

Monthly Indicators

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 39.5 percent for New Construction and 9.1 percent for Existing Homes. Pending Sales increased 10.4 percent for New Construction and 7.2 percent for Existing Homes. Inventory increased 2.6 percent for New Construction and 26.3 percent for Existing Homes.

Median Closed Price increased 1.8 percent for New Construction and 3.5 percent for Existing Homes. Days on Market decreased 7.6 percent for New Construction but increased 20.0 percent for Existing Homes. Months Supply of Inventory increased 1.5 percent for New Construction and 23.5 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

- 5.9%	+ 4.1%	+ 17.3%
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 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	8-2024	8-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		286	399	+ 39.5%	3,382	3,266	- 3.4%
Pending Sales		164	181	+ 10.4%	1,844	1,755	- 4.8%
Closed Sales		219	187	- 14.6%	1,744	1,722	- 1.3%
Days on Market Until Sale		66	61	- 7.6%	65	77	+ 18.5%
Median Closed Price		\$423,100	\$430,800	+ 1.8%	\$425,000	\$429,925	+ 1.2%
Average Closed Price		\$483,662	\$475,127	- 1.8%	\$471,110	\$477,166	+ 1.3%
Percent of List Price Received		100.4%	101.4%	+ 1.0%	100.4%	100.7%	+ 0.3%
Housing Affordability Index		86	83	- 3.5%	85	83	- 2.4%
Inventory of Homes for Sale		1,308	1,342	+ 2.6%	—	—	—
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.



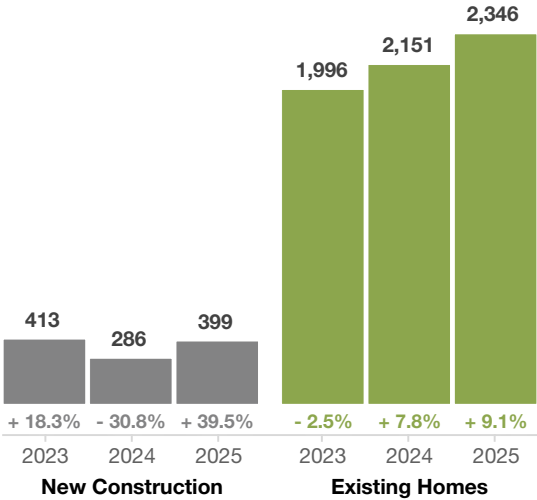
Key Metrics	Historical Sparkbars	8-2024	8-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		2,151	2,346	+ 9.1%	15,708	17,835	+ 13.5%
Pending Sales		1,311	1,406	+ 7.2%	10,650	11,244	+ 5.6%
Closed Sales		1,480	1,411	- 4.7%	10,194	10,369	+ 1.7%
Days on Market Until Sale		15	18	+ 20.0%	16	19	+ 18.8%
Median Closed Price		\$289,900	\$300,000	+ 3.5%	\$285,000	\$292,000	+ 2.5%
Average Closed Price		\$333,328	\$353,706	+ 6.1%	\$326,425	\$338,253	+ 3.6%
Percent of List Price Received		98.8%	98.5%	- 0.3%	99.1%	98.8%	- 0.3%
Housing Affordability Index		125	118	- 5.6%	127	122	- 3.9%
Inventory of Homes for Sale		2,124	2,683	+ 26.3%	—	—	—
Months Supply of Inventory		1.7	2.1	+ 23.5%	—	—	—

New Listings

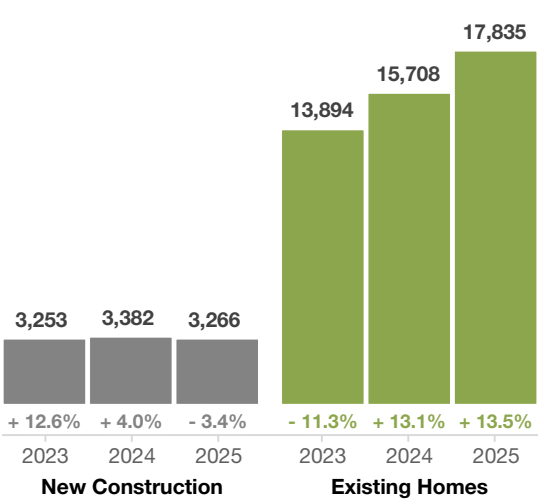
A count of the properties that have been newly listed on the market in a given month.



