

# Monthly Indicators

Lincoln Area Region



## January 2026

U.S. existing-home sales climbed 5.1% month-over-month and 1.4% year-over-year to a seasonally adjusted annual rate of 4.35 million units, the strongest pace in nearly three years, according to the National Association of REALTORS® (NAR). Lower mortgage rates and slower home price growth helped spur buyer activity, and sales increased month-over-month in every region. On an annual basis, sales rose in the South, held steady in the West and Midwest, and declined in the Northeast.

New Listings increased 29.6 percent for New Construction and 23.9 percent for Existing Homes. Pending Sales increased 2.3 percent for New Construction but decreased 0.7 percent for Existing Homes. Inventory increased 19.5 percent for New Construction and 34.0 percent for Existing Homes.

Median Closed Price increased 2.8 percent for New Construction and 8.7 percent for Existing Homes. Days on Market increased 63.6 percent for New Construction and 4.0 percent for Existing Homes. Months Supply of Inventory increased 21.7 percent for New Construction and 30.8 percent for Existing Homes.

Nationally, there were 1.18 million homes for sale heading into January, an 18.1% decline from the previous month but 3.5% higher compared to the same period last year, representing a 3.3-month supply at the current sales pace, according to NAR. Meanwhile, the median existing-home price rose 0.4% from a year ago to \$405,400, reflecting a continued moderation in national price growth.

## Quick Facts

**- 6.0%**

Change in  
**Closed Sales**  
All Properties

**+ 2.4%**

Change in  
**Median Closed Price**  
All Properties

**+ 27.7%**

Change in  
**Homes for Sale**  
All Properties

This report covers residential real estate activity in the Lincoln area, which includes all of Lancaster and Seward counties, as well as the following ZIP codes: 68003, 68304, 68347, 68349, 68366, 68407, 68418, 68454, 68461 and 68462. Percent changes are calculated using rounded figures.

New Construction Overview	2
Existing Homes Overview	3
New Listings	4
Pending Sales	5
Closed Sales	6
Days on Market Until Sale	7
Median Closed Price	8
Average Closed Price	9
Percent of List Price Received	10
Housing Affordability Index	11
Inventory of Homes for Sale	12
Months Supply of Inventory	13
New and Existing Homes Combined	14



# 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.



Lincoln Area Region

Key Metrics	Historical Sparkbars	1-2025	1-2026	% Change	YTD 2025	YTD 2026	% Change
<b>New Listings</b>		135	175	+ 29.6%	135	175	+ 29.6%
<b>Pending Sales</b>		44	45	+ 2.3%	44	45	+ 2.3%
<b>Closed Sales</b>		41	30	- 26.8%	41	30	- 26.8%
<b>Days on Market Until Sale</b>		33	54	+ 63.6%	33	54	+ 63.6%
<b>Median Closed Price</b>		\$489,241	\$502,970	+ 2.8%	\$489,241	\$502,970	+ 2.8%
<b>Average Closed Price</b>		\$517,979	\$517,863	- 0.0%	\$517,979	\$517,863	- 0.0%
<b>Percent of List Price Received</b>		101.3%	100.4%	- 0.9%	101.3%	100.4%	- 0.9%
<b>Housing Affordability Index</b>		74	77	+ 4.1%	74	77	+ 4.1%
<b>Inventory of Homes for Sale</b>		329	393	+ 19.5%	—	—	—
<b>Months Supply of Inventory</b>		6.9	8.4	+ 21.7%	—	—	—

# 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.



Lincoln Area Region

Key Metrics	Historical Sparkbars	1-2025	1-2026	% Change	YTD 2025	YTD 2026	% Change
<b>New Listings</b>		426	<b>528</b>	+ 23.9%	426	<b>528</b>	+ 23.9%
<b>Pending Sales</b>		282	<b>280</b>	- 0.7%	282	<b>280</b>	- 0.7%
<b>Closed Sales</b>		227	<b>222</b>	- 2.2%	227	<b>222</b>	- 2.2%
<b>Days on Market Until Sale</b>		25	<b>26</b>	+ 4.0%	25	<b>26</b>	+ 4.0%
<b>Median Closed Price</b>		\$258,000	<b>\$280,500</b>	+ 8.7%	\$258,000	<b>\$280,500</b>	+ 8.7%
<b>Average Closed Price</b>		\$289,590	<b>\$334,353</b>	+ 15.5%	\$289,590	<b>\$334,353</b>	+ 15.5%
<b>Percent of List Price Received</b>		98.1%	<b>97.5%</b>	- 0.6%	98.1%	<b>97.5%</b>	- 0.6%
<b>Housing Affordability Index</b>		139	<b>138</b>	- 0.7%	139	<b>138</b>	- 0.7%
<b>Inventory of Homes for Sale</b>		432	<b>579</b>	+ 34.0%	—	—	—
<b>Months Supply of Inventory</b>		1.3	<b>1.7</b>	+ 30.8%	—	—	—

