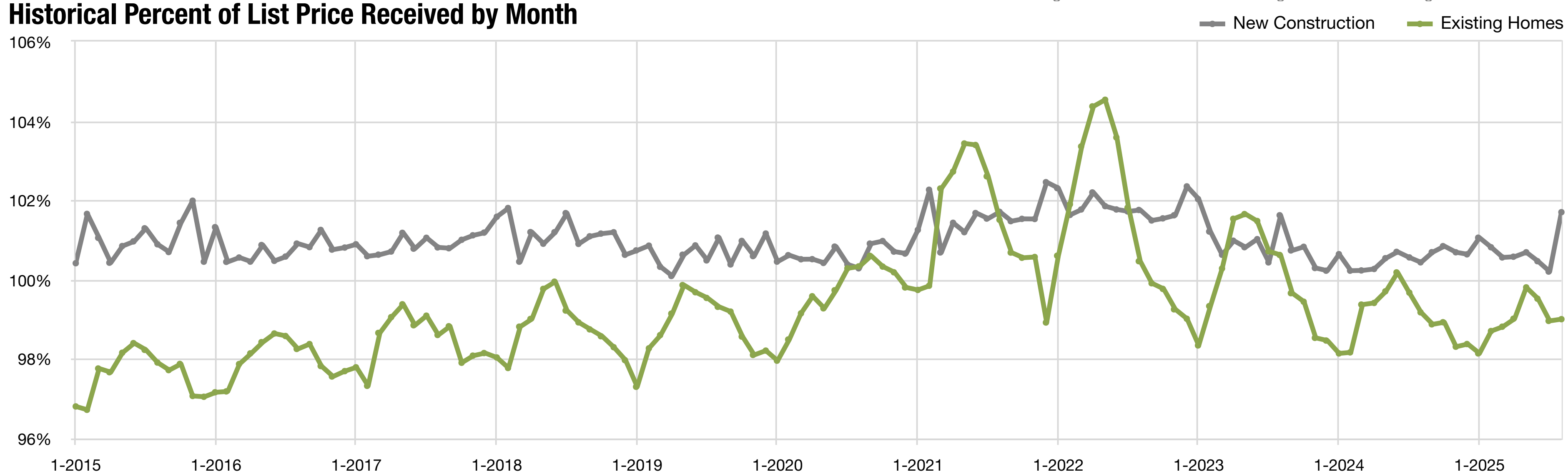
Year to Date



Pct. of List Price Received	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Sep-2024	100.7%	0.0%	98.9%	- 0.8%
Oct-2024	100.8%	0.0%	98.9%	- 0.5%
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	**101.7%**	**+ 1.3%**	**99.0%**	**- 0.2%**
12-Month Avg*	100.7%	+ 0.2%	98.9%	- 0.3%

* Pct. of List Price Received for all properties from September 2024 through August 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.

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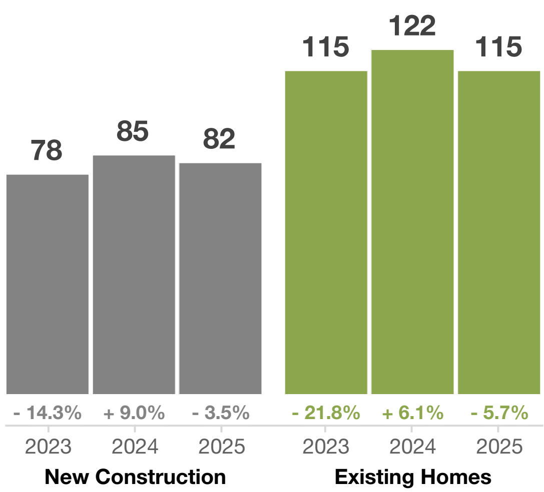
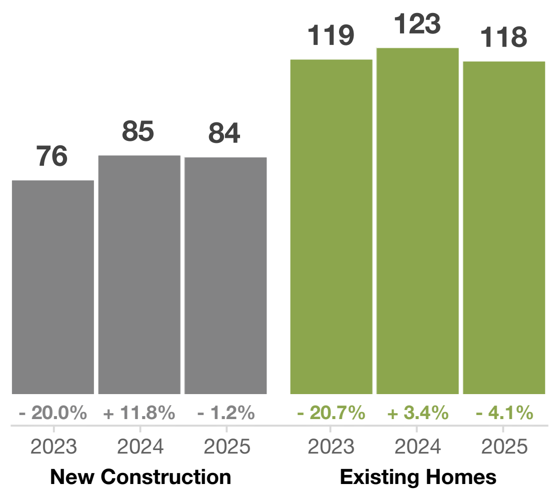
Omaha Area Region