August

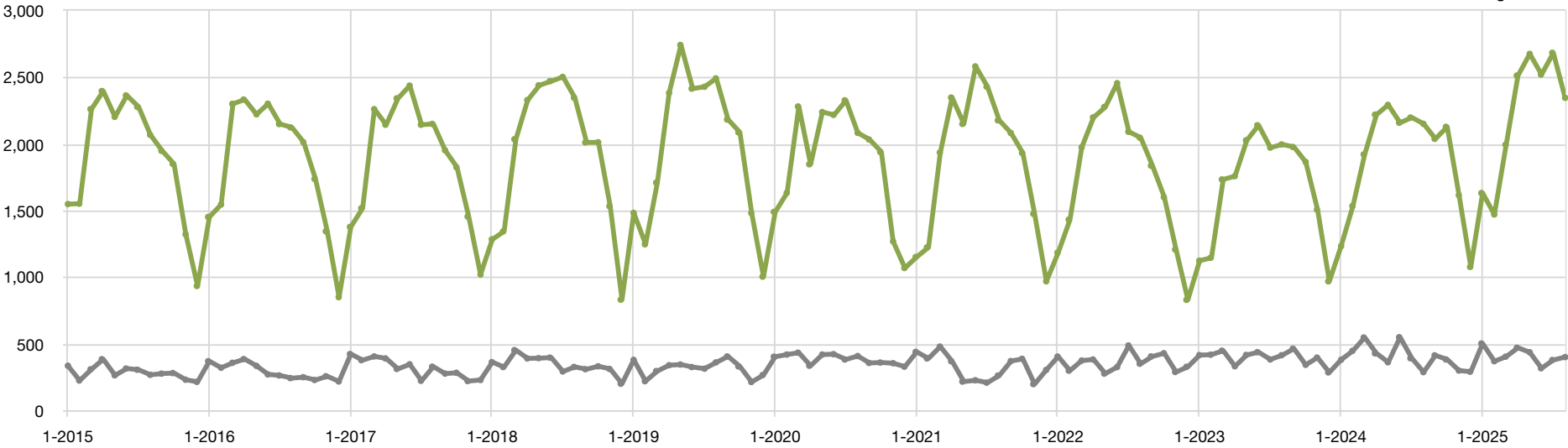


Year to Date



New Listings	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Sep-2024	412	- 10.8%	2,038	+ 3.1%
Oct-2024	381	+ 11.7%	2,128	+ 14.2%
Nov-2024	298	- 24.6%	1,615	+ 7.2%
Dec-2024	289	+ 1.8%	1,076	+ 11.2%
Jan-2025	501	+ 32.2%	1,631	+ 32.3%
Feb-2025	368	- 17.5%	1,470	- 4.1%
Mar-2025	402	- 26.4%	1,994	+ 3.8%
Apr-2025	469	+ 9.8%	2,513	+ 13.2%
May-2025	435	+ 20.8%	2,676	+ 16.7%
Jun-2025	315	- 42.5%	2,521	+ 16.8%
Jul-2025	377	- 3.3%	2,684	+ 22.1%
Aug-2025	399	+ 39.5%	2,346	+ 9.1%
12-Month Avg	387	- 4.4%	2,058	+ 12.2%

Historical New Listings by Month

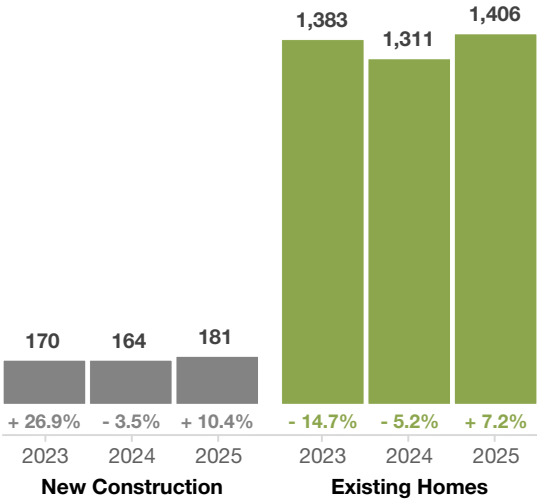


Pending Sales

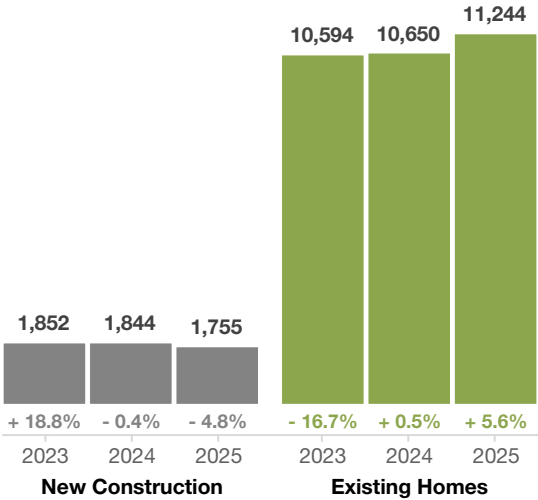
A count of the properties on which offers have been accepted in a given month.



August

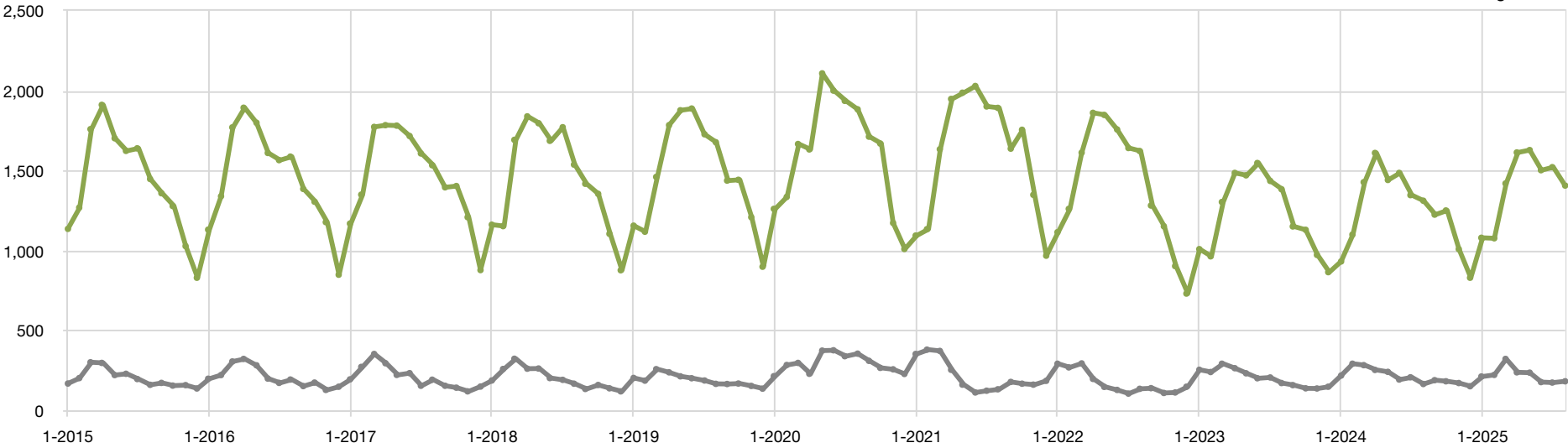


Year to Date



Pending Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Sep-2024	188	+ 19.7%	1,224	+ 6.4%
Oct-2024	181	+ 32.1%	1,250	+ 10.7%
Nov-2024	170	+ 25.0%	1,008	+ 3.7%
Dec-2024	150	+ 2.0%	829	- 4.1%
Jan-2025	211	- 2.8%	1,079	+ 15.9%
Feb-2025	221	- 24.1%	1,076	- 2.1%
Mar-2025	321	+ 13.8%	1,419	- 0.6%
Apr-2025	237	- 6.0%	1,613	+ 0.2%
May-2025	235	- 2.1%	1,628	+ 13.0%
Jun-2025	176	- 8.3%	1,502	+ 1.1%
Jul-2025	173	- 16.0%	1,521	+ 13.0%
Aug-2025	181	+ 10.4%	1,406	+ 7.2%
12-Month Avg	204	+ 1.0%	1,296	+ 5.4%

