

Monthly Indicators

Great Plains Regional MLS



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 14.1 percent for New Construction but decreased 2.2 percent for Existing Homes. Pending Sales decreased 17.1 percent for New Construction but increased 5.6 percent for Existing Homes. Inventory increased 5.7 percent for New Construction and 20.8 percent for Existing Homes.

Median Closed Price decreased 4.0 percent for New Construction but increased 4.5 percent for Existing Homes. Days on Market decreased 20.0 percent for New Construction but increased 10.5 percent for Existing Homes. Months Supply of Inventory increased 7.6 percent for New Construction and 11.1 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

- 11.5%	+ 3.4%	+ 15.0%
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	11-2024	11-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		298	340	+ 14.1%	4,477	4,591	+ 2.5%
Pending Sales		170	141	- 17.1%	2,386	2,312	- 3.1%
Closed Sales		193	166	- 14.0%	2,280	2,335	+ 2.4%
Days on Market Until Sale		65	52	- 20.0%	65	72	+ 10.8%
Median Closed Price		\$448,882	\$431,052	- 4.0%	\$425,106	\$431,815	+ 1.6%
Average Closed Price		\$482,288	\$495,115	+ 2.7%	\$472,438	\$482,695	+ 2.2%
Percent of List Price Received		100.7%	101.2%	+ 0.5%	100.5%	100.7%	+ 0.2%
Housing Affordability Index		78	85	+ 9.0%	82	85	+ 3.7%
Inventory of Homes for Sale		1,389	1,468	+ 5.7%	—	—	—
Months Supply of Inventory		6.6	7.1	+ 7.6%	—	—	—

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.



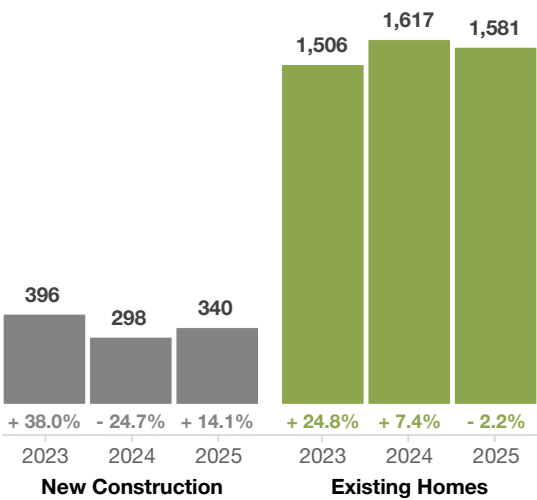
Key Metrics	Historical Sparkbars	11-2024	11-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		1,617	1,581	- 2.2%	21,493	24,533	+ 14.1%
Pending Sales		1,008	1,064	+ 5.6%	14,134	14,926	+ 5.6%
Closed Sales		1,202	1,069	- 11.1%	13,846	14,362	+ 3.7%
Days on Market Until Sale		19	21	+ 10.5%	17	19	+ 11.8%
Median Closed Price		\$286,000	\$299,000	+ 4.5%	\$285,000	\$294,000	+ 3.2%
Average Closed Price		\$331,344	\$358,693	+ 8.3%	\$327,155	\$341,499	+ 4.4%
Percent of List Price Received		98.1%	97.8%	- 0.3%	98.9%	98.6%	- 0.3%
Housing Affordability Index		122	122	0.0%	122	124	+ 1.6%
Inventory of Homes for Sale		2,221	2,684	+ 20.8%	—	—	—
Months Supply of Inventory		1.8	2.0	+ 11.1%	—	—	—

New Listings

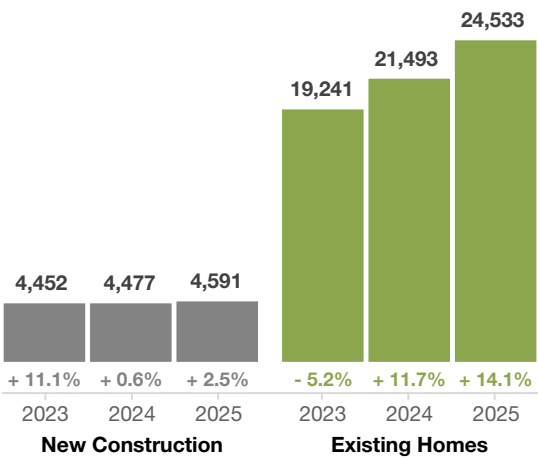
A count of the properties that have been newly listed on the market in a given month.