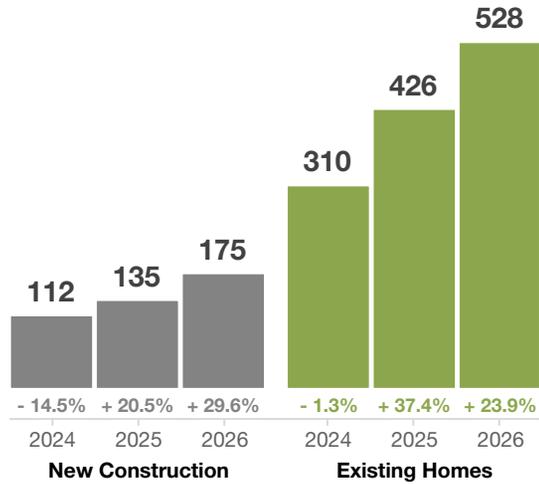
# New Listings

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

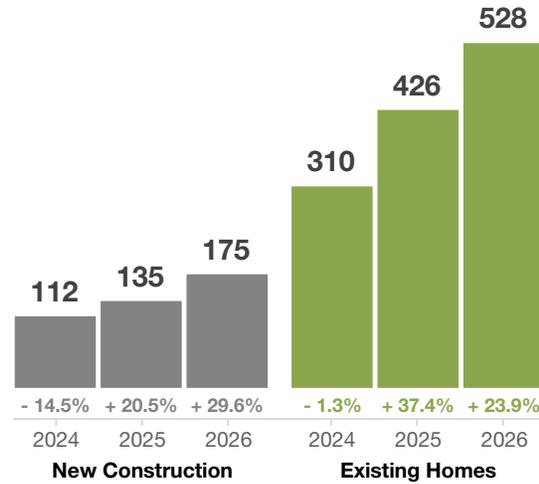


Lincoln Area Region

## January

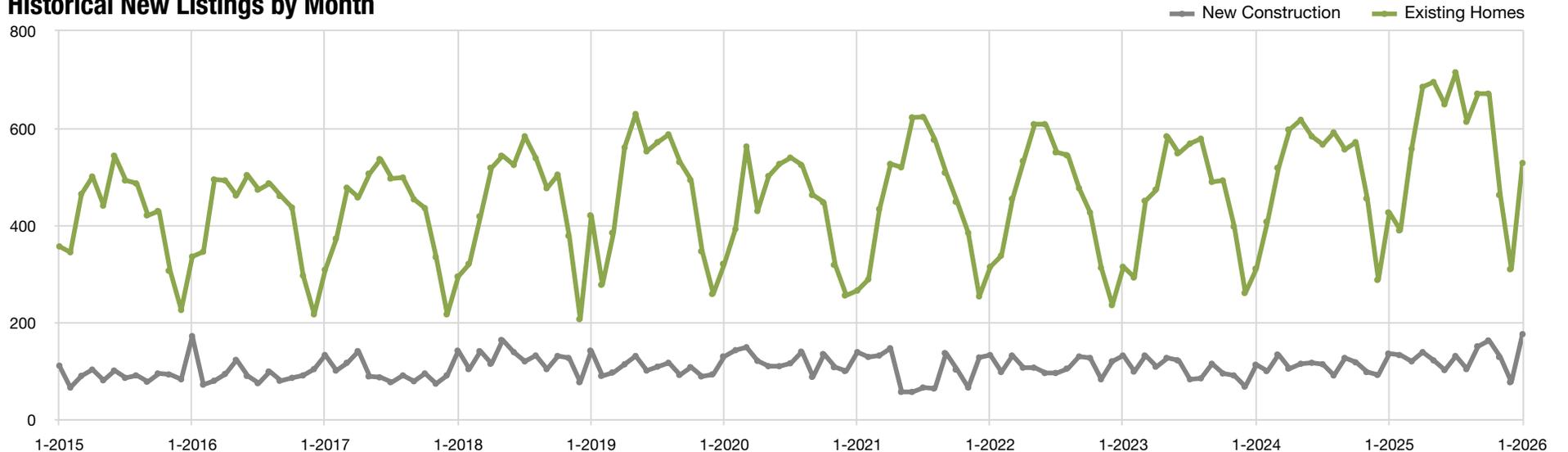


## Year to Date



New Listings	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Feb-2025	132	+ 33.3%	389	- 4.4%
Mar-2025	119	- 10.5%	557	+ 7.5%
Apr-2025	138	+ 32.7%	685	+ 14.7%
May-2025	121	+ 6.1%	695	+ 12.6%
Jun-2025	101	- 12.9%	649	+ 11.3%
Jul-2025	130	+ 15.0%	715	+ 26.3%
Aug-2025	103	+ 14.4%	613	+ 3.7%
Sep-2025	150	+ 19.0%	671	+ 20.7%
Oct-2025	162	+ 38.5%	671	+ 17.5%
Nov-2025	128	+ 32.0%	462	+ 1.5%
Dec-2025	76	- 16.5%	309	+ 7.7%
<b>Jan-2026</b>	<b>175</b>	<b>+ 29.6%</b>	<b>528</b>	<b>+ 23.9%</b>
12-Month Avg	128	+ 15.3%	579	+ 12.4%