August

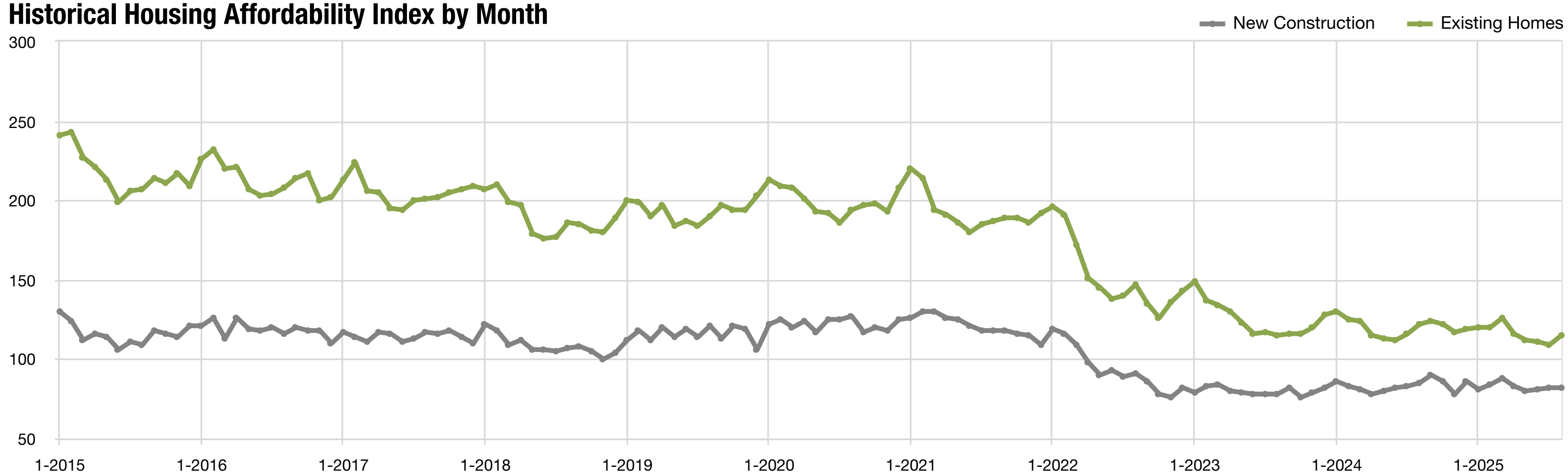


Year to Date



Affordability Index	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Sep-2024	90	+ 9.8%	124	+ 6.9%
Oct-2024	86	+ 13.2%	122	+ 5.2%
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%	109	- 6.0%
Aug-2025	**82**	**- 3.5%**	**115**	**- 5.7%**
12-Month Avg	83	+ 2.5%	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.

