

Monthly Indicators

Great Plains Regional MLS



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 16.0 percent for New Construction and 15.5 percent for Existing Homes. Pending Sales decreased 7.1 percent for New Construction and 1.9 percent for Existing Homes. Inventory increased 3.2 percent for New Construction and 26.4 percent for Existing Homes.

Median Closed Price increased 6.1 percent for New Construction and 6.8 percent for Existing Homes. Days on Market decreased 8.8 percent for New Construction but increased 5.6 percent for Existing Homes. Months Supply of Inventory increased 4.5 percent for New Construction and 21.1 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

+ 12.9%	+ 6.5%	+ 17.8%
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 Great Plains Regional MLS service area. Percent changes are calculated using rounded figures.

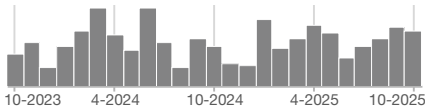
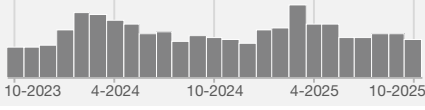
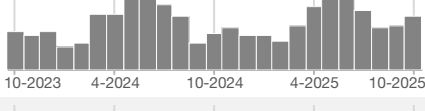
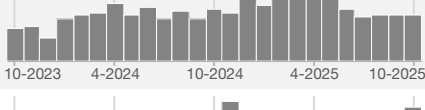
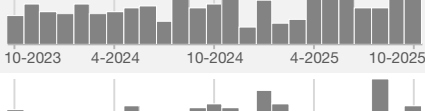
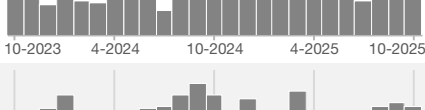
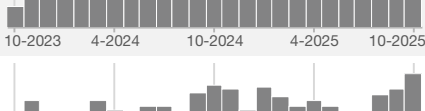
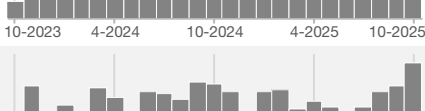
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New Construction Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. New Construction properties only.



Key Metrics	Historical Sparkbars	10-2024	10-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		382	443	+ 16.0%	4,179	4,233	+ 1.3%
Pending Sales		182	169	- 7.1%	2,216	2,156	- 2.7%
Closed Sales		182	218	+ 19.8%	2,087	2,157	+ 3.4%
Days on Market Until Sale		68	62	- 8.8%	65	74	+ 13.8%
Median Closed Price		\$416,894	\$442,453	+ 6.1%	\$423,745	\$430,990	+ 1.7%
Average Closed Price		\$475,326	\$504,854	+ 6.2%	\$471,527	\$480,934	+ 2.0%
Percent of List Price Received		100.8%	100.7%	- 0.1%	100.4%	100.6%	+ 0.2%
Housing Affordability Index		86	83	- 3.5%	84	85	+ 1.2%
Inventory of Homes for Sale		1,395	1,439	+ 3.2%	—	—	—
Months Supply of Inventory		6.7	7.0	+ 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.



Key Metrics	Historical Sparkbars	10-2024	10-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		2,129	2,460	+ 15.5%	19,875	22,900	+ 15.2%
Pending Sales		1,251	1,227	- 1.9%	13,126	13,833	+ 5.4%
Closed Sales		1,253	1,402	+ 11.9%	12,644	13,241	+ 4.7%
Days on Market Until Sale		18	19	+ 5.6%	16	19	+ 18.8%
Median Closed Price		\$280,000	\$299,000	+ 6.8%	\$285,000	\$293,000	+ 2.8%
Average Closed Price		\$324,781	\$348,939	+ 7.4%	\$326,756	\$340,143	+ 4.1%
Percent of List Price Received		98.7%	98.2%	- 0.5%	99.0%	98.7%	- 0.3%
Housing Affordability Index		127	123	- 3.1%	125	125	0.0%
Inventory of Homes for Sale		2,365	2,989	+ 26.4%	—	—	—
Months Supply of Inventory		1.9	2.3	+ 21.1%	—	—	—