November

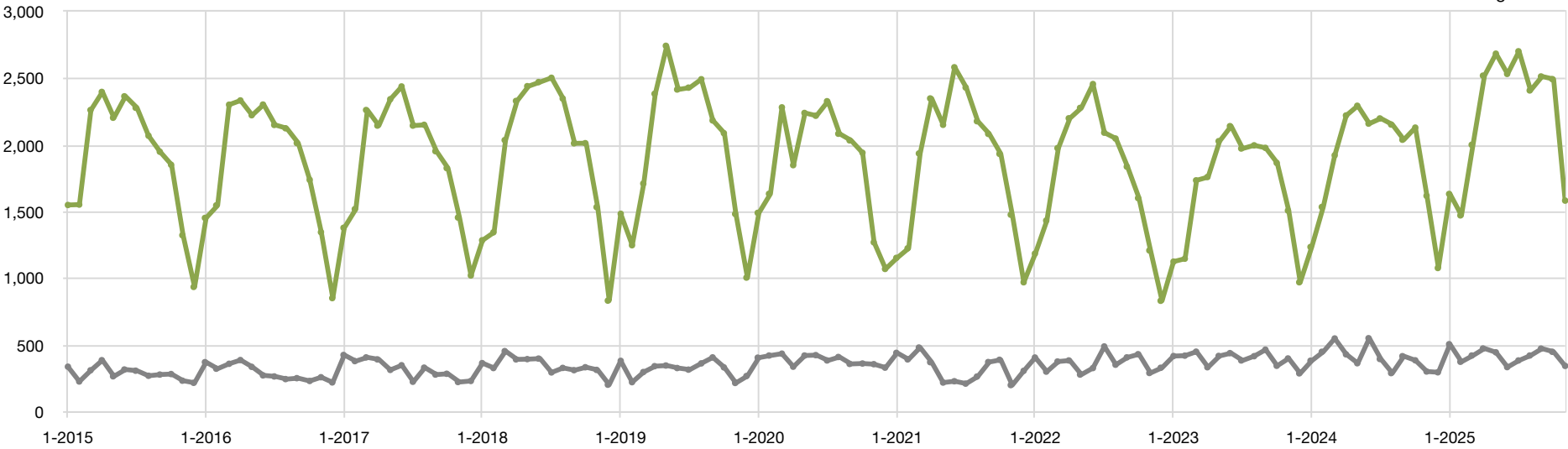


Year to Date



New Listings	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Dec-2024	292	+ 2.8%	1,075	+ 11.1%
Jan-2025	503	+ 32.7%	1,631	+ 32.3%
Feb-2025	371	- 16.8%	1,470	- 4.1%
Mar-2025	418	- 23.4%	2,000	+ 4.1%
Apr-2025	471	+ 10.3%	2,519	+ 13.5%
May-2025	442	+ 22.8%	2,684	+ 17.1%
Jun-2025	331	- 39.6%	2,532	+ 17.3%
Jul-2025	381	- 2.8%	2,702	+ 22.9%
Aug-2025	418	+ 46.2%	2,408	+ 11.9%
Sep-2025	470	+ 13.8%	2,513	+ 23.3%
Oct-2025	446	+ 16.8%	2,493	+ 17.1%
Nov-2025	340	+ 14.1%	1,581	- 2.2%
12-Month Avg	407	+ 2.5%	2,134	+ 14.0%

Historical New Listings by Month

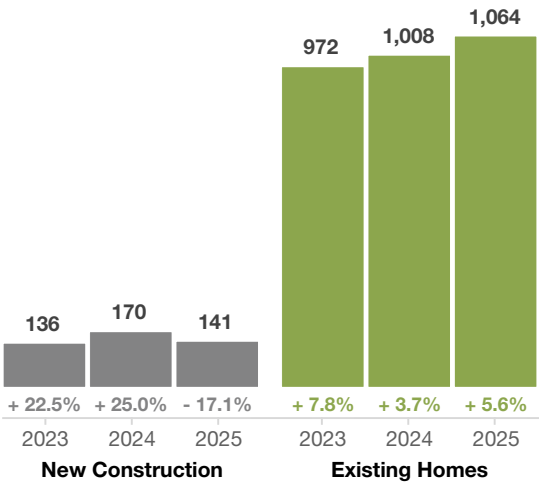


Pending Sales

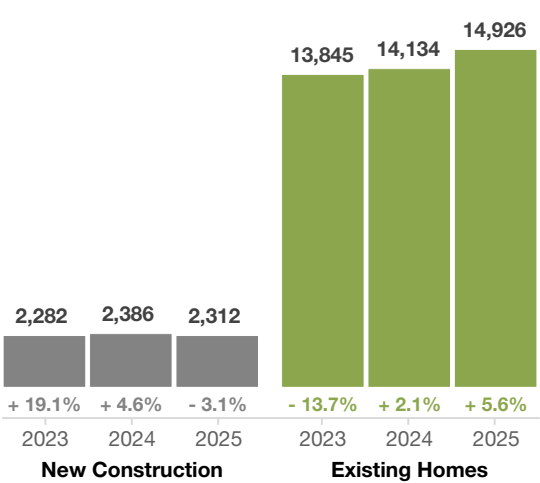
A count of the properties on which offers have been accepted in a given month.



November

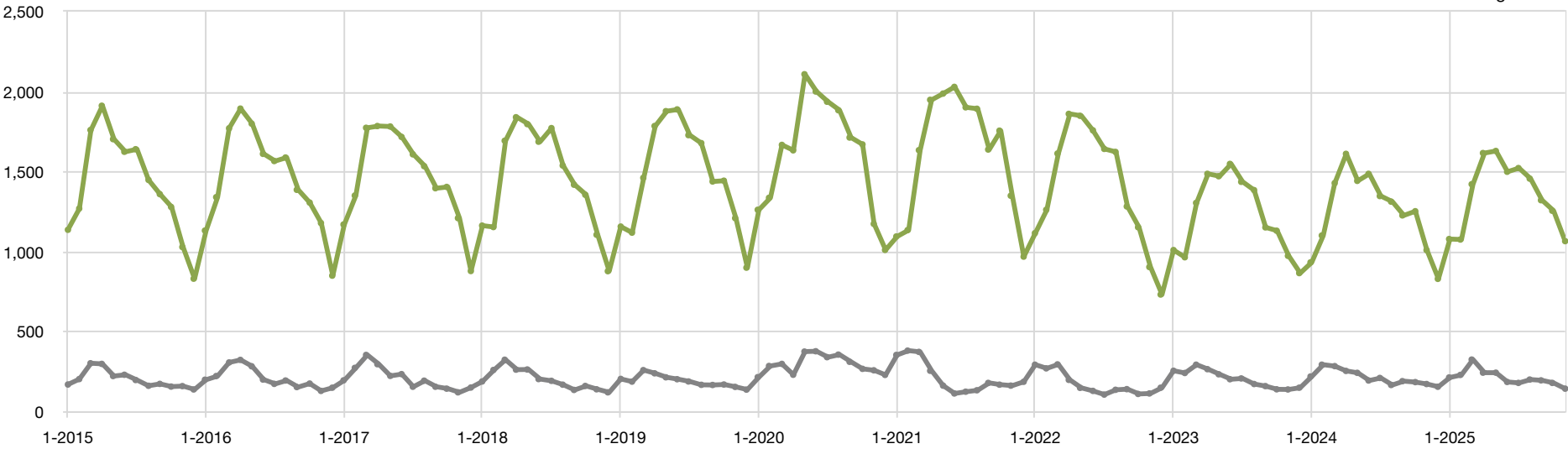


Year to Date



Pending Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Dec-2024	153	+ 4.1%	828	- 4.2%
Jan-2025	211	- 2.8%	1,077	+ 15.7%
Feb-2025	227	- 22.0%	1,074	- 2.3%
Mar-2025	323	+ 14.5%	1,420	- 0.5%
Apr-2025	241	- 4.4%	1,615	+ 0.3%
May-2025	241	+ 0.4%	1,628	+ 13.0%
Jun-2025	183	- 4.7%	1,498	+ 0.9%
Jul-2025	177	- 14.9%	1,521	+ 13.0%
Aug-2025	198	+ 20.7%	1,455	+ 11.0%
Sep-2025	193	+ 2.7%	1,320	+ 7.8%
Oct-2025	177	- 2.7%	1,254	+ 0.2%
Nov-2025	141	- 17.1%	1,064	+ 5.6%
12-Month Avg	205	- 2.8%	1,313	+ 5.0%