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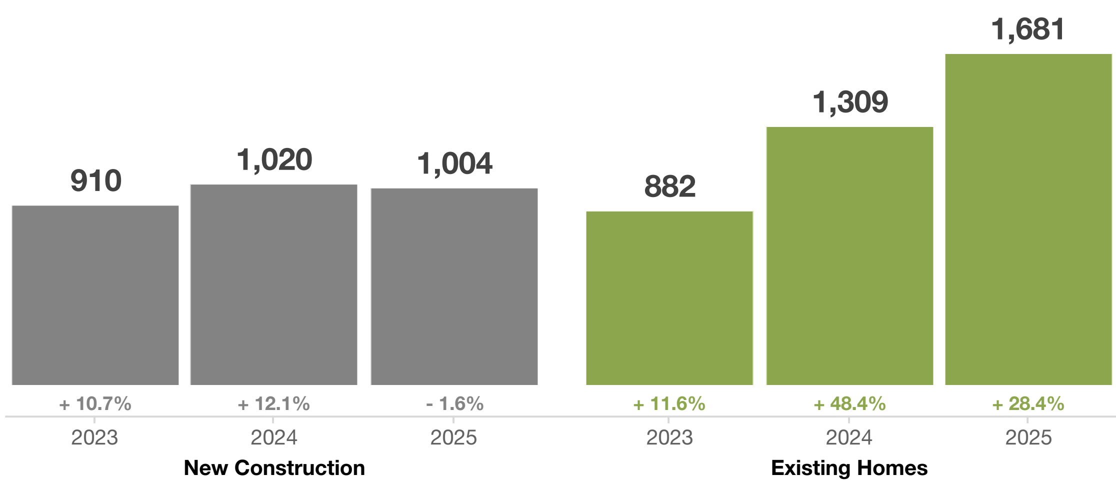
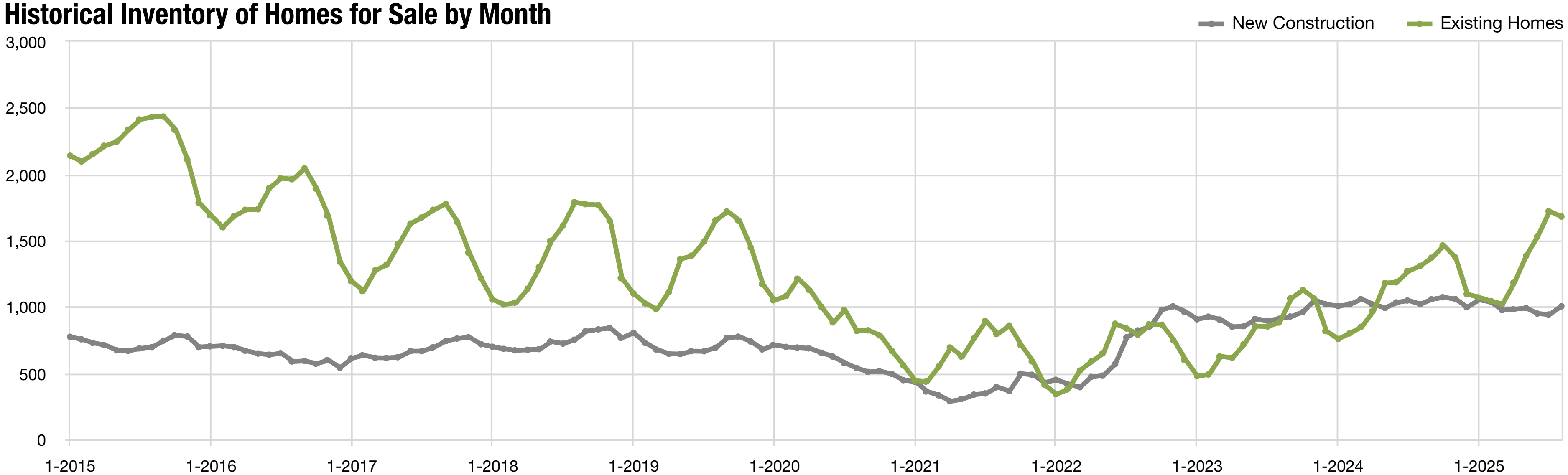
Omaha Area Region

August



Homes for Sale	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Sep-2024	1,057	+ 14.0%	1,370	+ 28.9%
Oct-2024	1,072	+ 11.4%	1,463	+ 29.7%
Nov-2024	1,058	+ 0.7%	1,372	+ 29.2%
Dec-2024	997	- 2.2%	1,096	+ 34.1%
Jan-2025	1,053	+ 4.7%	1,071	+ 41.3%
Feb-2025	1,037	+ 1.8%	1,044	+ 30.5%
Mar-2025	975	- 7.8%	1,021	+ 20.3%
Apr-2025	982	- 3.6%	1,181	+ 22.3%
May-2025	991	- 0.1%	1,383	+ 17.3%
Jun-2025	949	- 8.1%	1,533	+ 29.4%
Jul-2025	942	- 10.1%	1,721	+ 35.5%
Aug-2025	**1,004**	**- 1.6%**	**1,681**	**+ 28.4%**
12-Month Avg	1,010	- 0.3%	1,328	+ 28.7%

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.