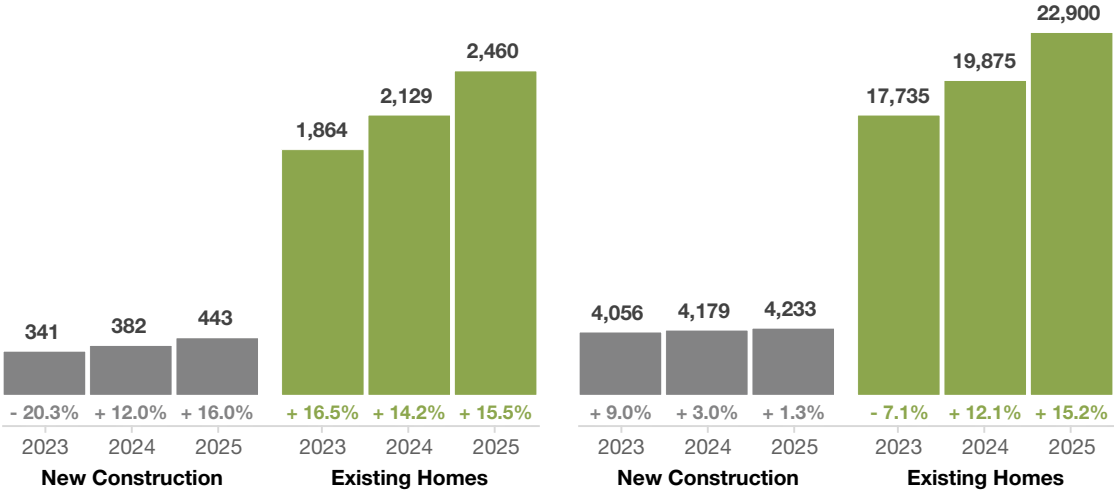
New Listings

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



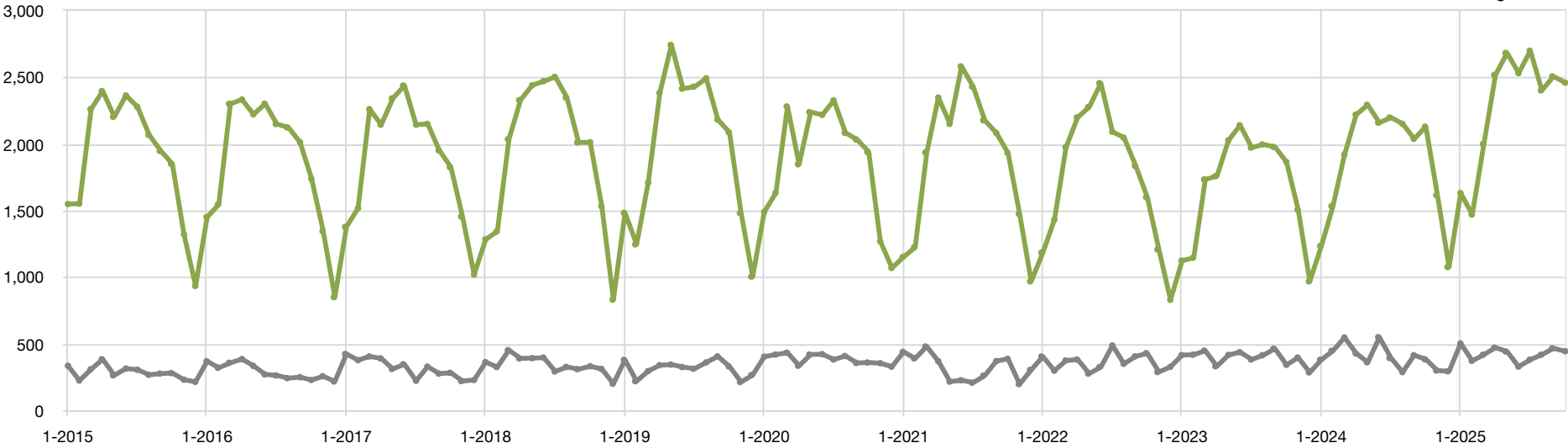
October

Year to Date



New Listings	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Nov-2024	298	- 24.6%	1,615	+ 7.2%
Dec-2024	292	+ 2.8%	1,075	+ 11.1%
Jan-2025	502	+ 32.5%	1,631	+ 32.3%
Feb-2025	371	- 16.8%	1,469	- 4.2%
Mar-2025	417	- 23.6%	1,999	+ 4.1%
Apr-2025	470	+ 10.1%	2,518	+ 13.4%
May-2025	441	+ 22.5%	2,683	+ 17.0%
Jun-2025	327	- 40.3%	2,531	+ 17.2%
Jul-2025	380	- 3.1%	2,700	+ 22.8%
Aug-2025	417	+ 45.8%	2,402	+ 11.7%
Sep-2025	465	+ 12.6%	2,507	+ 23.0%
Oct-2025	443	+ 16.0%	2,460	+ 15.5%
12-Month Avg	402	- 0.7%	2,133	+ 14.6%

Historical New Listings by Month

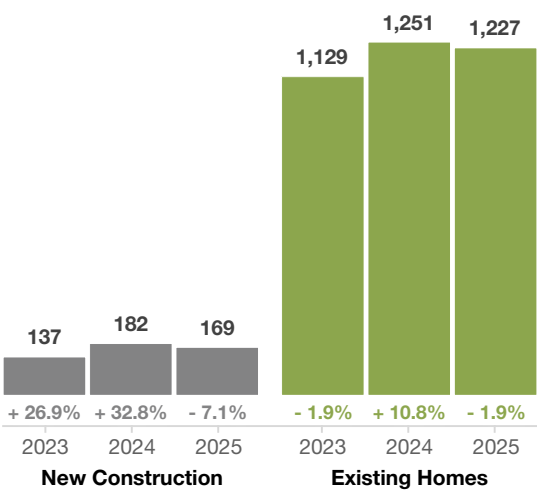


Pending Sales

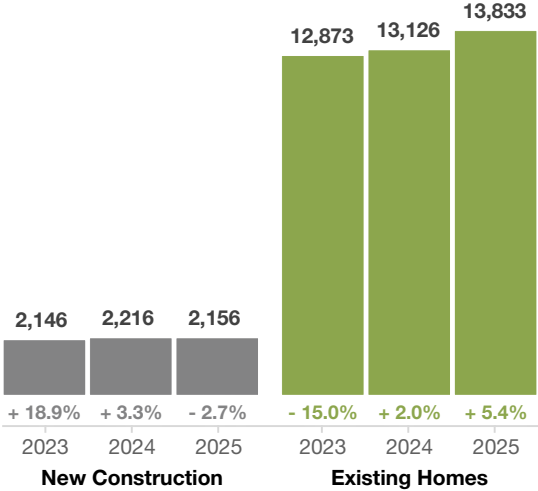
A count of the properties on which offers have been accepted in a given month.



October

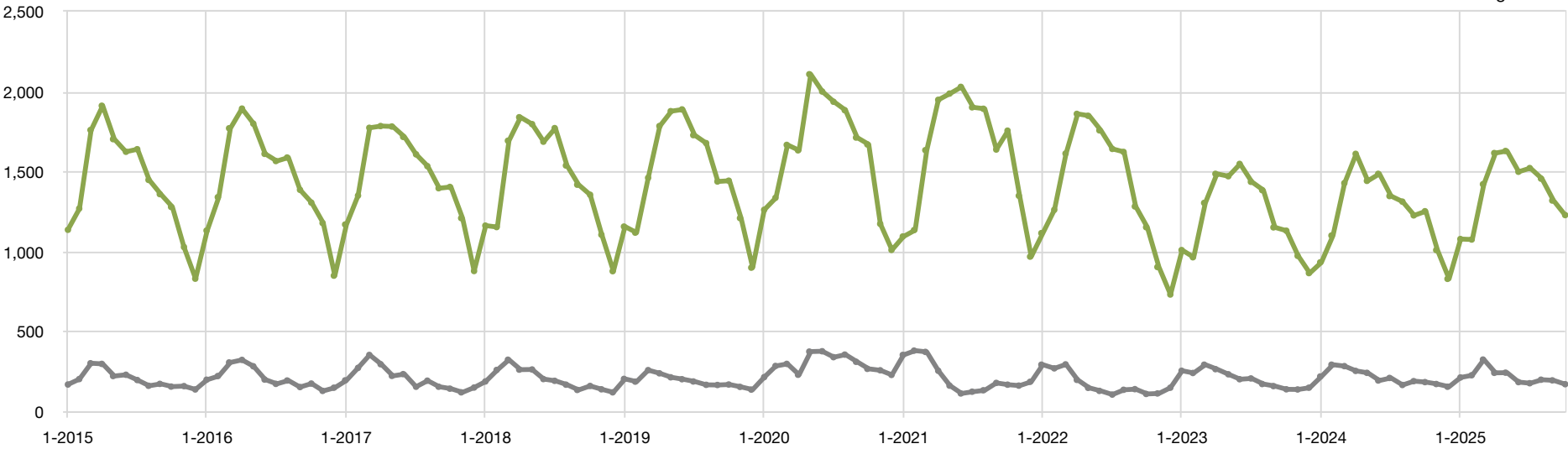


Year to Date



Pending Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Nov-2024	170	+ 25.0%	1,008	+ 3.7%
Dec-2024	153	+ 4.1%	828	- 4.2%
Jan-2025	211	- 2.8%	1,077	+ 15.7%
Feb-2025	225	- 22.7%	1,074	- 2.3%
Mar-2025	323	+ 14.5%	1,420	- 0.5%
Apr-2025	240	- 4.8%	1,615	+ 0.3%
May-2025	241	+ 0.4%	1,628	+ 13.0%
Jun-2025	182	- 5.2%	1,498	+ 0.9%
Jul-2025	175	- 15.9%	1,521	+ 13.0%
Aug-2025	197	+ 20.1%	1,455	+ 11.0%
Sep-2025	193	+ 2.7%	1,318	+ 7.6%
Oct-2025	169	- 7.1%	1,227	- 1.9%
12-Month Avg	207	- 0.5%	1,306	+ 4.7%