## Historical New Listings by Month



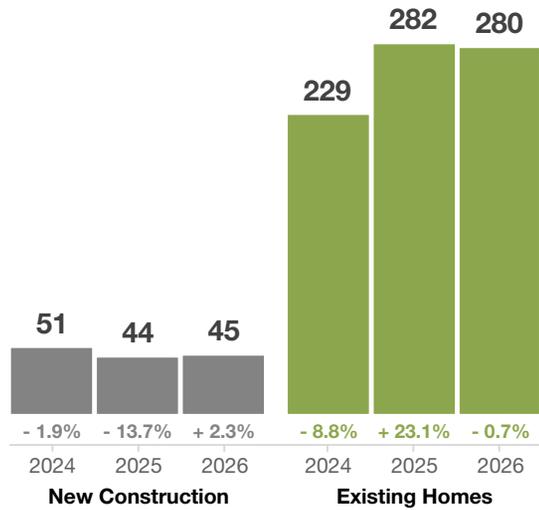
# Pending Sales

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

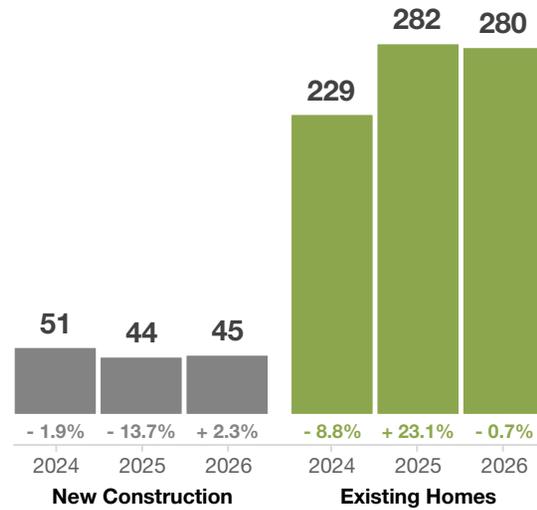


Lincoln Area Region

## January

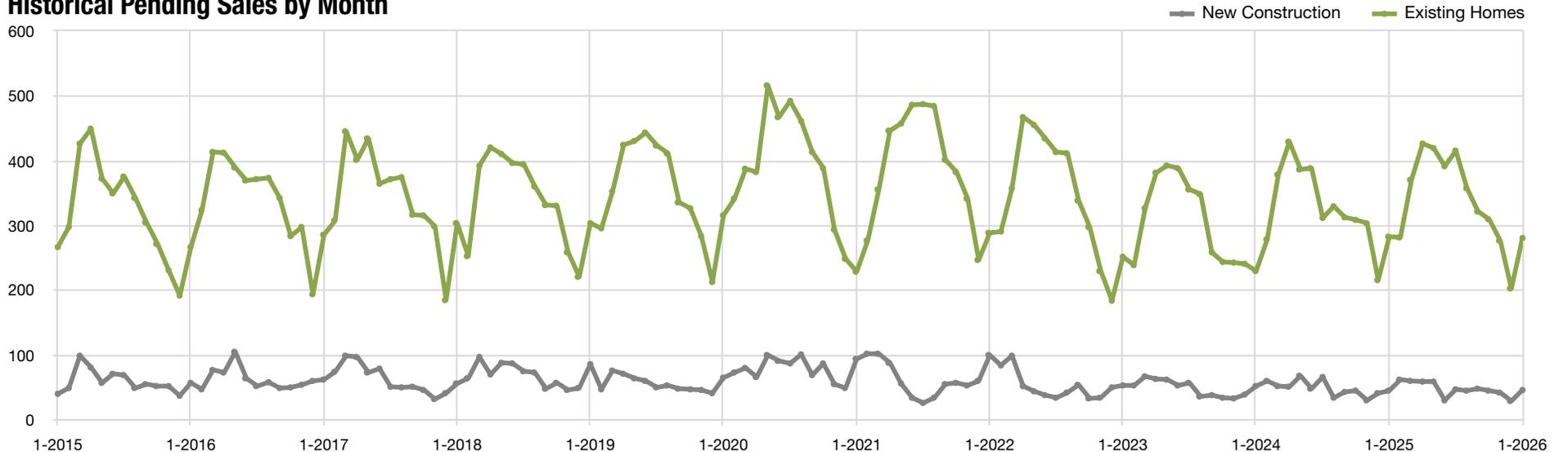


## Year to Date



Pending Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Feb-2025	61	+ 3.4%	281	+ 1.1%
Mar-2025	59	+ 15.7%	370	- 2.1%
Apr-2025	58	+ 16.0%	426	- 0.7%
May-2025	58	- 13.4%	419	+ 8.5%
Jun-2025	29	- 38.3%	391	+ 0.8%
Jul-2025	46	- 29.2%	415	+ 33.4%
Aug-2025	44	+ 33.3%	357	+ 8.5%
Sep-2025	47	+ 11.9%	321	+ 2.9%
Oct-2025	44	0.0%	309	+ 0.3%
Nov-2025	41	+ 41.4%	276	- 8.9%
Dec-2025	28	- 30.0%	202	- 6.0%
<b>Jan-2026</b>	<b>45</b>	<b>+ 2.3%</b>	<b>280</b>	<b>- 0.7%</b>
12-Month Avg	47	- 2.1%	337	+ 3.1%