Historical Pending Sales by Month

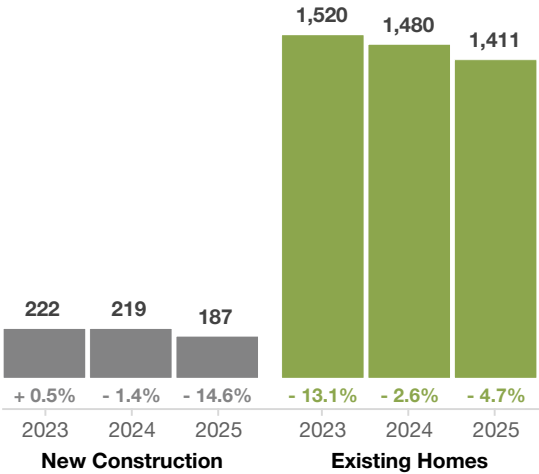


Closed Sales

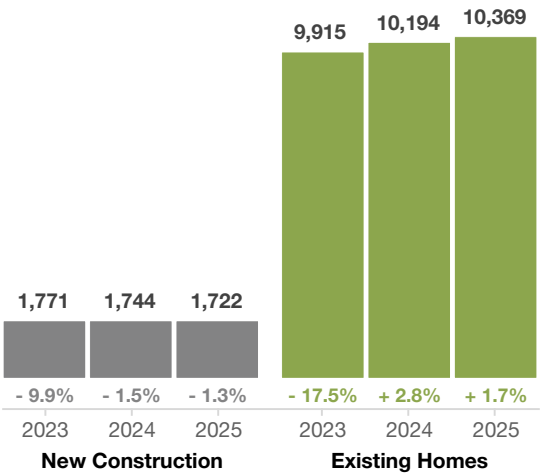
A count of the actual sales that closed in a given month.



August

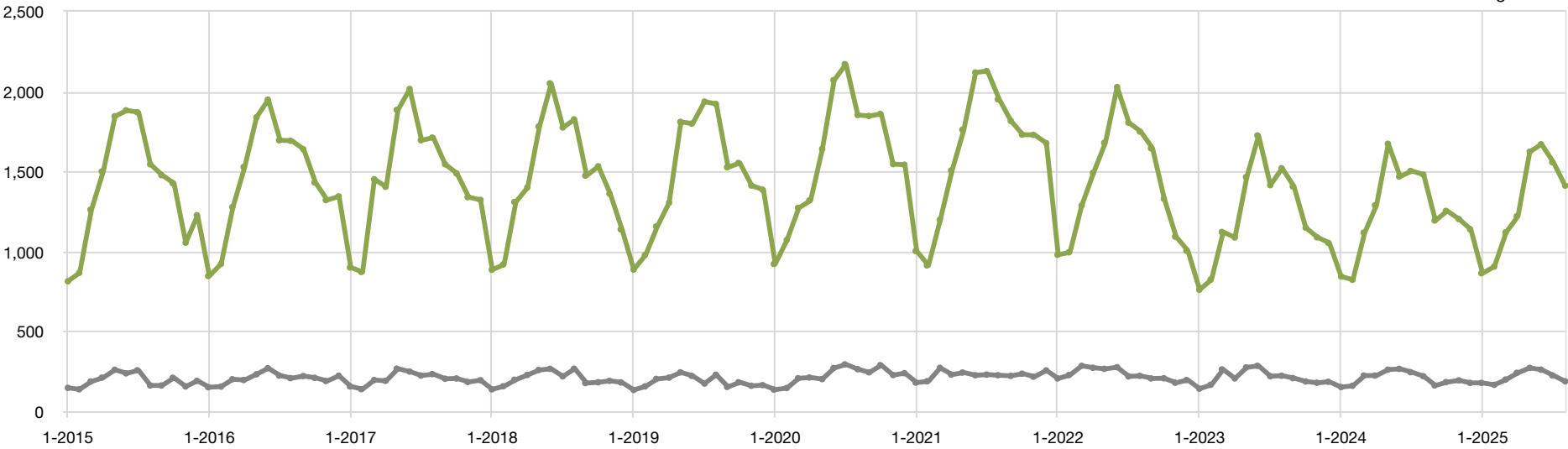


Year to Date



Closed Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Sep-2024	161	- 22.2%	1,193	- 15.1%
Oct-2024	182	- 2.2%	1,253	+ 9.1%
Nov-2024	193	+ 8.4%	1,202	+ 10.5%
Dec-2024	177	- 3.8%	1,138	+ 8.1%
Jan-2025	177	+ 17.2%	863	+ 2.4%
Feb-2025	165	+ 3.8%	905	+ 10.1%
Mar-2025	198	- 11.2%	1,119	+ 0.2%
Apr-2025	240	+ 7.6%	1,220	- 5.3%
May-2025	271	+ 4.2%	1,623	- 3.0%
Jun-2025	260	- 1.9%	1,670	+ 13.8%
Jul-2025	224	- 8.2%	1,558	+ 3.7%
Aug-2025	187	- 14.6%	1,411	- 4.7%
12-Month Avg	203	- 2.4%	1,263	+ 1.8%

Historical Closed Sales by Month

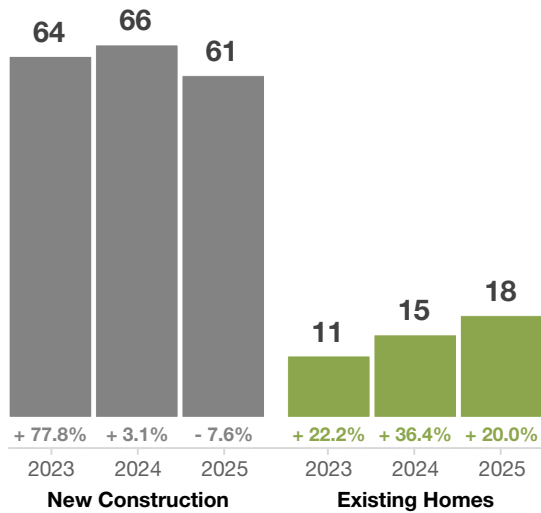


Days on Market Until Sale

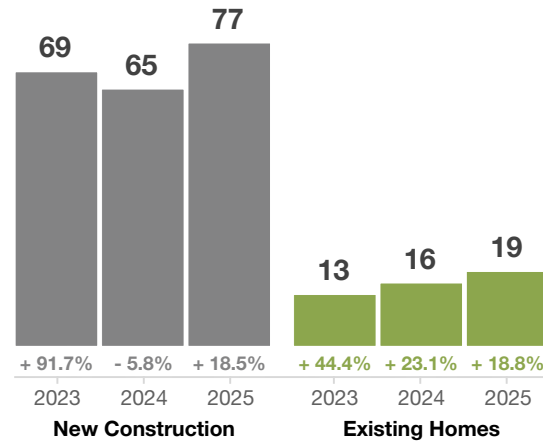
Average number of days between when a property is listed and when an offer is accepted in a given month.