Historical Pending Sales by Month

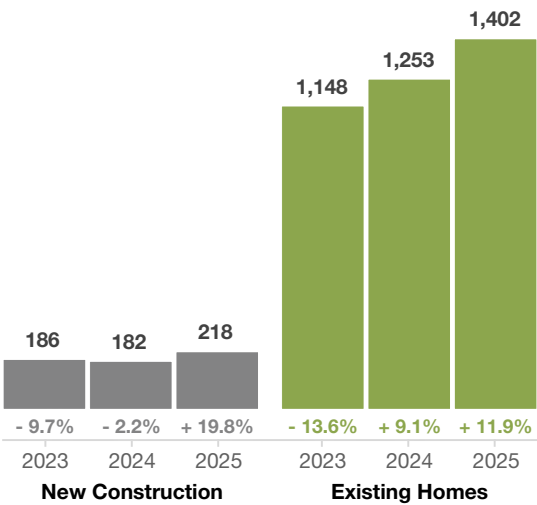


Closed Sales

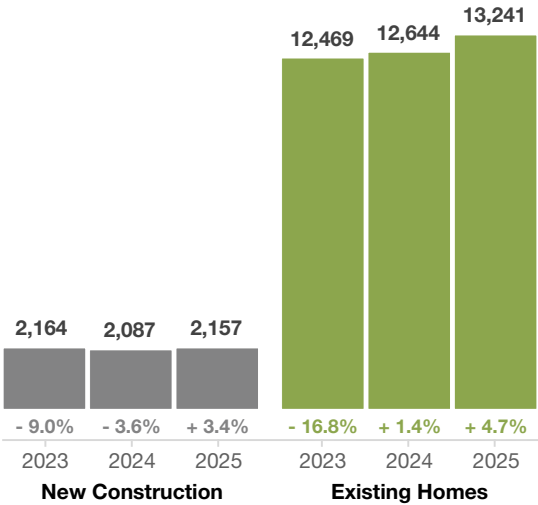
A count of the actual sales that closed in a given month.



October

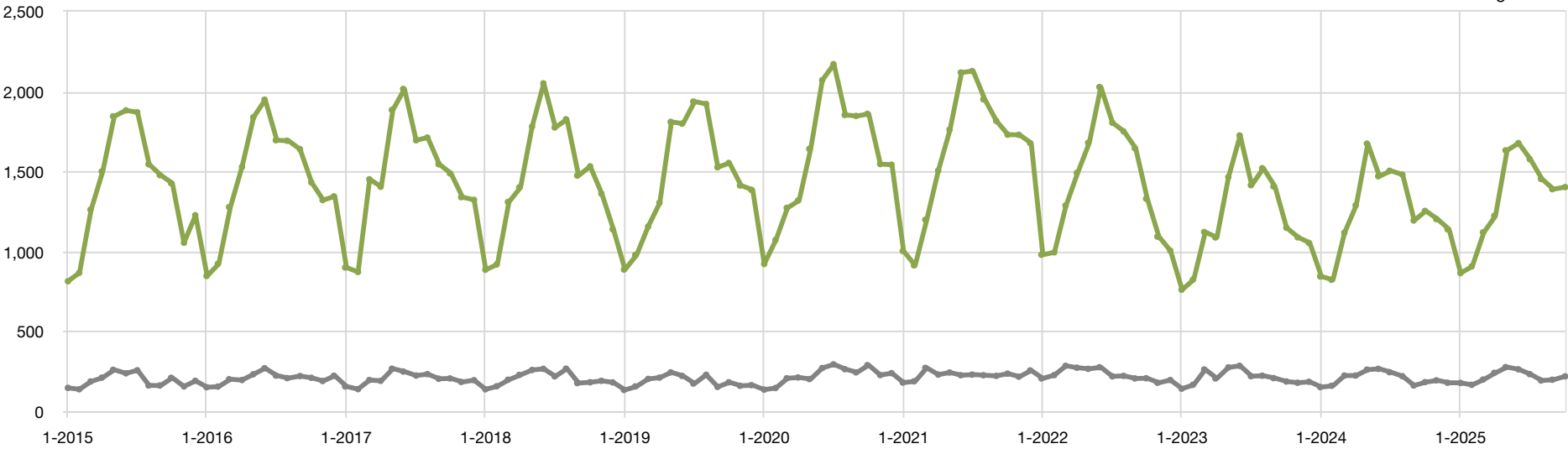


Year to Date



Closed Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Nov-2024	193	+ 8.4%	1,202	+ 10.5%
Dec-2024	178	- 3.3%	1,138	+ 8.1%
Jan-2025	177	+ 17.2%	864	+ 2.5%
Feb-2025	165	+ 3.8%	906	+ 10.2%
Mar-2025	198	- 11.2%	1,119	+ 0.2%
Apr-2025	240	+ 7.6%	1,222	- 5.1%
May-2025	276	+ 6.2%	1,632	- 2.5%
Jun-2025	262	- 1.1%	1,677	+ 14.1%
Jul-2025	232	- 4.9%	1,577	+ 4.9%
Aug-2025	192	- 12.3%	1,453	- 1.8%
Sep-2025	197	+ 22.4%	1,389	+ 16.4%
Oct-2025	218	+ 19.8%	1,402	+ 11.9%
12-Month Avg	211	+ 3.4%	1,298	+ 5.4%

Historical Closed Sales by Month

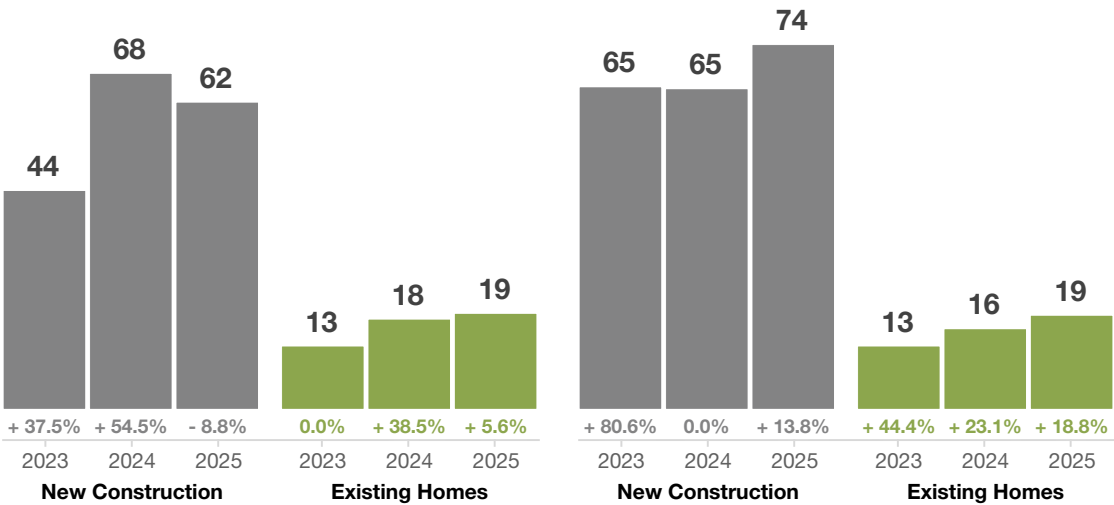


Days on Market Until Sale

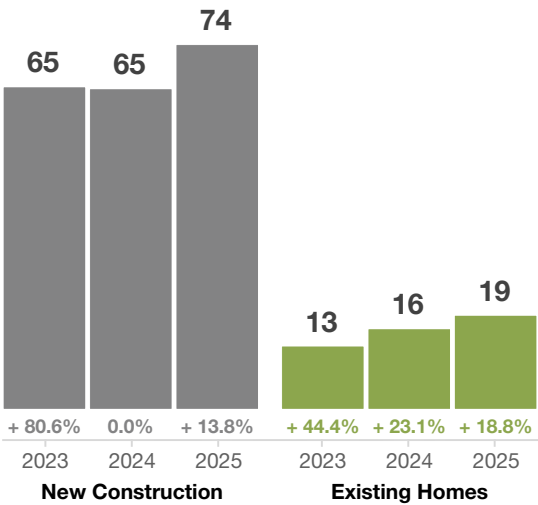
Average number of days between when a property is listed and when an offer is accepted in a given month.