## Historical Pending Sales by Month



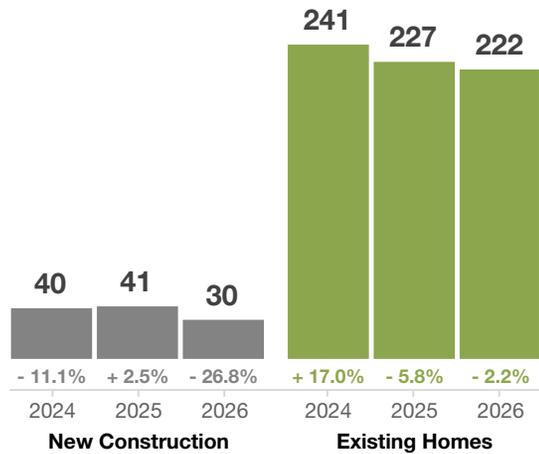
# Closed Sales

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

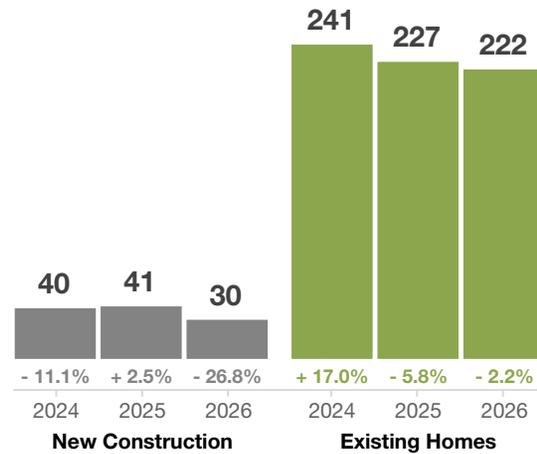


Lincoln Area Region

## January

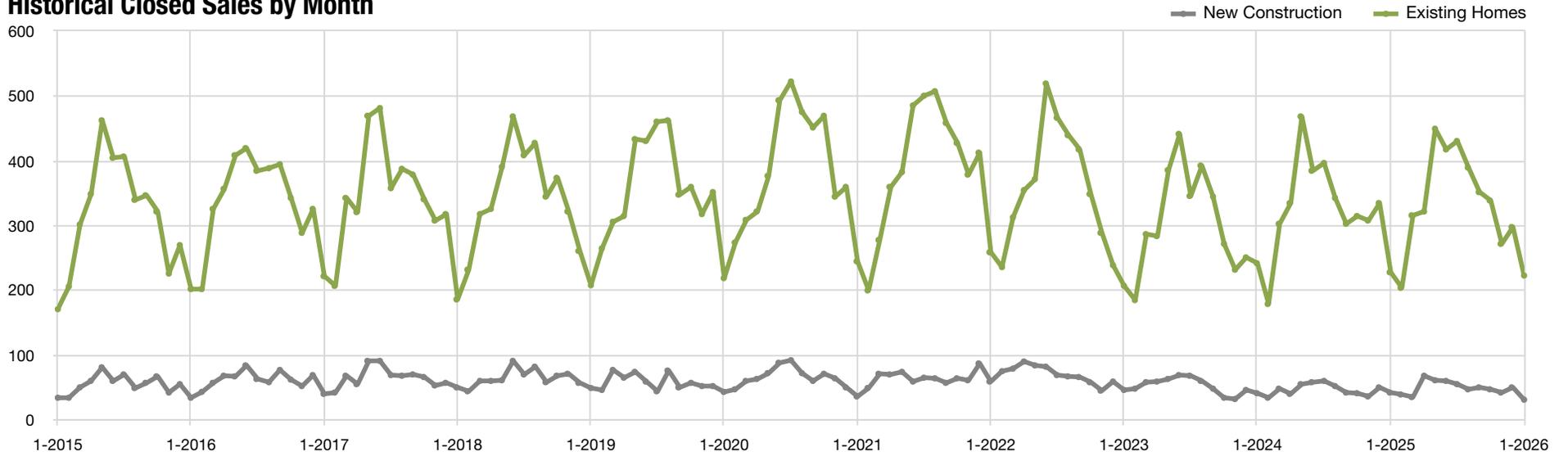


## Year to Date



Closed Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Feb-2025	38	+ 15.2%	203	+ 14.0%
Mar-2025	34	- 27.7%	315	+ 4.3%
Apr-2025	67	+ 71.8%	321	- 3.9%
May-2025	60	+ 11.1%	449	- 4.1%
Jun-2025	59	+ 3.5%	417	+ 8.6%
Jul-2025	54	- 8.5%	430	+ 8.6%
Aug-2025	46	- 9.8%	389	+ 13.7%
Sep-2025	49	+ 19.5%	351	+ 16.2%
Oct-2025	46	+ 15.0%	338	+ 7.6%
Nov-2025	41	+ 17.1%	271	- 11.7%
Dec-2025	49	0.0%	297	- 11.1%
<b>Jan-2026</b>	<b>30</b>	<b>- 26.8%</b>	<b>222</b>	<b>- 2.2%</b>
12-Month Avg	48	+ 4.3%	334	+ 3.1%