Historical Pending Sales by Month

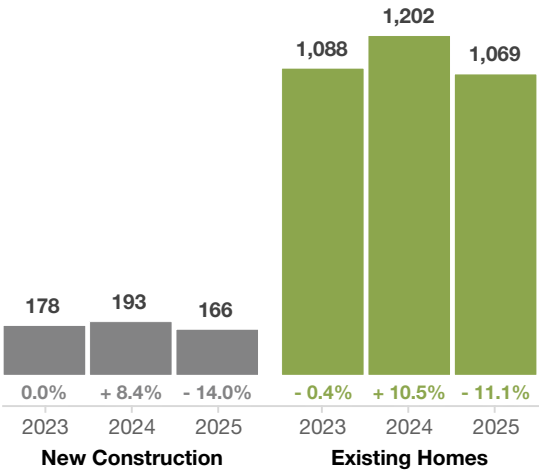


Closed Sales

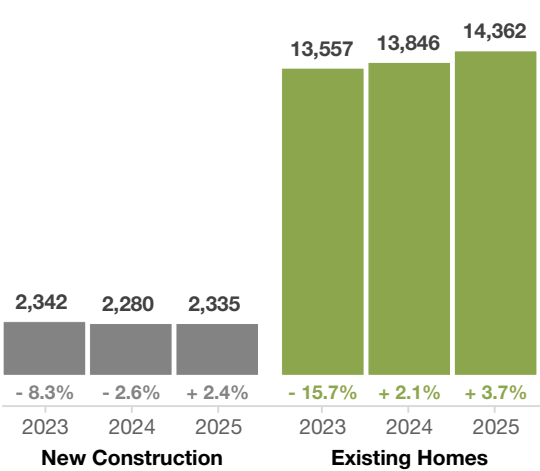
A count of the actual sales that closed in a given month.



November

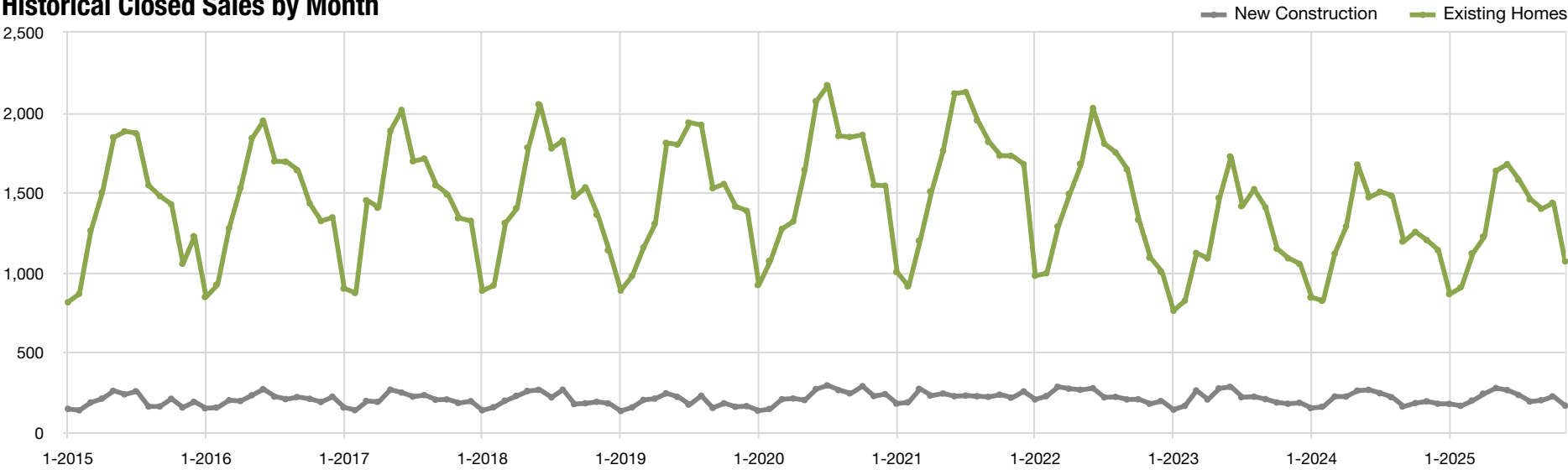


Year to Date



Closed Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Dec-2024	178	- 3.3%	1,139	+ 8.2%
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	241	+ 8.1%	1,223	- 5.0%
May-2025	276	+ 6.2%	1,635	- 2.3%
Jun-2025	263	- 0.8%	1,677	+ 14.1%
Jul-2025	233	- 4.5%	1,579	+ 5.0%
Aug-2025	192	- 12.3%	1,457	- 1.6%
Sep-2025	200	+ 24.2%	1,398	+ 17.2%
Oct-2025	224	+ 23.1%	1,435	+ 14.5%
Nov-2025	166	- 14.0%	1,069	- 11.1%
12-Month Avg	209	+ 2.0%	1,292	+ 4.0%

Historical Closed Sales by Month

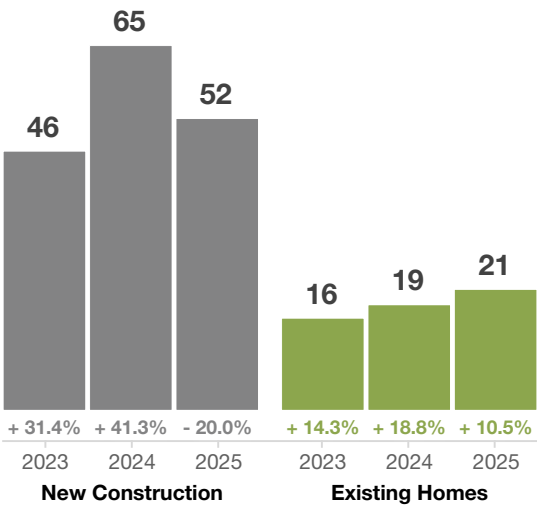


Days on Market Until Sale

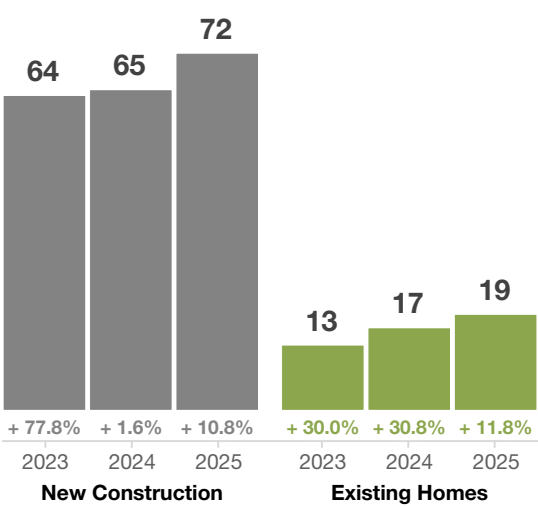
Average number of days between when a property is listed and when an offer is accepted in a given month.