August



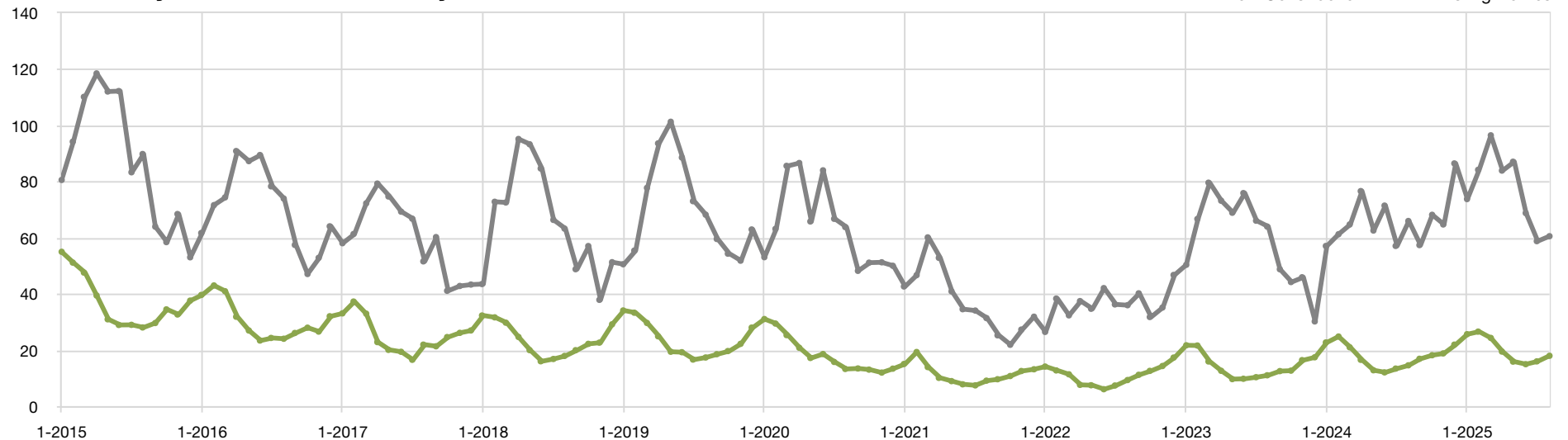
Year to Date



Days on Market	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Sep-2024	57	+ 16.3%	17	+ 41.7%
Oct-2024	68	+ 54.5%	18	+ 38.5%
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	87	+ 38.1%	16	+ 23.1%
Jun-2025	69	- 2.8%	15	+ 25.0%
Jul-2025	59	+ 3.5%	16	+ 23.1%
Aug-2025	61	- 7.6%	18	+ 20.0%
12-Month Avg*	75	+ 28.1%	19	+ 21.5%

* 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

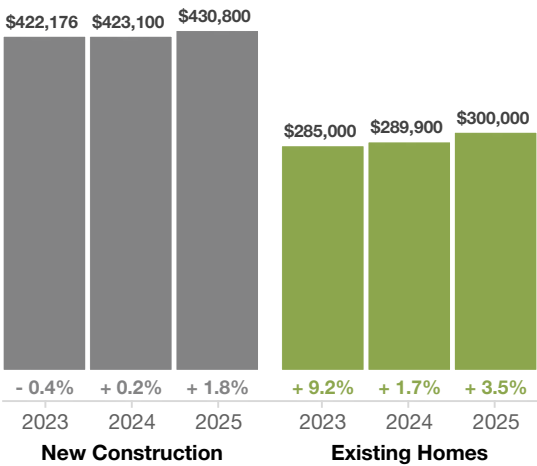


Median Closed Price

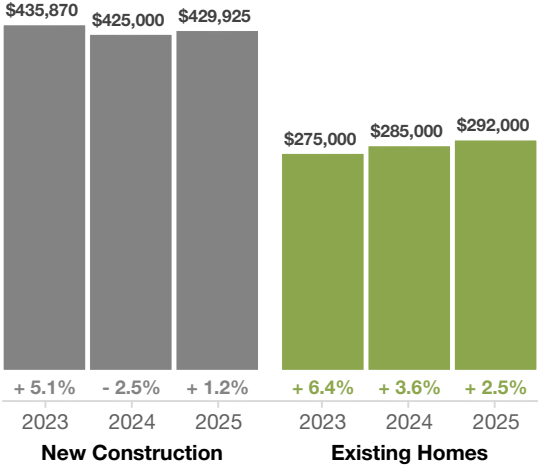
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