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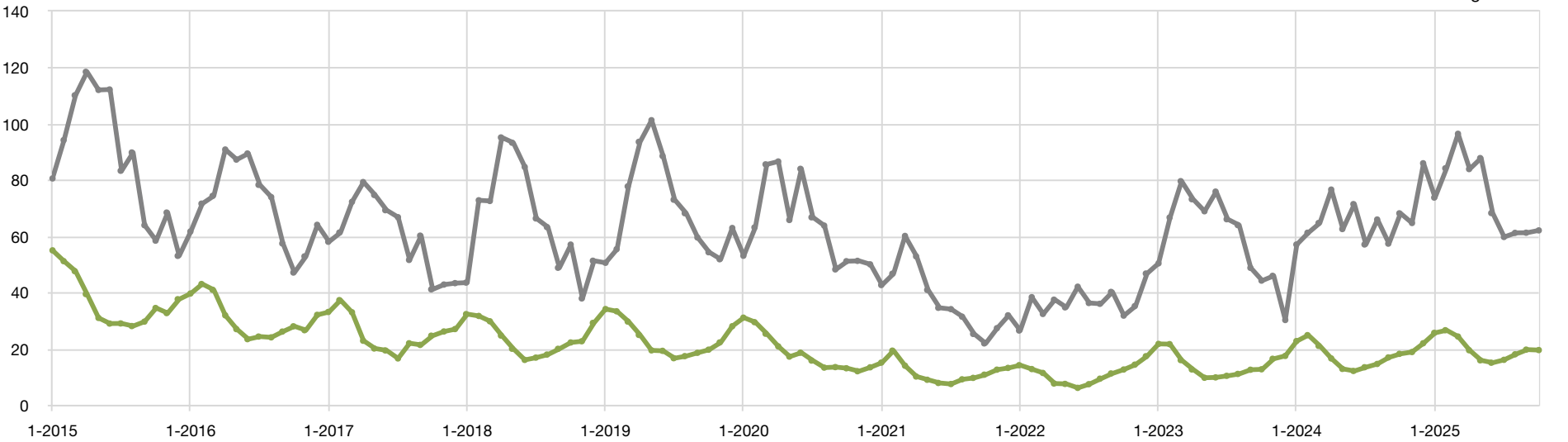
Year to Date



Days on Market	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Nov-2024	65	+ 41.3%	19	+ 18.8%
Dec-2024	86	+ 186.7%	22	+ 29.4%
Jan-2025	74	+ 29.8%	26	+ 13.0%
Feb-2025	84	+ 37.7%	27	+ 8.0%
Mar-2025	96	+ 47.7%	24	+ 14.3%
Apr-2025	84	+ 9.1%	19	+ 18.8%
May-2025	88	+ 39.7%	16	+ 23.1%
Jun-2025	68	- 4.2%	15	+ 25.0%
Jul-2025	60	+ 5.3%	16	+ 23.1%
Aug-2025	61	- 7.6%	18	+ 20.0%
Sep-2025	61	+ 7.0%	20	+ 17.6%
Oct-2025	62	- 8.8%	19	+ 5.6%
12-Month Avg*	74	+ 22.0%	19	+ 17.3%

* 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

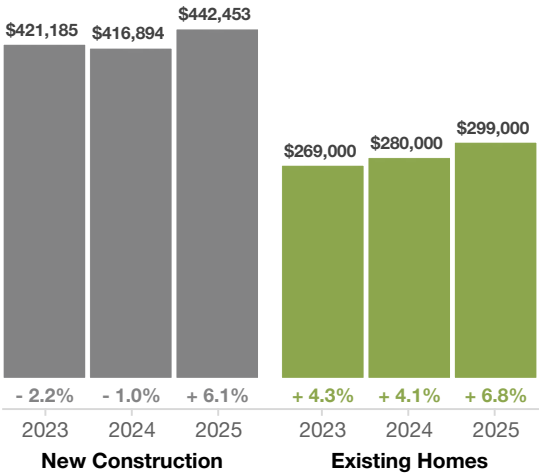


Median Closed Price

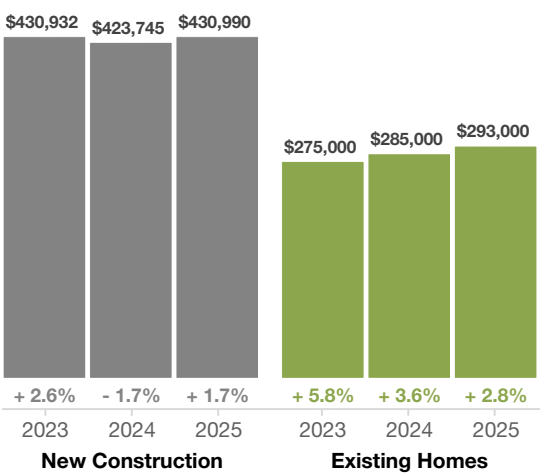
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