November



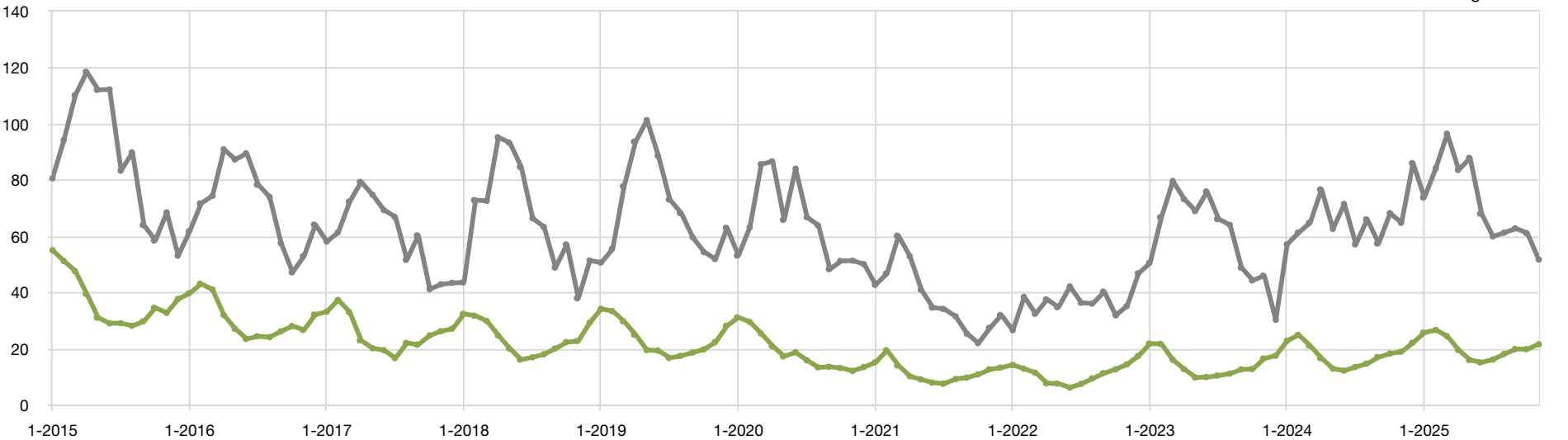
Year to Date



Days on Market	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	63	+ 10.5%	20	+ 17.6%
Oct-2025	61	- 10.3%	20	+ 11.1%
Nov-2025	52	- 20.0%	21	+ 10.5%
12-Month Avg*	73	+ 17.9%	20	+ 17.3%

* 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

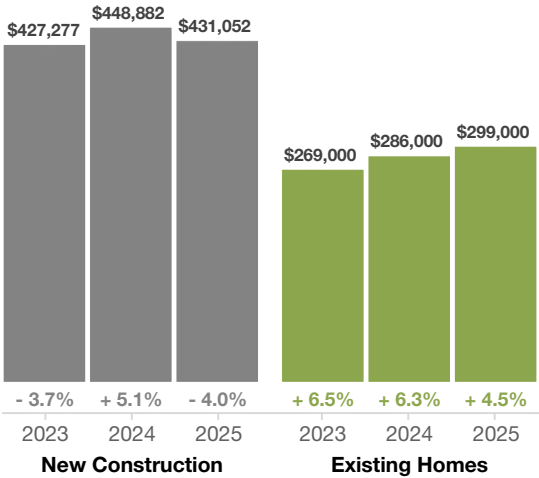


Median Closed Price

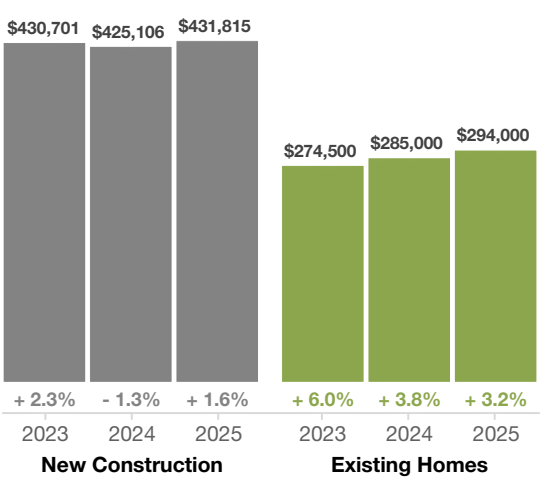
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