## Historical Closed Sales by Month



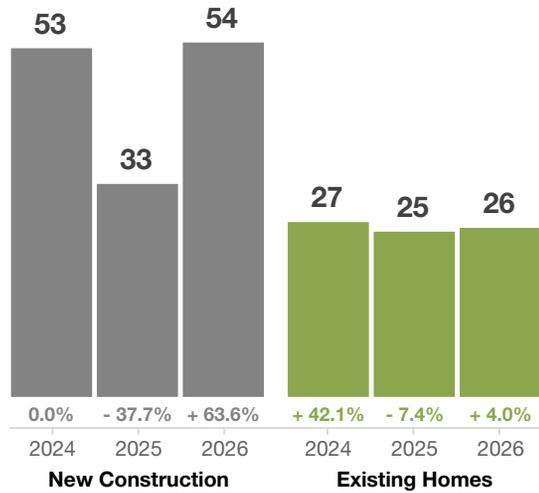
# Days on Market Until Sale

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

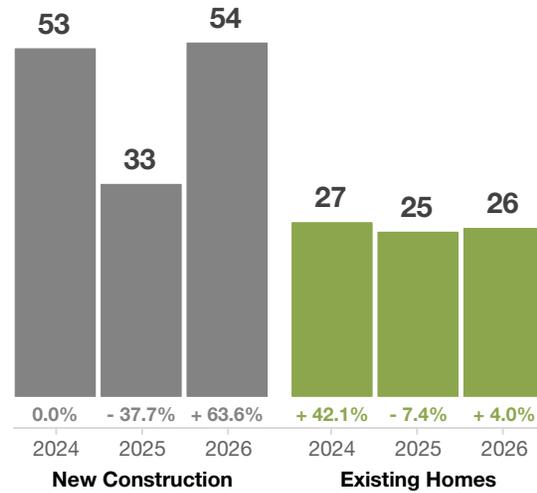


Lincoln Area Region

## January



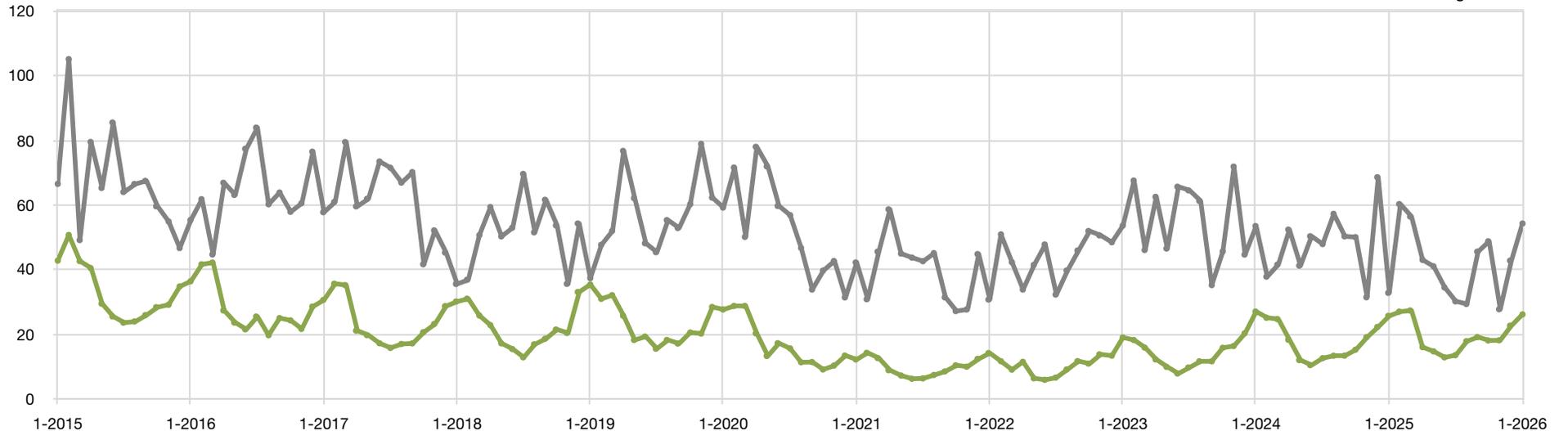
## Year to Date



Days on Market	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Feb-2025	60	+ 57.9%	27	+ 8.0%
Mar-2025	56	+ 36.6%	27	+ 12.5%
Apr-2025	43	- 17.3%	16	- 11.1%
May-2025	41	0.0%	14	+ 16.7%
Jun-2025	34	- 32.0%	13	+ 30.0%
Jul-2025	30	- 37.5%	13	+ 8.3%
Aug-2025	29	- 49.1%	18	+ 38.5%
Sep-2025	45	- 10.0%	19	+ 46.2%
Oct-2025	49	- 2.0%	18	+ 20.0%
Nov-2025	28	- 9.7%	18	- 5.3%
Dec-2025	43	- 36.8%	22	0.0%
<b>Jan-2026</b>	<b>54</b>	<b>+ 63.6%</b>	<b>26</b>	<b>+ 4.0%</b>
12-Month Avg*	42	- 12.3%	18	+ 10.8%

\* Days on Market for all properties from February 2025 through January 2026. This is not the average of the individual figures above.

## Historical Days on Market Until Sale by Month



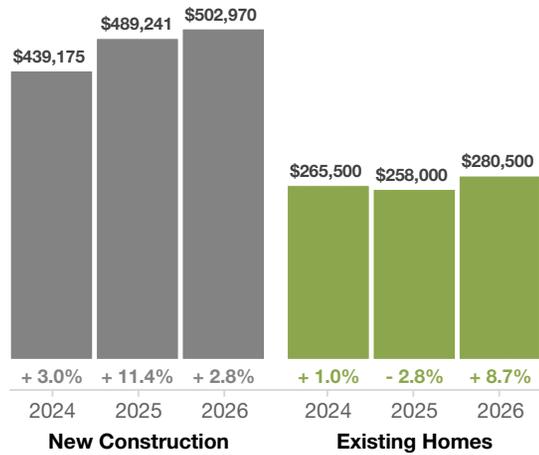
# Median Closed Price

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

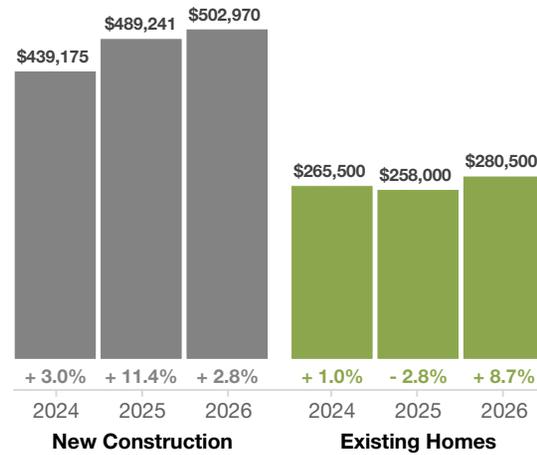


Lincoln Area Region

## January



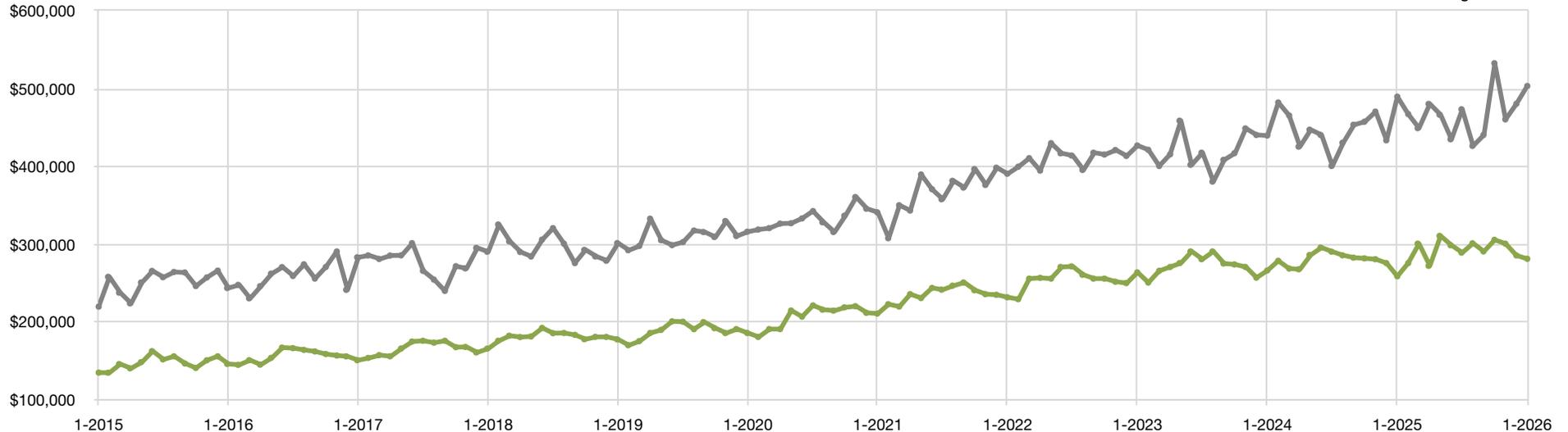
## Year to Date



Median Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Feb-2025	\$466,833	- 3.1%	\$275,000	- 1.1%
Mar-2025	\$448,700	- 3.5%	\$300,000	+ 12.0%
Apr-2025	\$479,900	+ 12.9%	\$271,500	+ 1.7%
May-2025	\$465,955	+ 4.3%	\$310,000	+ 8.6%
Jun-2025	\$434,350	- 1.3%	\$298,000	+ 1.0%
Jul-2025	\$472,955	+ 18.2%	\$288,450	- 0.4%
Aug-2025	\$425,848	- 0.9%	\$300,500	+ 5.4%
Sep-2025	\$439,900	- 2.9%	\$290,000	+ 2.8%
Oct-2025	\$532,274	+ 16.5%	\$304,950	+ 8.5%
Nov-2025	\$460,000	- 2.1%	\$300,000	+ 7.1%
Dec-2025	\$480,000	+ 10.8%	\$284,900	+ 3.6%
<b>Jan-2026</b>	<b>\$502,970</b>	<b>+ 2.8%</b>	<b>\$280,500</b>	<b>+ 8.7%</b>
12-Month Avg*	\$469,795	+ 4.0%	\$291,000	+ 3.9%

\* Median Closed Price for all properties from February 2025 through January 2026. This is not the average of the individual figures above.