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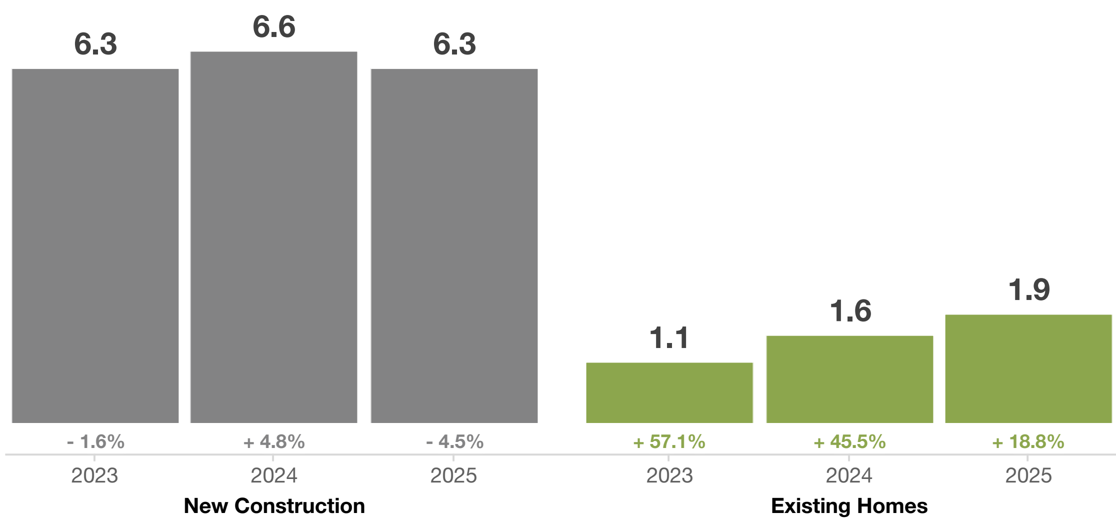
Omaha Area Region