November



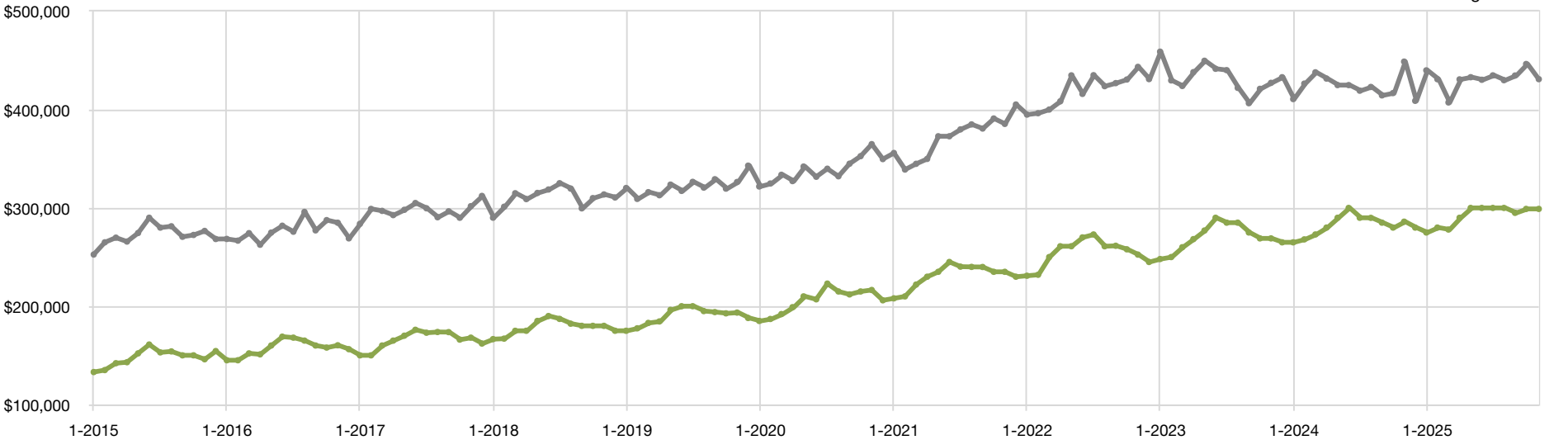
Year to Date



Median Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Dec-2024	\$408,991	- 5.5%	\$280,000	+ 5.7%
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	\$430,831	- 0.2%	\$290,000	+ 3.6%
May-2025	\$433,023	+ 1.9%	\$300,000	+ 3.4%
Jun-2025	\$430,425	+ 1.3%	\$300,000	0.0%
Jul-2025	\$434,900	+ 3.7%	\$300,000	+ 3.4%
Aug-2025	\$429,990	+ 1.6%	\$300,000	+ 3.5%
Sep-2025	\$434,749	+ 4.9%	\$295,000	+ 3.5%
Oct-2025	\$446,461	+ 7.1%	\$299,000	+ 6.8%
Nov-2025	\$431,052	- 4.0%	\$299,000	+ 4.5%
12-Month Avg*	\$429,990	+ 0.9%	\$292,000	+ 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

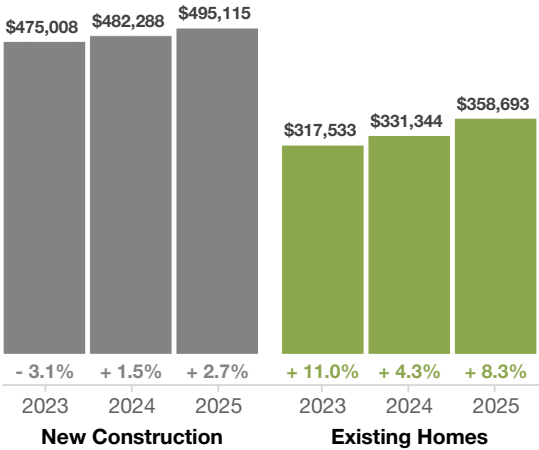


Average Closed Price

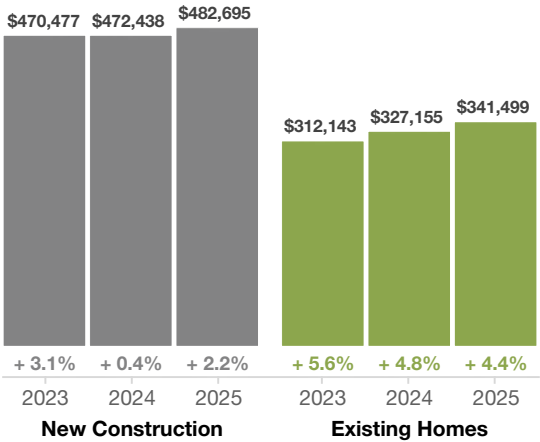
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



November



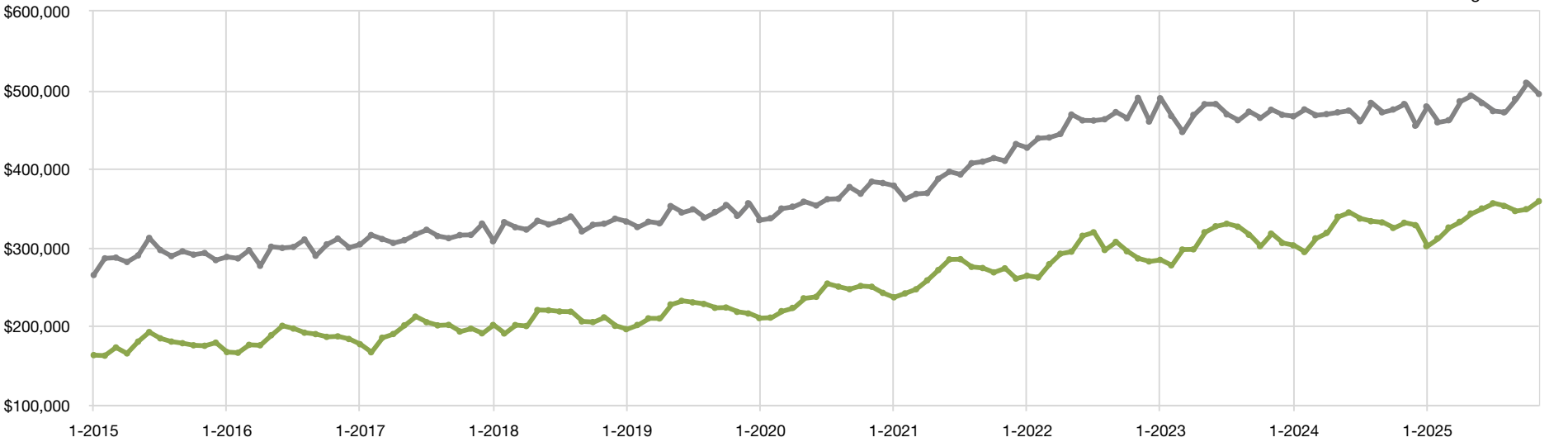
Year to Date



Average Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Dec-2024	\$454,741	- 2.9%	\$328,302	+ 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	\$485,692	+ 3.5%	\$332,535	+ 4.4%
May-2025	\$492,989	+ 4.5%	\$343,114	+ 1.2%
Jun-2025	\$483,548	+ 2.0%	\$349,502	+ 1.5%
Jul-2025	\$473,297	+ 2.8%	\$356,129	+ 5.8%
Aug-2025	\$471,671	- 2.5%	\$352,741	+ 5.8%
Sep-2025	\$488,687	+ 3.6%	\$346,249	+ 4.3%
Oct-2025	\$509,273	+ 7.1%	\$348,609	+ 7.3%
Nov-2025	\$495,115	+ 2.7%	\$358,693	+ 8.3%
12-Month Avg*	\$480,715	+ 1.8%	\$340,530	+ 4.6%