October



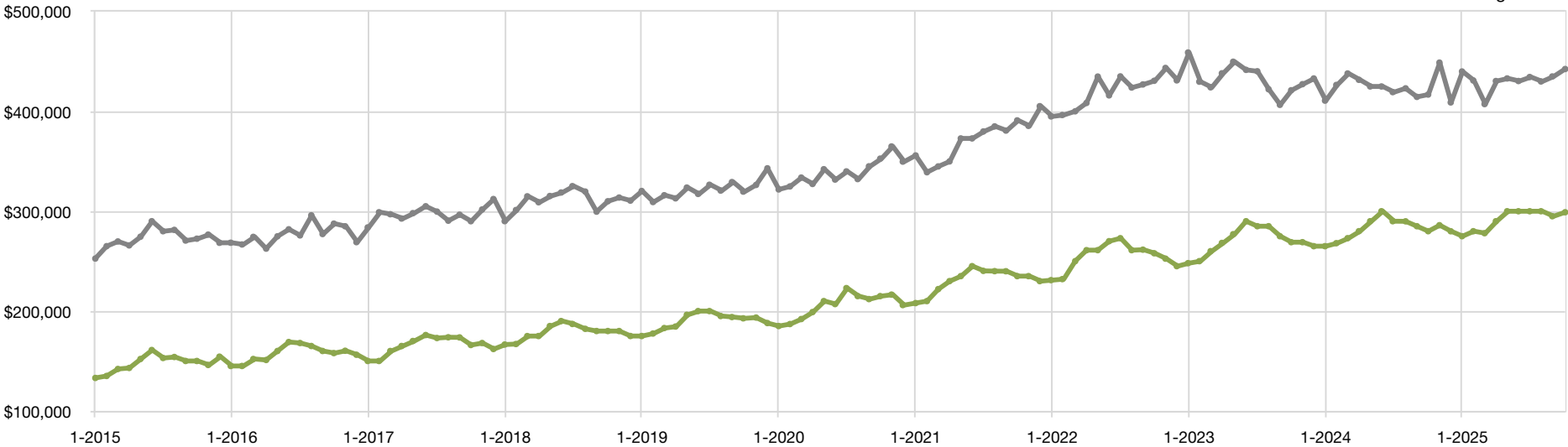
Year to Date



Median Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Nov-2024	\$448,882	+ 5.1%	\$286,000	+ 6.3%
Dec-2024	\$408,991	- 5.5%	\$279,950	+ 5.6%
Jan-2025	\$439,990	+ 7.1%	\$275,000	+ 3.8%
Feb-2025	\$430,990	+ 1.1%	\$280,000	+ 4.5%
Mar-2025	\$407,337	- 7.0%	\$278,000	+ 1.8%
Apr-2025	\$430,411	- 0.3%	\$290,000	+ 3.6%
May-2025	\$433,023	+ 1.9%	\$300,000	+ 3.4%
Jun-2025	\$430,419	+ 1.3%	\$300,000	0.0%
Jul-2025	\$434,445	+ 3.6%	\$300,000	+ 3.4%
Aug-2025	\$429,990	+ 1.6%	\$300,000	+ 3.5%
Sep-2025	\$435,000	+ 4.9%	\$295,000	+ 3.5%
Oct-2025	\$442,453	+ 6.1%	\$299,000	+ 6.8%
12-Month Avg*	\$430,207	+ 1.2%	\$290,000	+ 3.6%

* 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

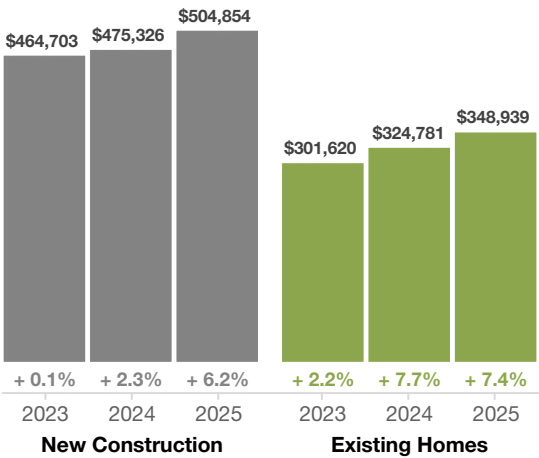


Average Closed Price

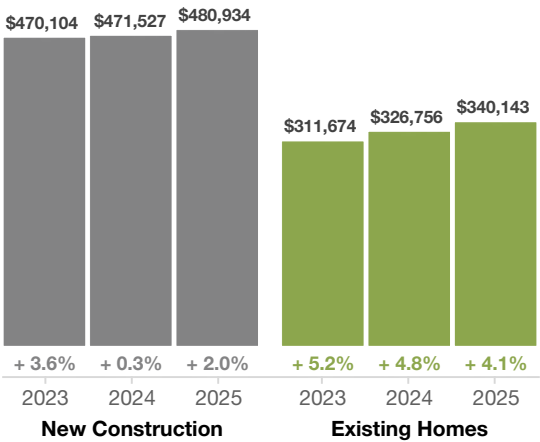
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



October



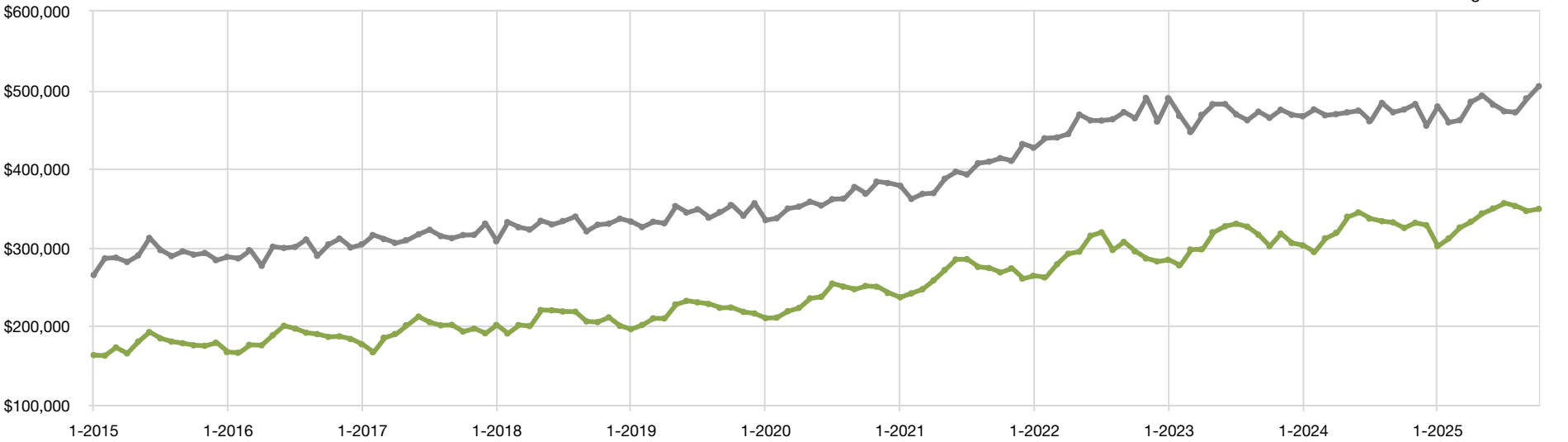
Year to Date



Average Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Nov-2024	\$482,288	+ 1.5%	\$331,344	+ 4.3%
Dec-2024	\$454,741	- 2.9%	\$328,235	+ 7.4%
Jan-2025	\$479,161	+ 2.7%	\$301,604	- 0.3%
Feb-2025	\$459,008	- 3.4%	\$311,439	+ 5.9%
Mar-2025	\$461,678	- 1.4%	\$325,322	+ 4.4%
Apr-2025	\$485,133	+ 3.3%	\$332,632	+ 4.4%
May-2025	\$492,989	+ 4.5%	\$343,209	+ 1.3%
Jun-2025	\$481,428	+ 1.6%	\$349,502	+ 1.5%
Jul-2025	\$473,040	+ 2.7%	\$356,248	+ 5.8%
Aug-2025	\$471,671	- 2.5%	\$352,596	+ 5.8%
Sep-2025	\$489,441	+ 3.8%	\$346,284	+ 4.4%
Oct-2025	\$504,854	+ 6.2%	\$348,939	+ 7.4%
12-Month Avg*	\$479,193	+ 1.6%	\$338,594	+ 4.3%