August



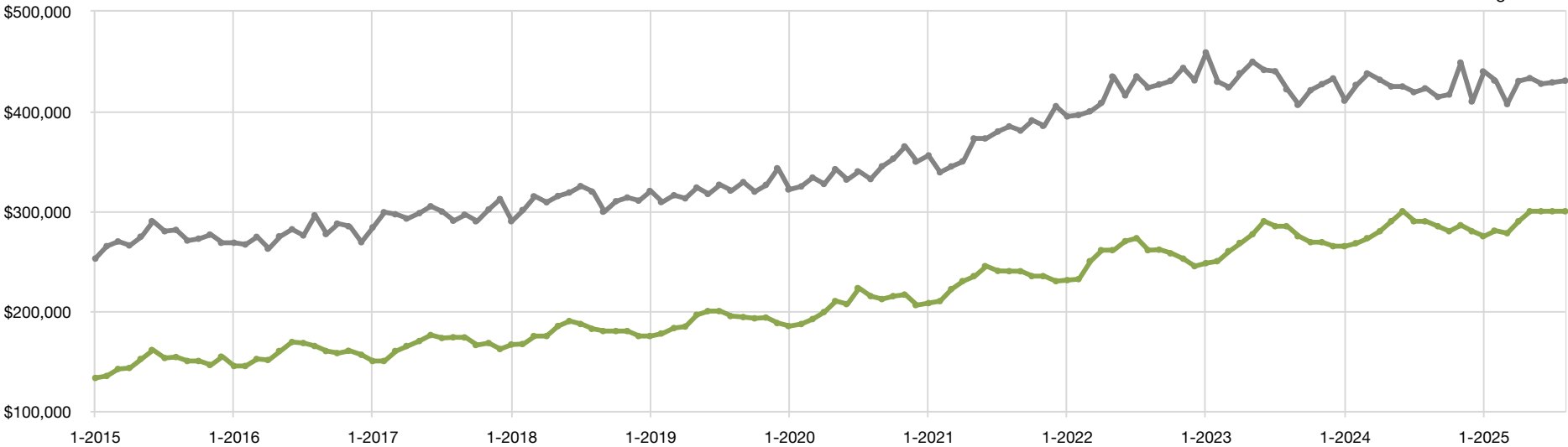
Year to Date



Median Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Sep-2024	\$414,547	+ 2.0%	\$285,000	+ 3.6%
Oct-2024	\$416,894	- 1.0%	\$280,000	+ 4.1%
Nov-2024	\$448,882	+ 5.1%	\$286,000	+ 6.3%
Dec-2024	\$409,992	- 5.3%	\$279,950	+ 5.6%
Jan-2025	\$439,990	+ 7.1%	\$275,000	+ 3.8%
Feb-2025	\$430,990	+ 1.1%	\$280,500	+ 4.7%
Mar-2025	\$407,337	- 7.0%	\$278,000	+ 1.8%
Apr-2025	\$430,411	- 0.3%	\$290,000	+ 3.6%
May-2025	\$433,338	+ 2.0%	\$300,000	+ 3.4%
Jun-2025	\$427,707	+ 0.6%	\$300,000	0.0%
Jul-2025	\$429,104	+ 2.3%	\$300,000	+ 3.4%
Aug-2025	\$430,800	+ 1.8%	\$300,000	+ 3.5%
12-Month Avg*	\$427,861	+ 1.0%	\$290,000	+ 3.6%

* 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

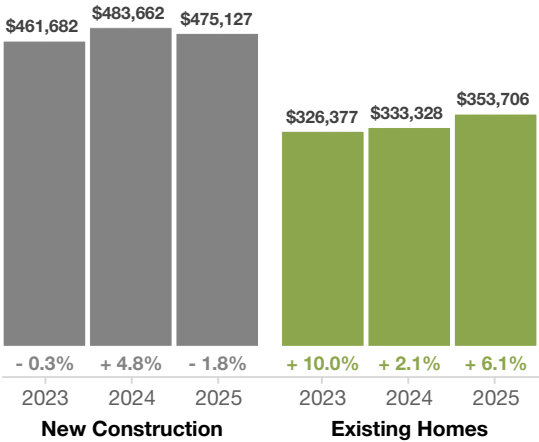


Average Closed Price

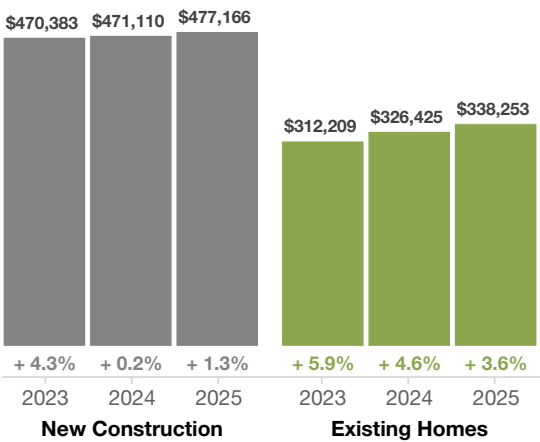
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



August



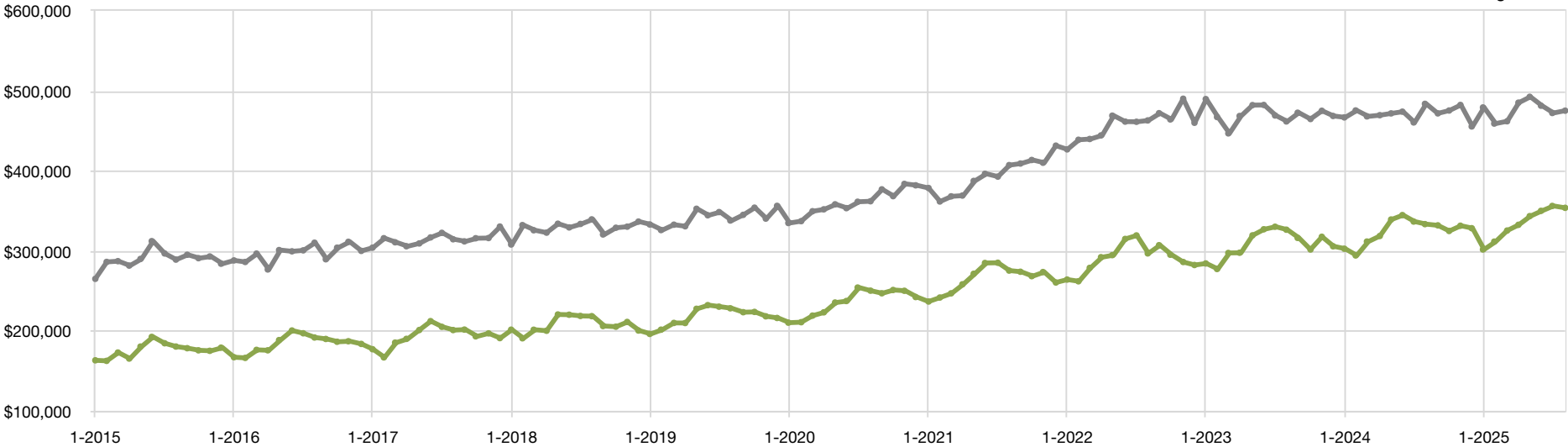
Year to Date



Average Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Sep-2024	\$471,738	- 0.2%	\$331,824	+ 5.0%
Oct-2024	\$475,326	+ 2.3%	\$324,781	+ 7.7%
Nov-2024	\$482,288	+ 1.5%	\$331,344	+ 4.3%
Dec-2024	\$455,417	- 2.8%	\$328,235	+ 7.4%
Jan-2025	\$479,161	+ 2.7%	\$301,635	- 0.3%
Feb-2025	\$459,008	- 3.4%	\$311,479	+ 5.9%
Mar-2025	\$461,916	- 1.3%	\$325,322	+ 4.4%
Apr-2025	\$485,133	+ 3.3%	\$332,488	+ 4.4%
May-2025	\$492,464	+ 4.4%	\$343,339	+ 1.2%
Jun-2025	\$481,359	+ 1.6%	\$349,942	+ 1.5%
Jul-2025	\$472,236	+ 2.6%	\$356,072	+ 5.8%
Aug-2025	\$475,127	- 1.8%	\$353,706	+ 6.1%
12-Month Avg*	\$475,495	+ 1.0%	\$335,333	+ 4.3%

* 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.