* 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

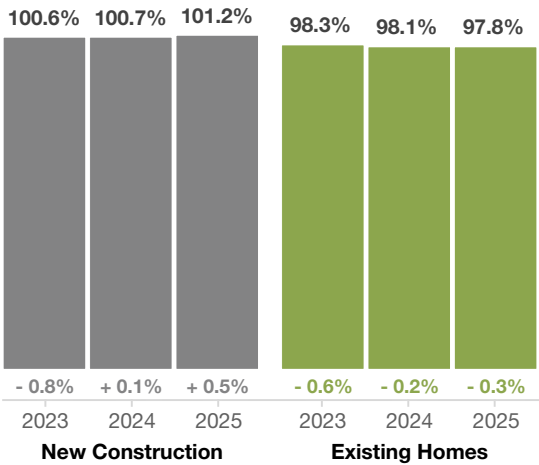


Percent of List Price Received

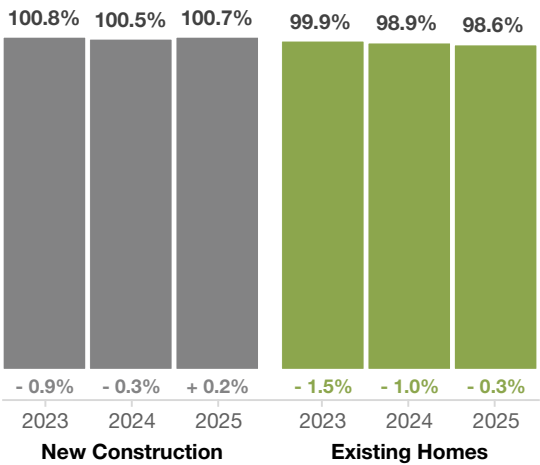
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



November



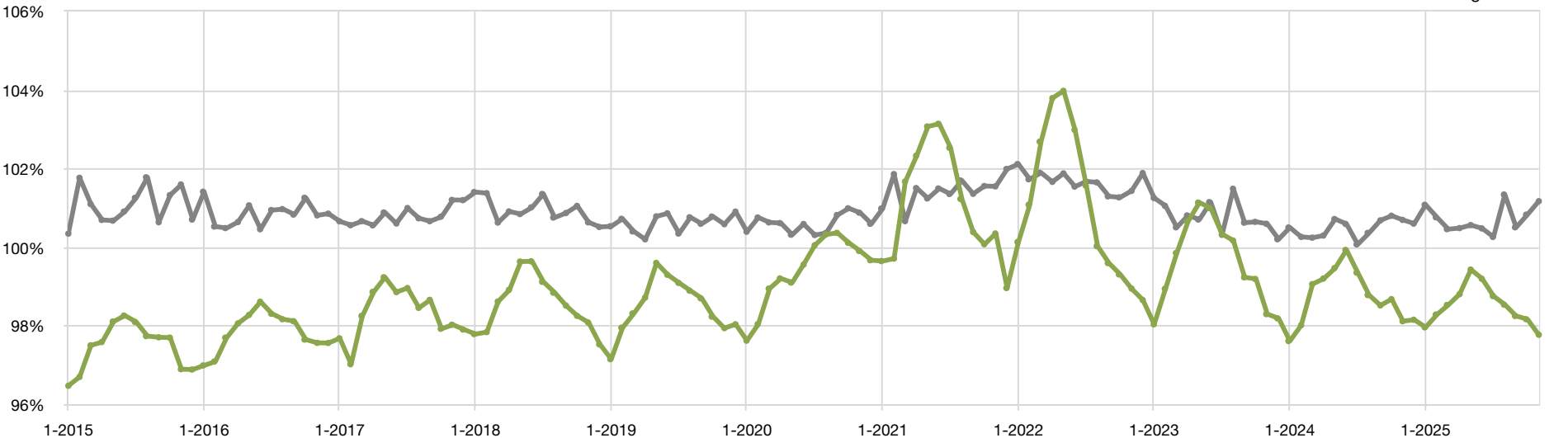
Year to Date



Pct. of List Price Received	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Dec-2024	100.6%	+ 0.4%	98.1%	- 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%	98.2%	- 0.3%
Oct-2025	100.8%	0.0%	98.2%	- 0.5%
Nov-2025	101.2%	+ 0.5%	97.8%	- 0.3%
12-Month Avg*	100.7%	+ 0.2%	98.6%	- 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

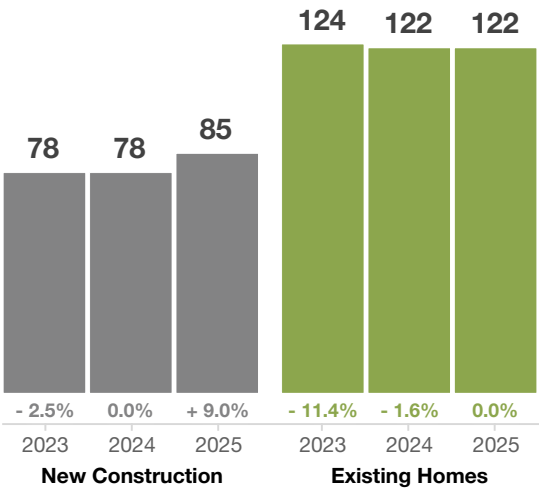


Housing Affordability Index

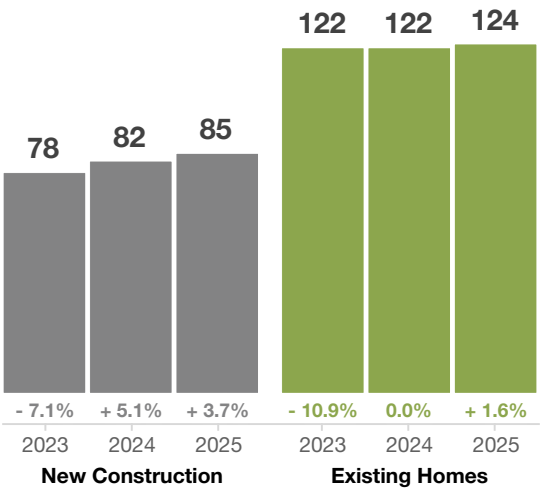
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