* 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

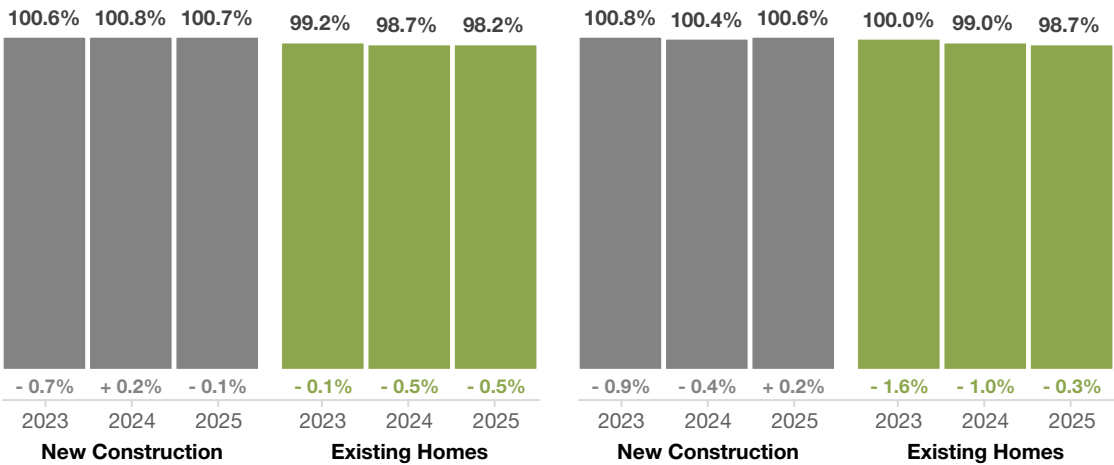


Percent of List Price Received

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.



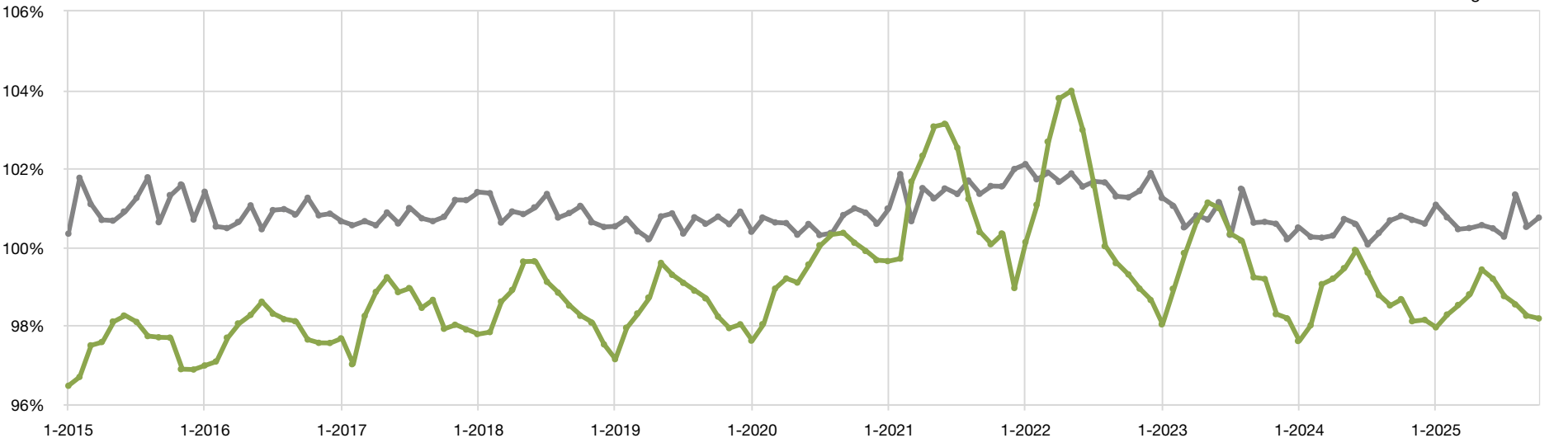
October



Pct. of List Price Received	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Nov-2024	100.7%	+ 0.1%	98.1%	- 0.2%
Dec-2024	100.6%	+ 0.4%	98.1%	- 0.1%
Jan-2025	101.1%	+ 0.6%	98.0%	+ 0.4%
Feb-2025	100.8%	+ 0.5%	98.3%	+ 0.3%
Mar-2025	100.5%	+ 0.3%	98.5%	- 0.6%
Apr-2025	100.5%	+ 0.2%	98.8%	- 0.4%
May-2025	100.6%	- 0.1%	99.4%	- 0.1%
Jun-2025	100.5%	- 0.1%	99.2%	- 0.7%
Jul-2025	100.3%	+ 0.2%	98.8%	- 0.5%
Aug-2025	101.3%	+ 0.9%	98.5%	- 0.3%
Sep-2025	100.5%	- 0.2%	98.3%	- 0.2%
Oct-2025	100.7%	- 0.1%	98.2%	- 0.5%
12-Month Avg*	100.6%	+ 0.2%	98.6%	- 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

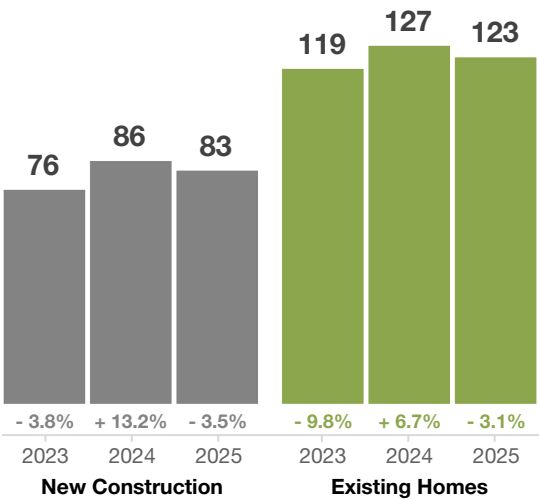


Housing Affordability Index

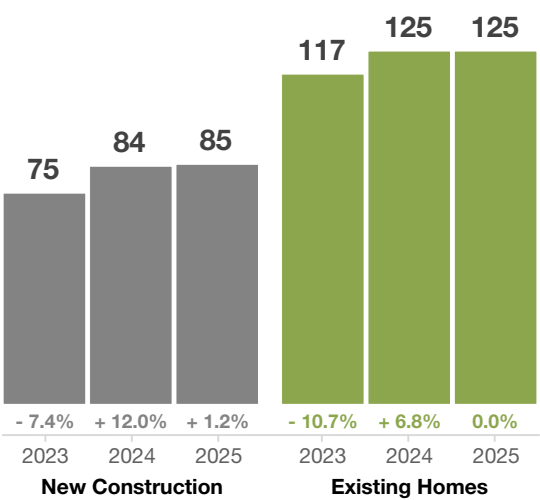
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