## Historical Median Closed Price by Month



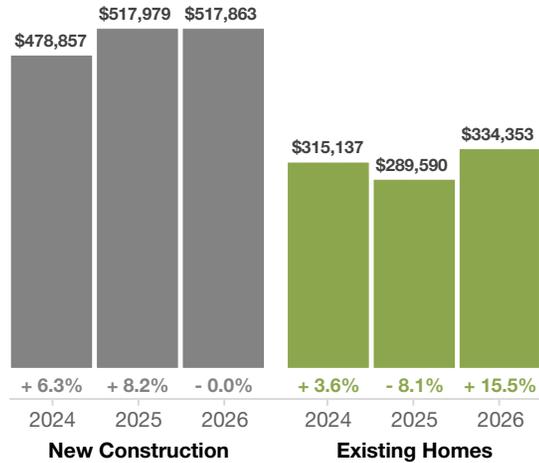
# Average Closed Price

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

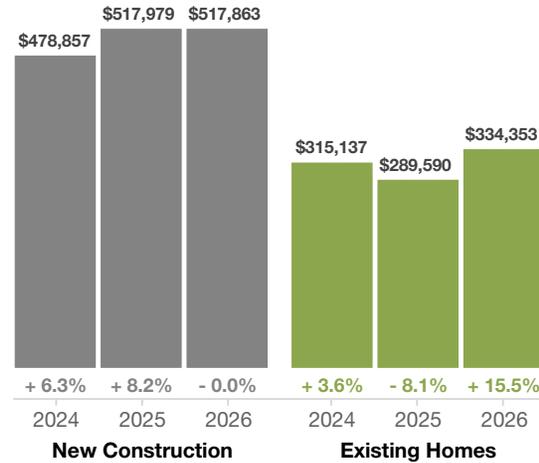


Lincoln Area Region

## January



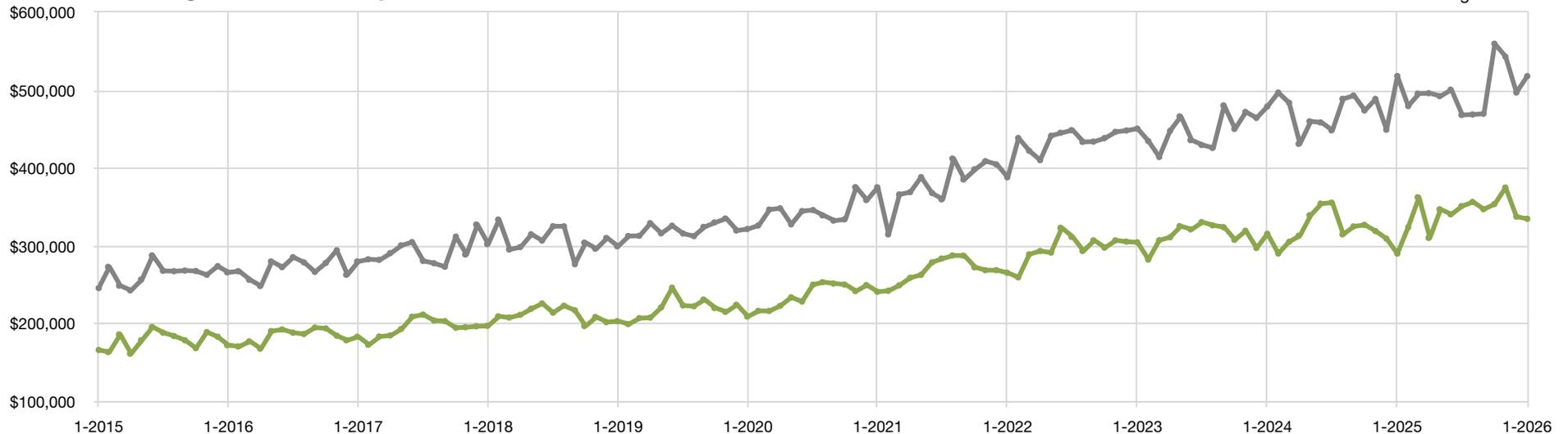
## Year to Date



Average Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Feb-2025	\$479,335	-3.5%	\$323,643	+11.7%
Mar-2025	\$495,422	+2.5%	\$362,080	+18.8%
Apr-2025	\$495,921	+15.1%	\$309,838	-0.9%
May-2025	\$492,153	+7.1%	\$346,590	+2.3%
Jun-2025	\$500,403	+9.2%	\$340,104	-3.9%
Jul-2025	\$467,893	+4.4%	\$350,708	-1.2%
Aug-2025	\$468,511	-4.1%	\$356,069	+13.3%
Sep-2025	\$469,487	-4.8%	\$346,647	+6.8%
Oct-2025	\$559,555	+18.1%	\$353,353	+8.2%
Nov-2025	\$543,020	+11.2%	\$374,579	+17.6%
Dec-2025	\$496,766	+10.7%	\$337,189	+9.2%
<b>Jan-2026</b>	<b>\$517,863</b>	<b>-0.0%</b>	<b>\$334,353</b>	<b>+15.5%</b>
12-Month Avg*	\$497,456	+5.4%	\$345,481	+6.8%

\* Average Closed Price for all properties from February 2025 through January 2026. This is not the average of the individual figures above.