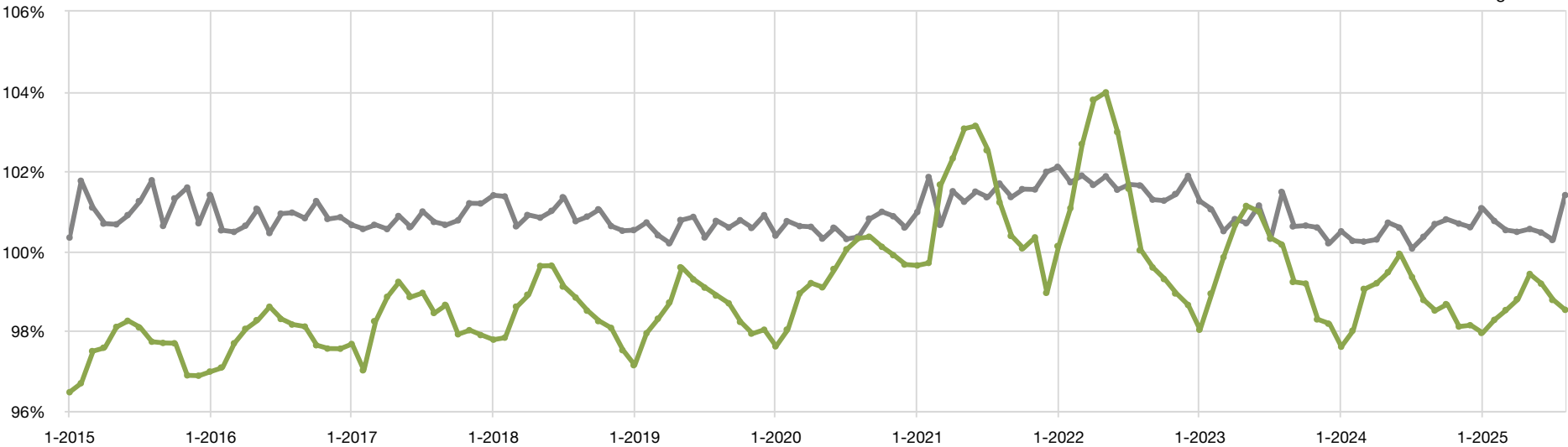
August



Pct. of List Price Received	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Sep-2024	100.7%	+ 0.1%	98.5%	- 0.7%
Oct-2024	100.8%	+ 0.2%	98.7%	- 0.5%
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%	- 0.6%
Aug-2025	101.4%	+ 1.0%	98.5%	- 0.3%
12-Month Avg*	100.7%	+ 0.2%	98.6%	- 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

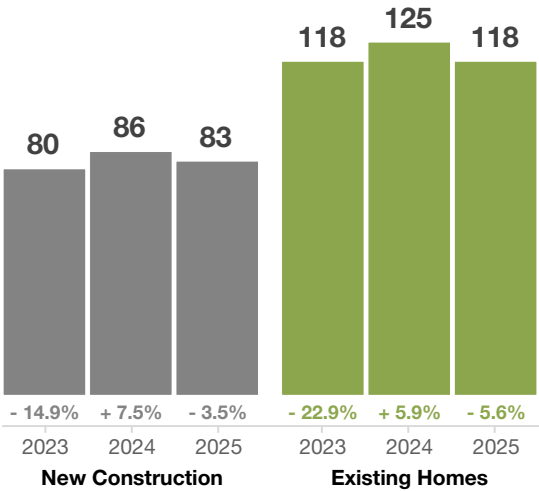


Housing Affordability Index

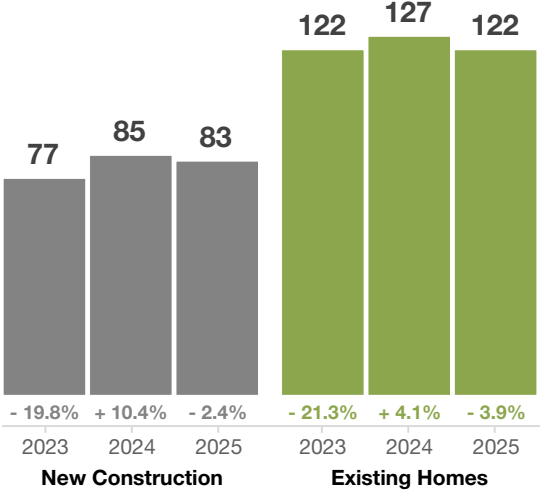
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