November

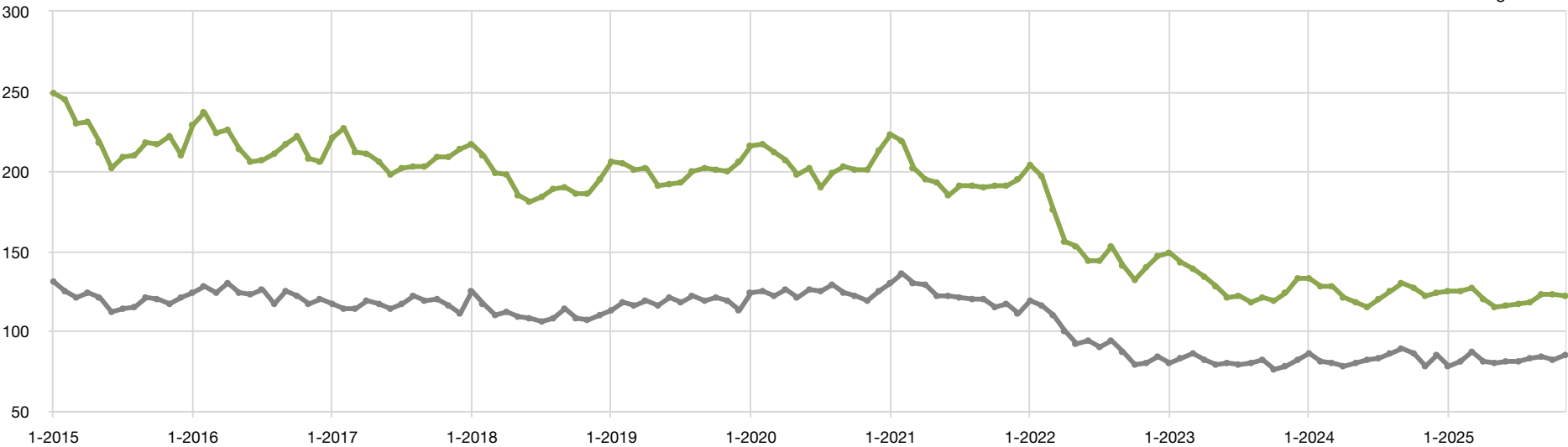


Year to Date



Affordability Index	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Dec-2024	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	82	- 4.7%	123	- 3.1%
Nov-2025	85	+ 9.0%	122	0.0%
12-Month Avg	82	- 1.2%	121	- 3.2%