## Historical Average Closed Price by Month



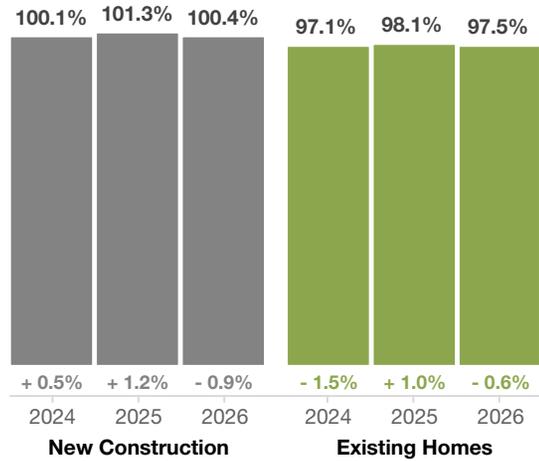
# Percent of List Price Received

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.

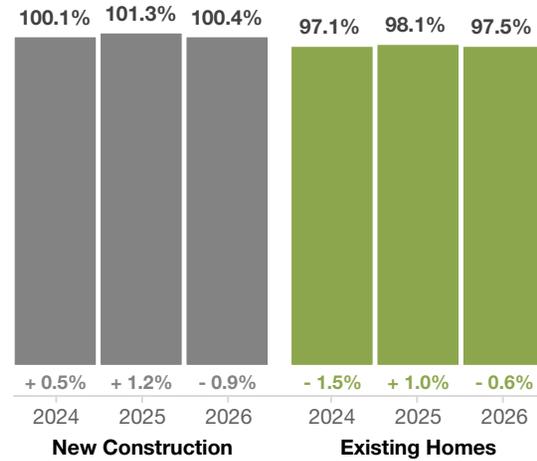


Lincoln Area Region

## January



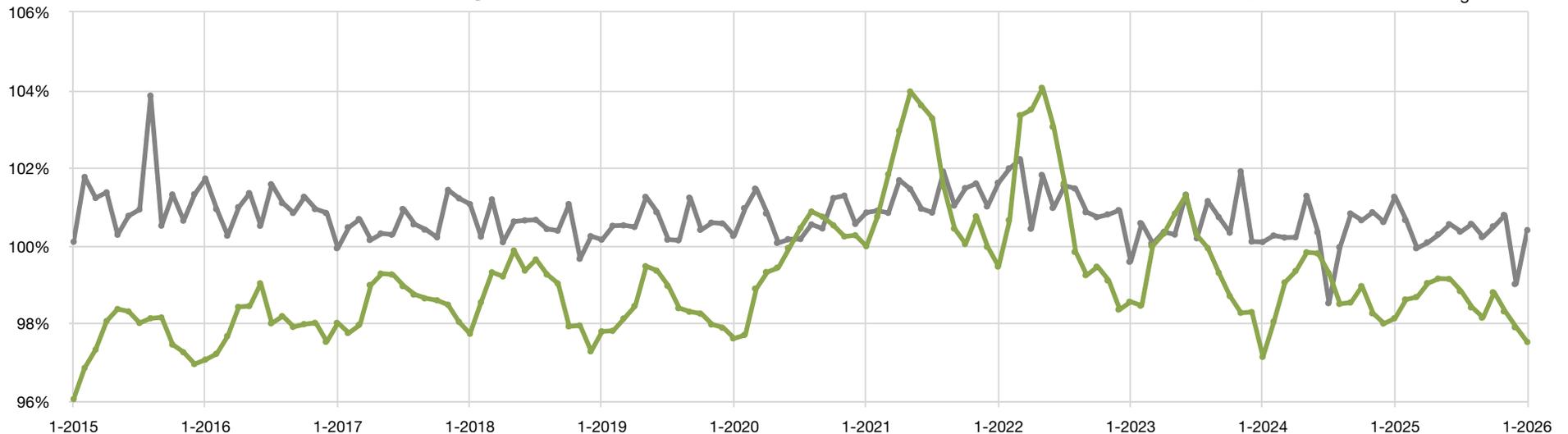
## Year to Date



Pct. of List Price Received	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Feb-2025	100.7%	+ 0.4%	98.6%	+ 0.6%
Mar-2025	99.9%	- 0.3%	98.7%	- 0.3%
Apr-2025	100.1%	- 0.1%	99.0%	- 0.3%
May-2025	100.3%	- 1.0%	99.1%	- 0.7%
Jun-2025	100.5%	+ 0.2%	99.1%	- 0.7%
Jul-2025	100.4%	+ 1.9%	98.8%	- 0.5%
Aug-2025	100.6%	+ 0.6%	98.4%	- 0.1%
Sep-2025	100.2%	- 0.6%	98.1%	- 0.4%
Oct-2025	100.5%	- 0.2%	98.8%	- 0.2%
Nov-2025	100.8%	- 0.1%	98.3%	0.0%
Dec-2025	99.0%	- 1.6%	97.9%	- 0.1%
<b>Jan-2026</b>	<b>100.4%</b>	<b>- 0.9%</b>	<b>97.5%</b>	<b>- 0.6%</b>
12-Month Avg*	100.3%	- 0.1%	98.6%	- 0.3%

\* Pct. of List Price Received for all properties from February 2025 through January 2026. This is not the average of the individual figures above.

## Historical Percent of List Price Received by Month



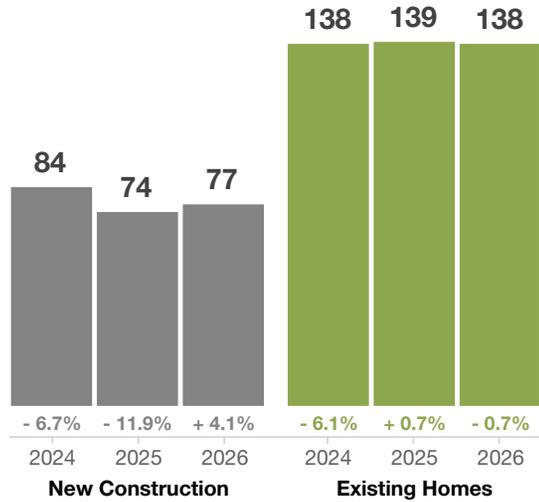
# Housing Affordability Index

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.