October

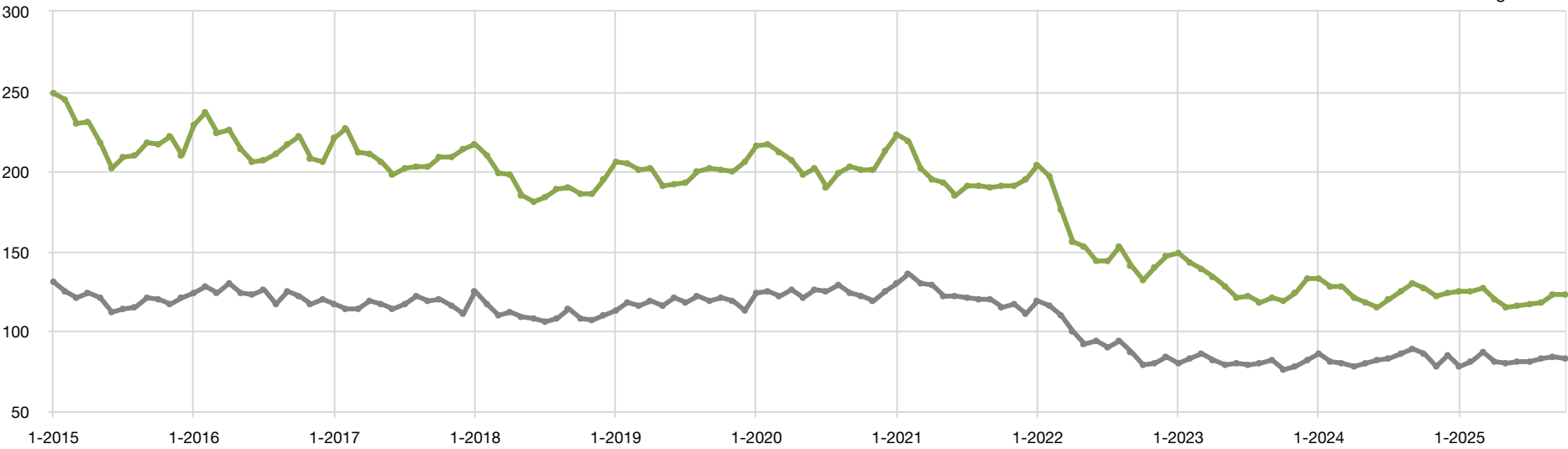


Year to Date



Affordability Index	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Nov-2024	78	0.0%	122	- 1.6%
Dec-2024	85	+ 3.7%	124	- 6.8%
Jan-2025	78	- 9.3%	125	- 6.0%
Feb-2025	81	0.0%	125	- 2.3%
Mar-2025	87	+ 8.8%	127	- 0.8%
Apr-2025	81	+ 3.8%	120	- 0.8%
May-2025	80	0.0%	115	- 2.5%
Jun-2025	81	- 1.2%	116	+ 0.9%
Jul-2025	81	- 2.4%	117	- 2.5%
Aug-2025	83	- 3.5%	118	- 5.6%
Sep-2025	84	- 5.6%	123	- 5.4%
Oct-2025	83	- 3.5%	123	- 3.1%
12-Month Avg	82	- 1.2%	121	- 3.2%

Historical Housing Affordability Index by Month

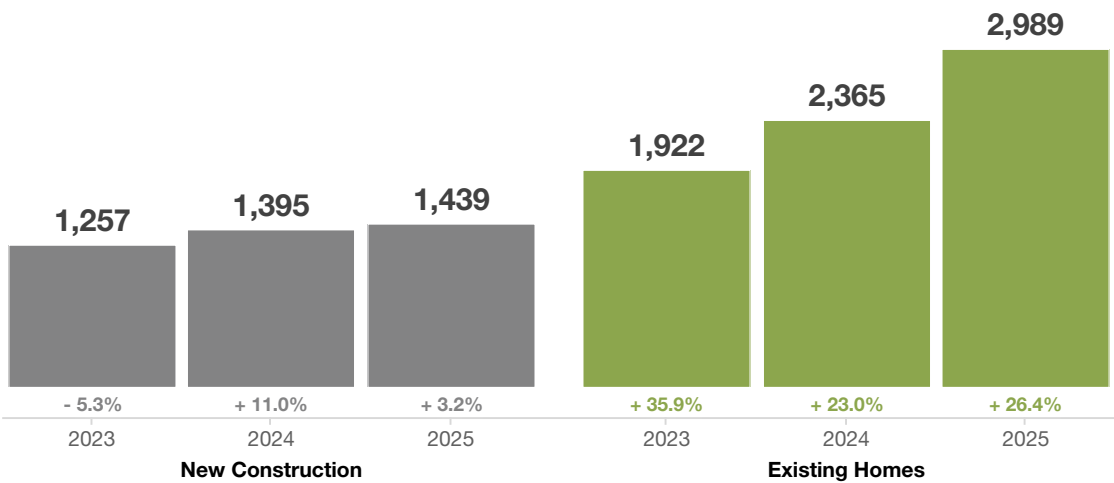


Inventory of Homes for Sale

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

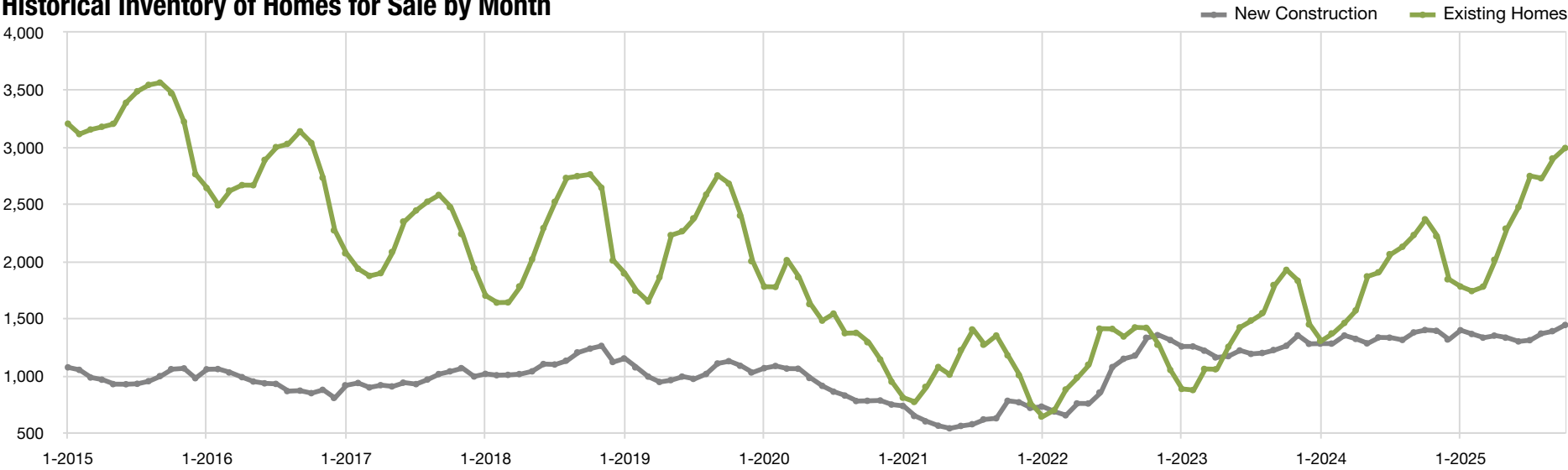


October



Homes for Sale	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Nov-2024	1,388	+ 3.0%	2,218	+ 21.4%
Dec-2024	1,312	+ 3.0%	1,839	+ 27.4%
Jan-2025	1,393	+ 9.2%	1,776	+ 36.6%
Feb-2025	1,360	+ 6.6%	1,736	+ 27.2%
Mar-2025	1,328	- 1.4%	1,775	+ 21.8%
Apr-2025	1,346	+ 2.2%	2,010	+ 28.3%
May-2025	1,328	+ 3.9%	2,283	+ 22.4%
Jun-2025	1,295	- 2.6%	2,472	+ 30.1%
Jul-2025	1,306	- 1.7%	2,744	+ 33.3%
Aug-2025	1,364	+ 4.3%	2,724	+ 28.2%
Sep-2025	1,385	+ 0.8%	2,897	+ 30.1%
Oct-2025	1,439	+ 3.2%	2,989	+ 26.4%
12-Month Avg	1,354	+ 2.5%	2,289	+ 27.7%