Historical Housing Affordability Index by Month

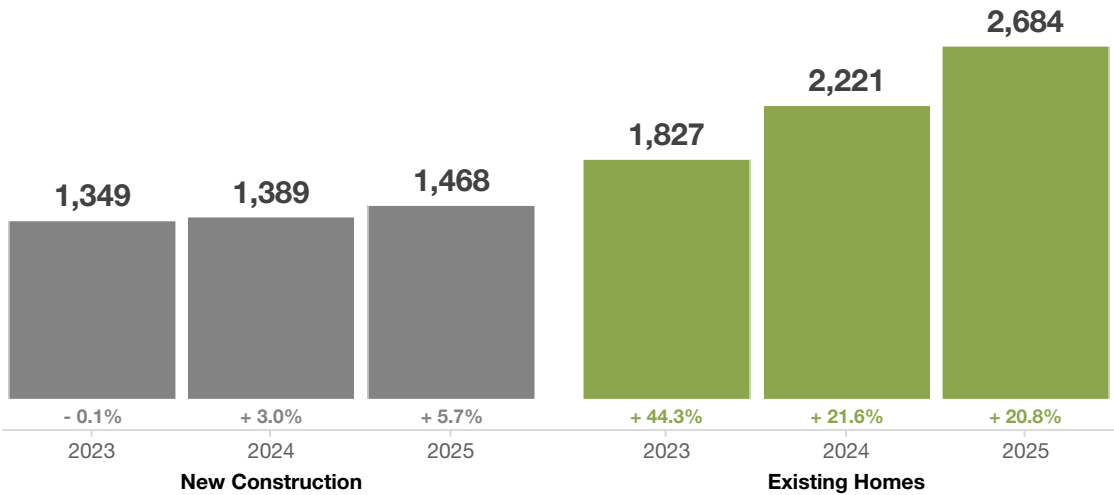


Inventory of Homes for Sale

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

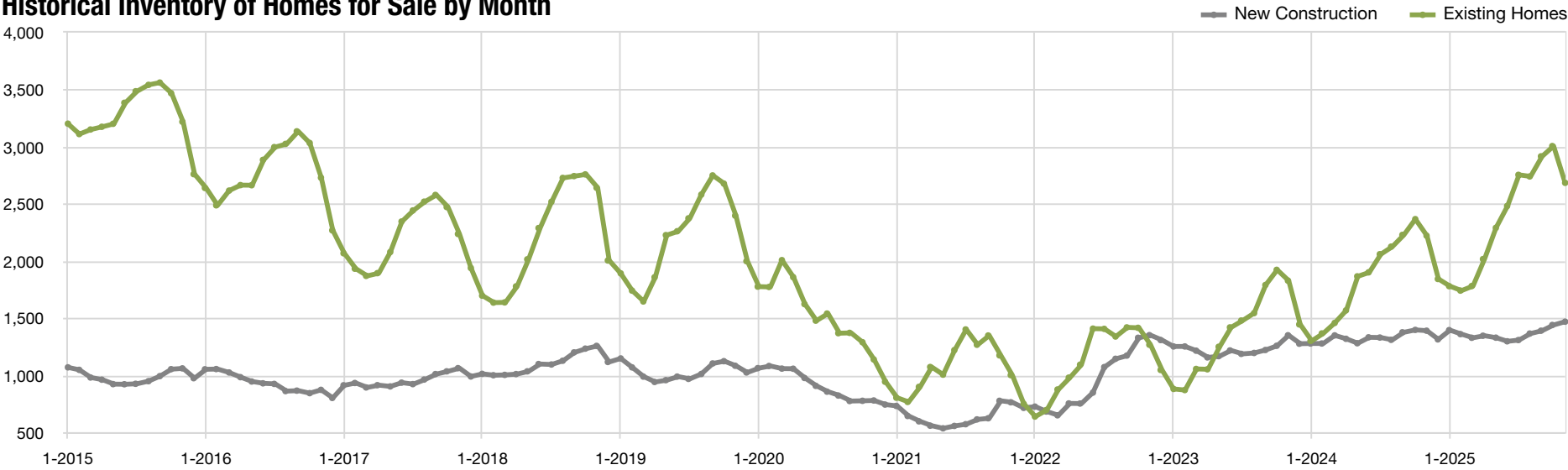


November



Homes for Sale	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Dec-2024	1,313	+ 3.0%	1,842	+ 27.6%
Jan-2025	1,394	+ 9.2%	1,779	+ 36.8%
Feb-2025	1,359	+ 6.4%	1,740	+ 27.5%
Mar-2025	1,327	- 1.6%	1,780	+ 22.2%
Apr-2025	1,345	+ 2.0%	2,016	+ 28.7%
May-2025	1,328	+ 3.8%	2,290	+ 22.8%
Jun-2025	1,296	- 2.6%	2,481	+ 30.6%
Jul-2025	1,307	- 1.7%	2,754	+ 33.8%
Aug-2025	1,364	+ 4.2%	2,740	+ 28.9%
Sep-2025	1,389	+ 1.0%	2,916	+ 30.9%
Oct-2025	1,439	+ 3.1%	3,006	+ 27.0%
Nov-2025	1,468	+ 5.7%	2,684	+ 20.8%
12-Month Avg	1,361	+ 2.7%	2,336	+ 28.0%

Historical Inventory of Homes for Sale by Month

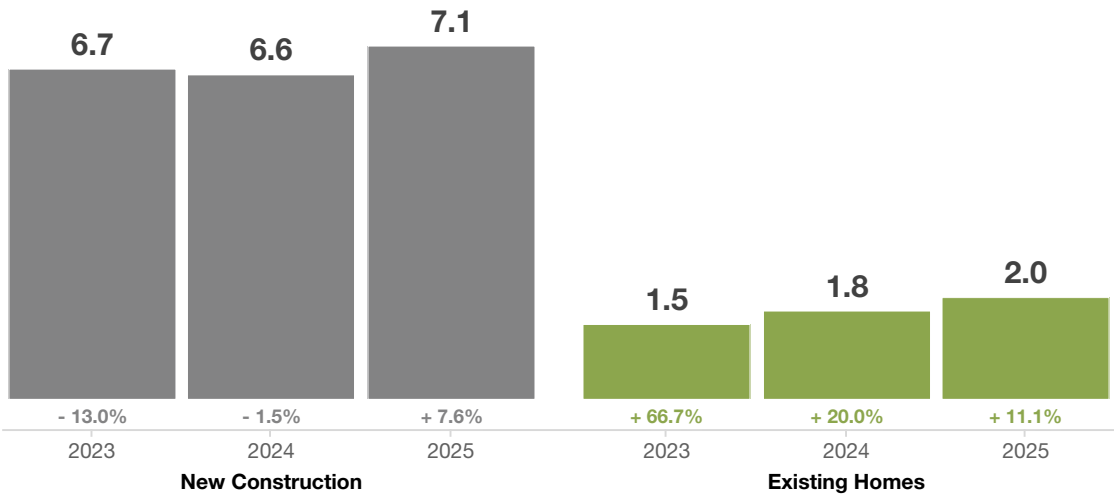


Months Supply of Inventory

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.



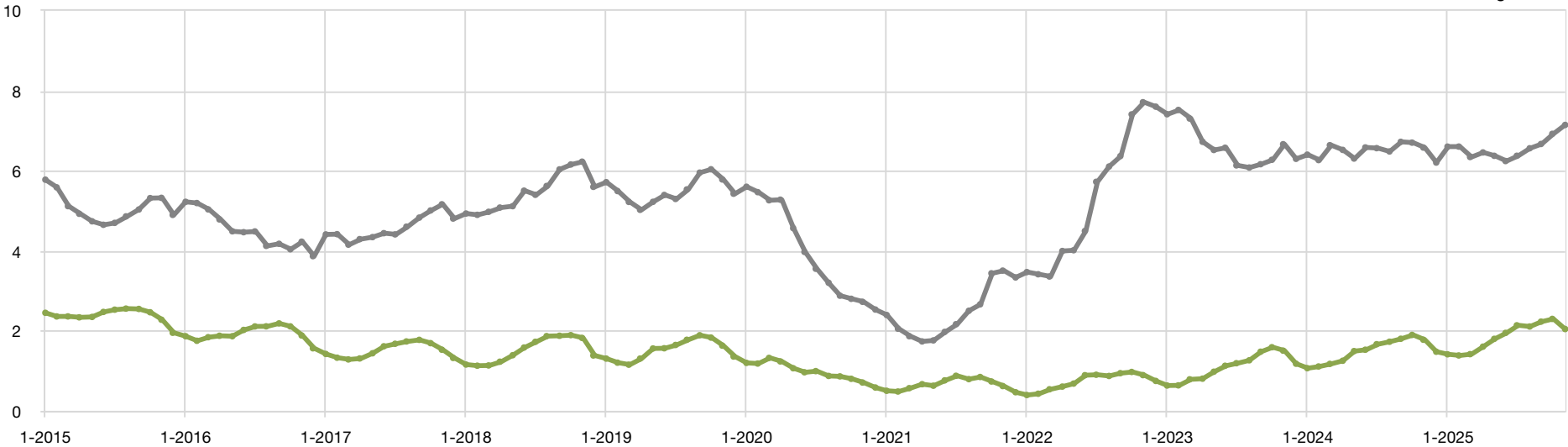
November



Months Supply	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Dec-2024	6.2	- 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	6.3	- 4.5%	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	6.9	+ 3.0%	2.3	+ 21.1%
Nov-2025	7.1	+ 7.6%	2.0	+ 11.1%
12-Month Avg*	6.5	+ 0.6%	1.8	+ 23.7%

* 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.



Key Metrics	Historical Sparkbars	11-2024	11-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		1,915	1,921	+ 0.3%	25,970	29,124	+ 12.1%
Pending Sales		1,178	1,205	+ 2.3%	16,520	17,238	+ 4.3%
Closed Sales		1,395	1,235	- 11.5%	16,126	16,697	+ 3.5%
Days on Market Until Sale		25	26	+ 4.0%	23	27	+ 17.4%
Median Closed Price		\$310,000	\$320,500	+ 3.4%	\$305,000	\$315,000	+ 3.3%
Average Closed Price		\$352,227	\$377,060	+ 7.1%	\$347,700	\$361,260	+ 3.9%
Percent of List Price Received		98.5%	98.2%	- 0.3%	99.1%	98.9%	- 0.2%
Housing Affordability Index		112	114	+ 1.8%	114	116	+ 1.8%
Inventory of Homes for Sale		3,610	4,152	+ 15.0%	—	—	—
Months Supply of Inventory		2.5	2.7	+ 8.0%	—	—	—