August

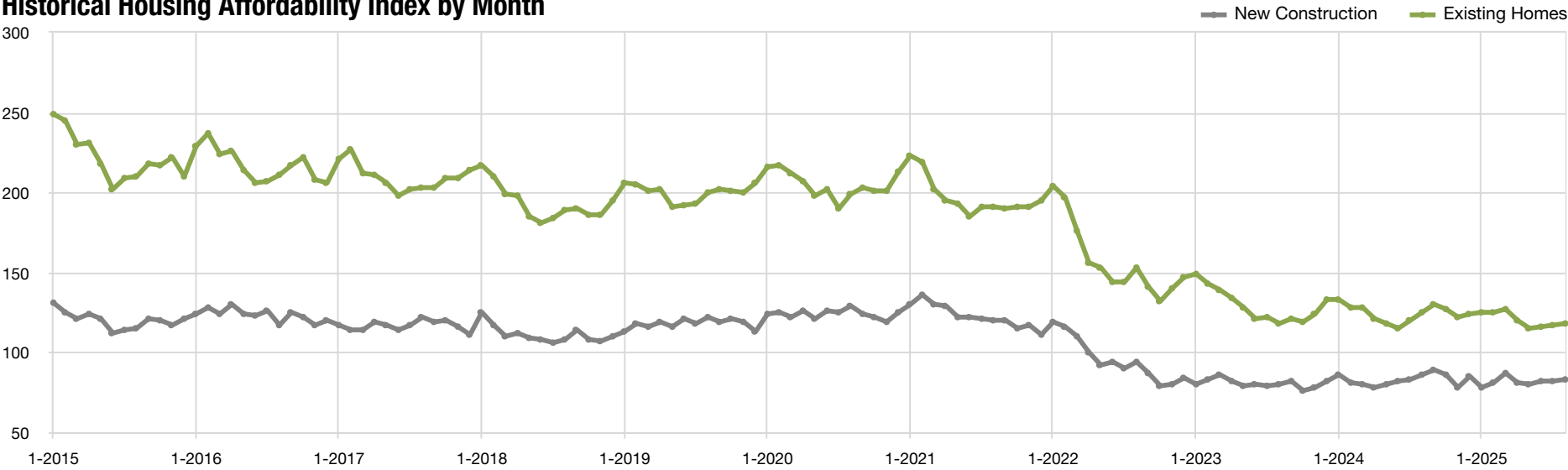


Year to Date



Affordability Index	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Sep-2024	89	+ 8.5%	130	+ 7.4%
Oct-2024	86	+ 13.2%	127	+ 6.7%
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	82	0.0%	116	+ 0.9%
Jul-2025	82	- 1.2%	117	- 2.5%
Aug-2025	83	- 3.5%	118	- 5.6%
12-Month Avg	83	+ 2.5%	122	- 1.6%

Historical Housing Affordability Index by Month

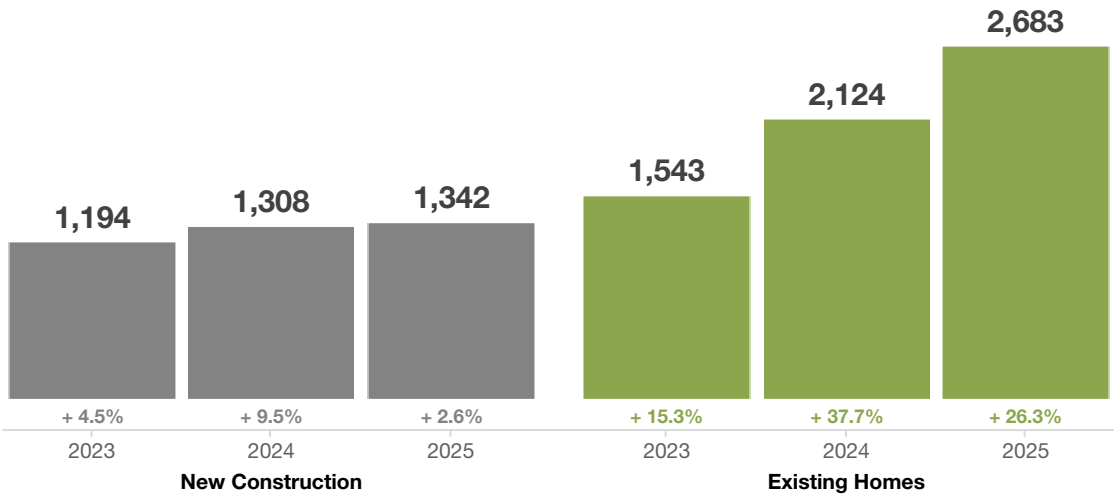


Inventory of Homes for Sale

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

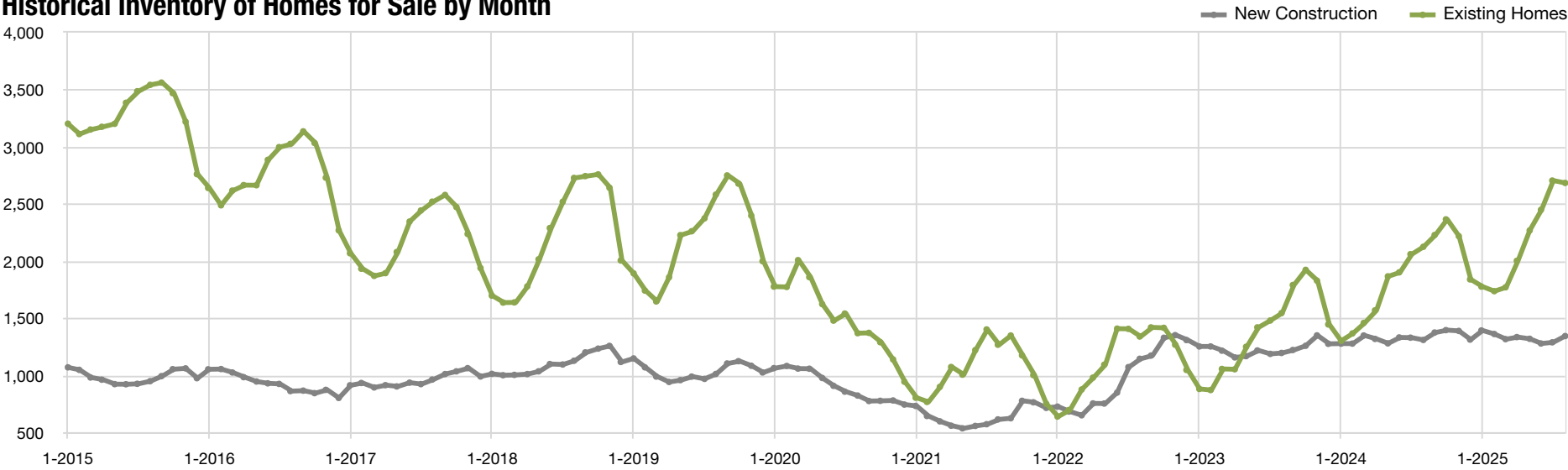


August



Homes for Sale	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Sep-2024	1,373	+ 12.5%	2,227	+ 24.5%
Oct-2024	1,394	+ 10.9%	2,364	+ 23.0%
Nov-2024	1,387	+ 2.9%	2,217	+ 21.3%
Dec-2024	1,311	+ 2.9%	1,838	+ 27.3%
Jan-2025	1,391	+ 9.0%	1,775	+ 36.5%
Feb-2025	1,360	+ 6.6%	1,735	+ 27.1%
Mar-2025	1,315	- 2.4%	1,769	+ 21.4%
Apr-2025	1,333	+ 1.2%	2,001	+ 27.7%
May-2025	1,318	+ 3.1%	2,267	+ 21.6%
Jun-2025	1,277	- 4.0%	2,448	+ 28.8%
Jul-2025	1,287	- 3.1%	2,704	+ 31.3%
Aug-2025	1,342	+ 2.6%	2,683	+ 26.3%
12-Month Avg	1,341	+ 3.4%	2,169	+ 26.3%