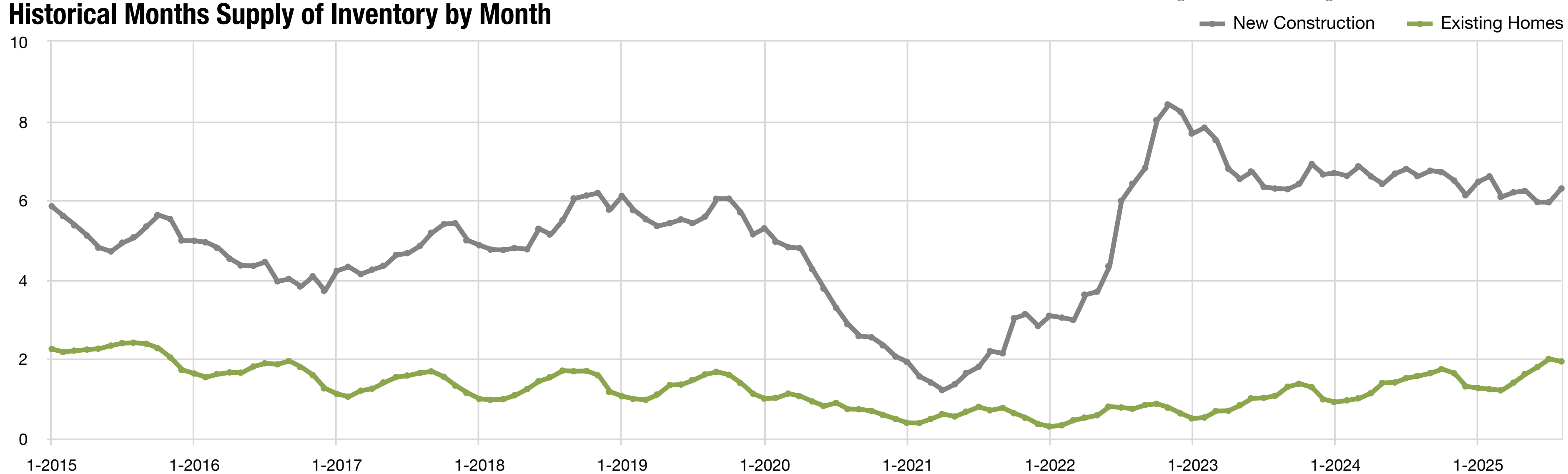
August



Months Supply	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Sep-2024	6.7	+ 6.3%	1.6	+ 23.1%
Oct-2024	6.7	+ 4.7%	1.7	+ 21.4%
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	6.2	- 3.1%	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%**
12-Month Avg*	6.3	- 4.6%	1.6	+ 26.4%

* Months Supply for all properties from September 2024 through August 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.

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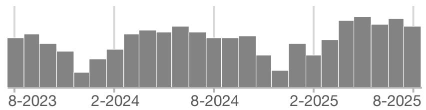
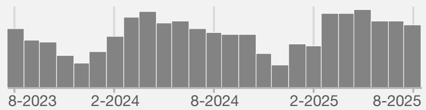
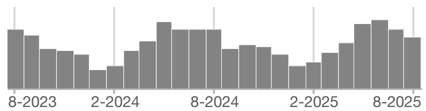
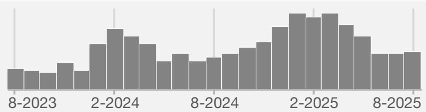
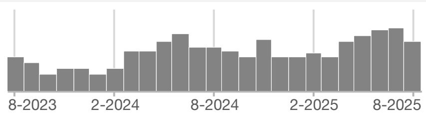
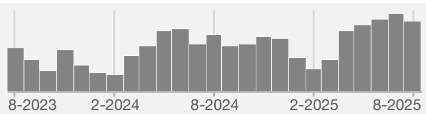
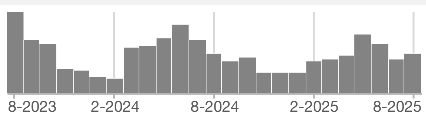
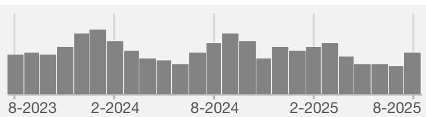
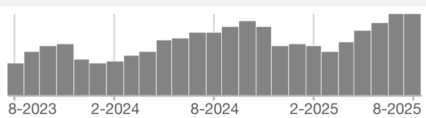
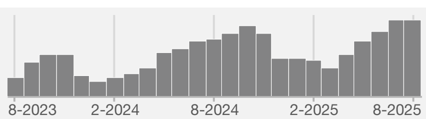
Omaha Area Region

Key Metrics	Historical Sparkbars	8-2024	8-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		1,600	**1,861**	+ 16.3%	12,949	**14,127**	+ 9.1%
Pending Sales		1,008	**1,101**	+ 9.2%	8,556	**8,883**	+ 3.8%
Closed Sales		1,192	**1,085**	- 9.0%	8,178	**8,232**	+ 0.7%
Days on Market Until Sale		21	**23**	+ 9.5%	23	**28**	+ 21.7%
Median Closed Price		$320,000	**$325,000**	+ 1.6%	$316,000	**$325,000**	+ 2.8%
Average Closed Price		$370,598	**$382,300**	+ 3.2%	$361,643	**$372,165**	+ 2.9%
Percent of List Price Received		99.4%	**99.4%**	0.0%	99.5%	**99.4%**	- 0.1%
Housing Affordability Index		113	**109**	- 3.5%	114	**109**	- 4.4%
Inventory of Homes for Sale		2,329	**2,685**	+ 15.3%	—	**—**	—
Months Supply of Inventory		2.4	**2.6**	+ 8.3%	—	**—**	—