Historical Inventory of Homes for Sale by Month

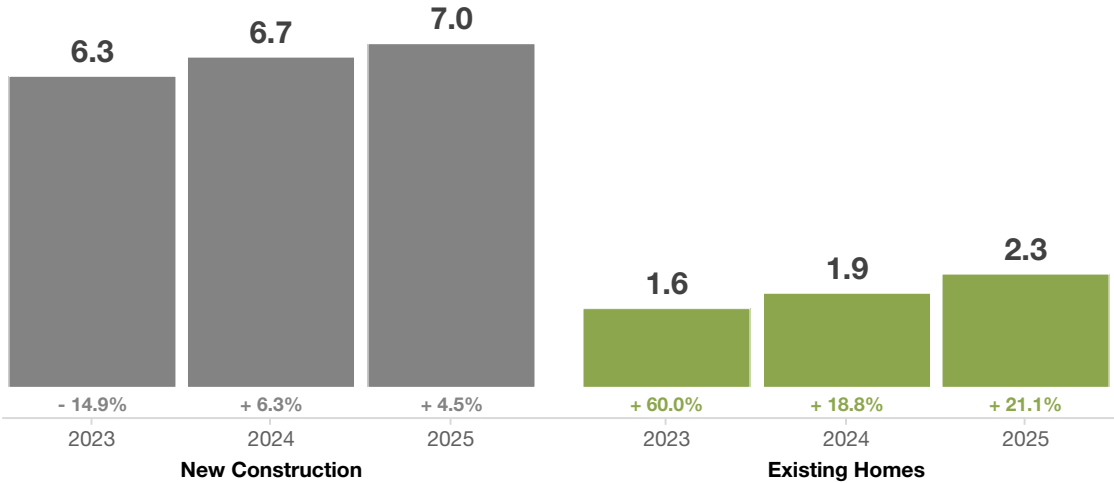


Months Supply of Inventory

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.



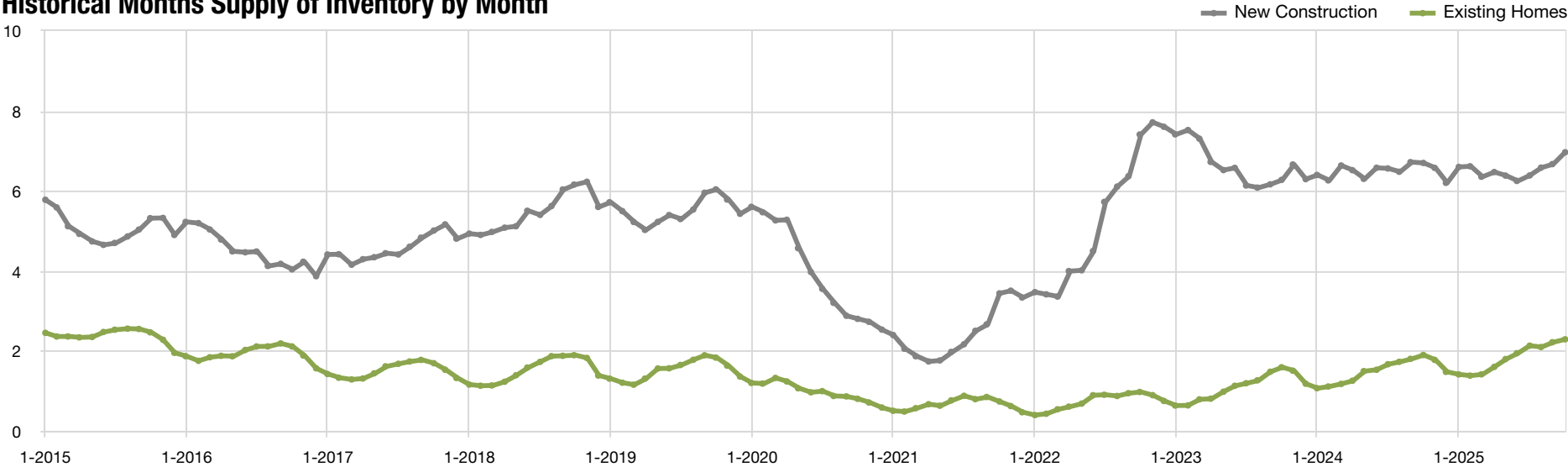
October



Months Supply	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Nov-2024	6.6	- 1.5%	1.8	+ 20.0%
Dec-2024	6.2	- 1.6%	1.5	+ 25.0%
Jan-2025	6.6	+ 3.1%	1.4	+ 27.3%
Feb-2025	6.6	+ 4.8%	1.4	+ 27.3%
Mar-2025	6.4	- 3.0%	1.4	+ 16.7%
Apr-2025	6.5	0.0%	1.6	+ 23.1%
May-2025	6.4	+ 1.6%	1.8	+ 20.0%
Jun-2025	6.2	- 6.1%	1.9	+ 26.7%
Jul-2025	6.4	- 3.0%	2.1	+ 23.5%
Aug-2025	6.6	+ 1.5%	2.1	+ 23.5%
Sep-2025	6.7	0.0%	2.2	+ 22.2%
Oct-2025	7.0	+ 4.5%	2.3	+ 21.1%
12-Month Avg*	6.5	- 0.1%	1.8	+ 23.7%

* 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.



Key Metrics	Historical Sparkbars	10-2024	10-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		2,511	2,903	+ 15.6%	24,054	27,133	+ 12.8%
Pending Sales		1,433	1,396	- 2.6%	15,342	15,989	+ 4.2%
Closed Sales		1,435	1,620	+ 12.9%	14,731	15,398	+ 4.5%
Days on Market Until Sale		24	25	+ 4.2%	23	27	+ 17.4%
Median Closed Price		\$299,000	\$318,481	+ 6.5%	\$304,000	\$315,000	+ 3.6%
Average Closed Price		\$343,901	\$369,920	+ 7.6%	\$347,271	\$359,881	+ 3.6%
Percent of List Price Received		98.9%	98.5%	- 0.4%	99.2%	98.9%	- 0.3%
Housing Affordability Index		119	115	- 3.4%	117	117	0.0%
Inventory of Homes for Sale		3,760	4,428	+ 17.8%	—	—	—
Months Supply of Inventory		2.6	2.9	+ 11.5%	—	—	—