Historical Inventory of Homes for Sale by Month

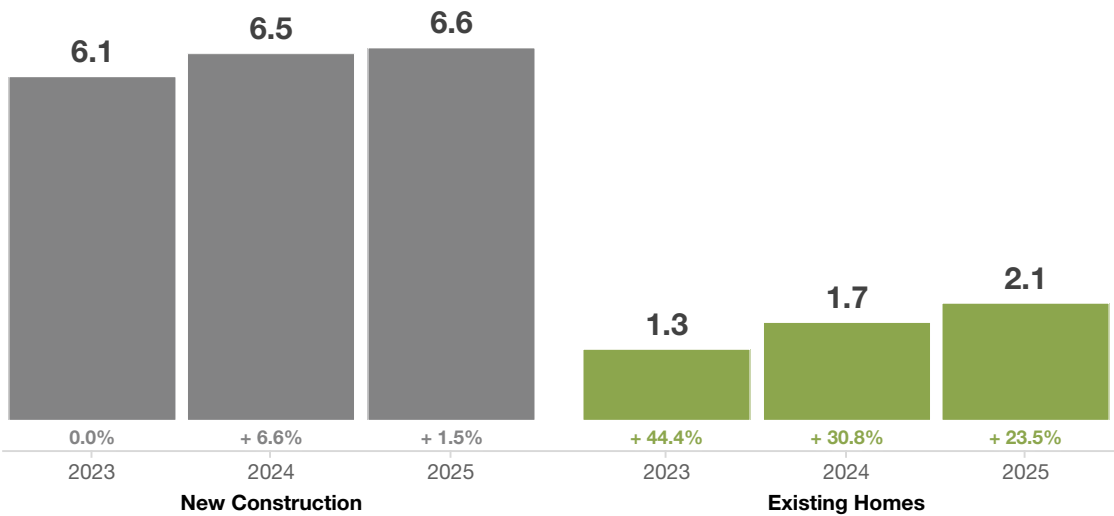


Months Supply of Inventory

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.



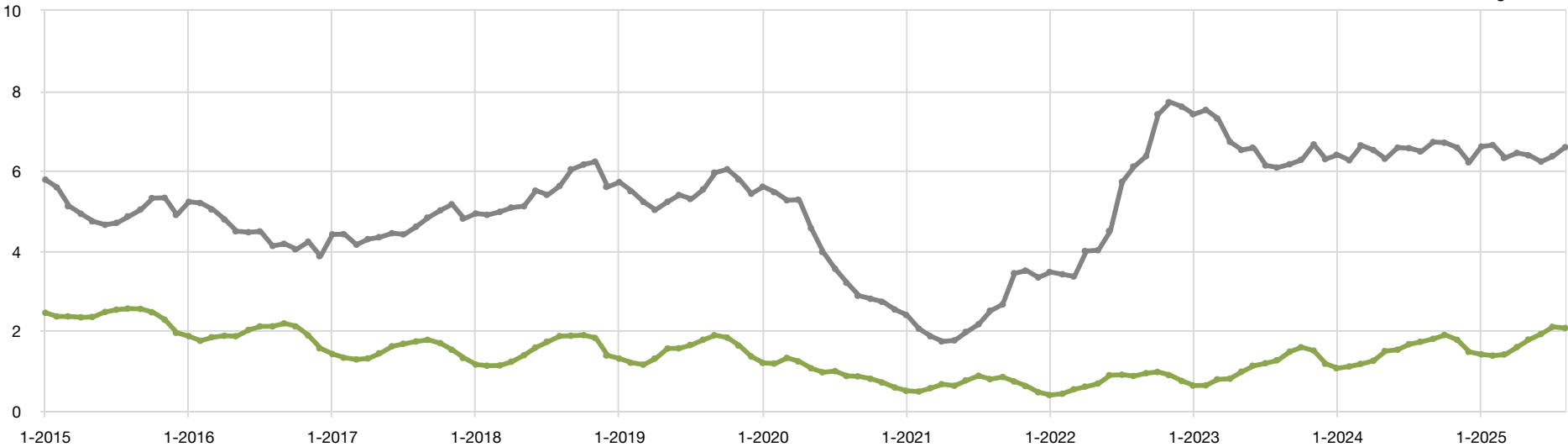
August



Months Supply	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Sep-2024	6.7	+ 8.1%	1.8	+ 20.0%
Oct-2024	6.7	+ 6.3%	1.9	+ 18.8%
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	6.3	- 4.5%	1.4	+ 16.7%
Apr-2025	6.4	- 1.5%	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%
12-Month Avg*	6.5	+ 0.9%	1.7	+ 22.9%

* 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.



Key Metrics	Historical Sparkbars	8-2024	8-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		2,437	2,745	+ 12.6%	19,090	21,101	+ 10.5%
Pending Sales		1,475	1,587	+ 7.6%	12,494	12,999	+ 4.0%
Closed Sales		1,699	1,598	- 5.9%	11,938	12,091	+ 1.3%
Days on Market Until Sale		21	23	+ 9.5%	23	27	+ 17.4%
Median Closed Price		\$305,125	\$317,500	+ 4.1%	\$305,000	\$315,000	+ 3.3%
Average Closed Price		\$352,718	\$367,933	+ 4.3%	\$347,562	\$358,055	+ 3.0%
Percent of List Price Received		99.0%	98.9%	- 0.1%	99.3%	99.0%	- 0.3%
Housing Affordability Index		119	112	- 5.9%	119	113	- 5.0%
Inventory of Homes for Sale		3,432	4,025	+ 17.3%	—	—	—
Months Supply of Inventory		2.4	2.7	+ 12.5%	—	—	—