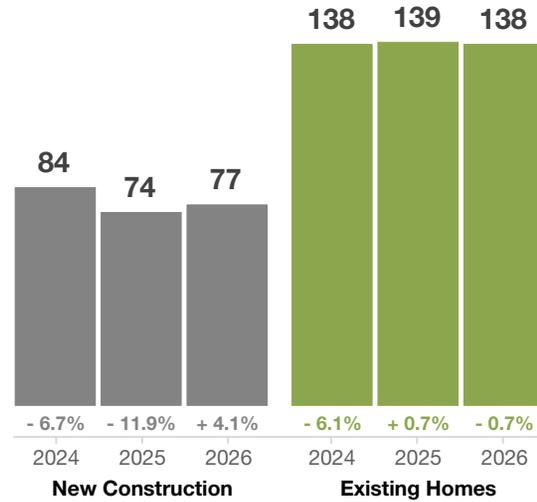


Lincoln Area Region

## January

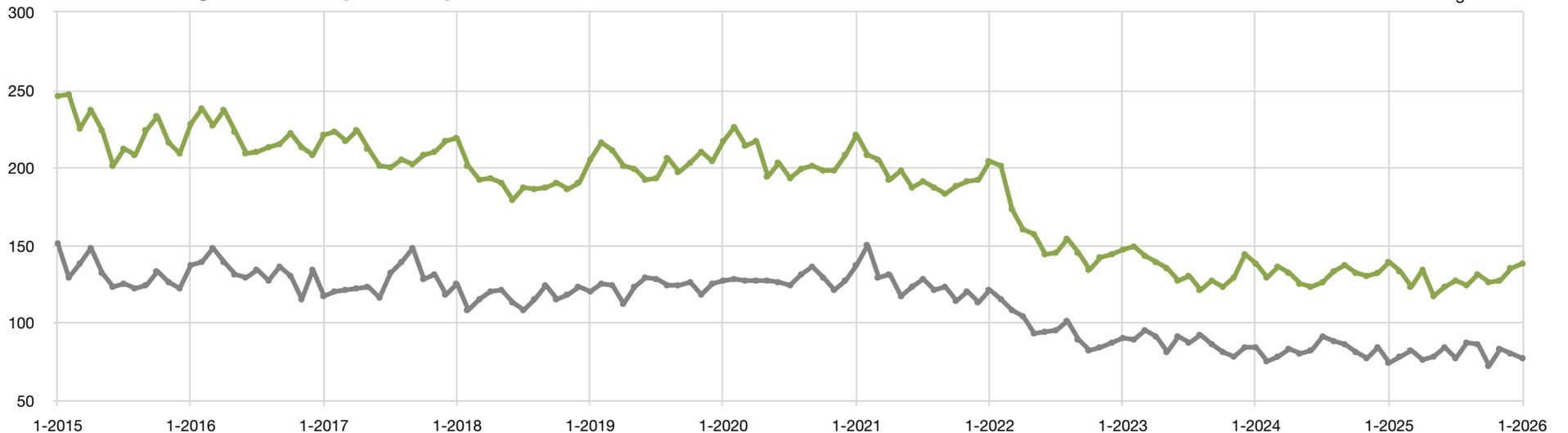


## Year to Date



Affordability Index	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Feb-2025	78	+ 4.0%	133	+ 3.1%
Mar-2025	82	+ 5.1%	123	- 9.6%
Apr-2025	76	- 8.4%	134	+ 1.5%
May-2025	78	- 2.5%	117	- 6.4%
Jun-2025	84	+ 2.4%	123	0.0%
Jul-2025	77	- 15.4%	127	+ 0.8%
Aug-2025	87	- 1.1%	124	- 6.8%
Sep-2025	86	0.0%	131	- 4.4%
Oct-2025	72	- 11.1%	126	- 4.5%
Nov-2025	83	+ 7.8%	127	- 2.3%
Dec-2025	80	- 4.8%	135	+ 2.3%
<b>Jan-2026</b>	<b>77</b>	<b>+ 4.1%</b>	<b>138</b>	<b>- 0.7%</b>
12-Month Avg	80	- 2.4%	128	- 2.3%

## Historical Housing Affordability Index by Month



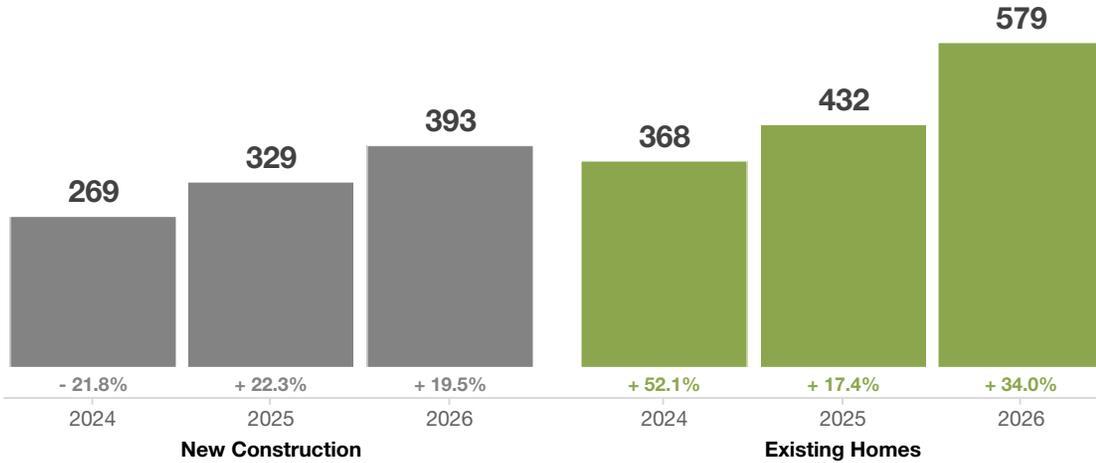
# Inventory of Homes for Sale

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



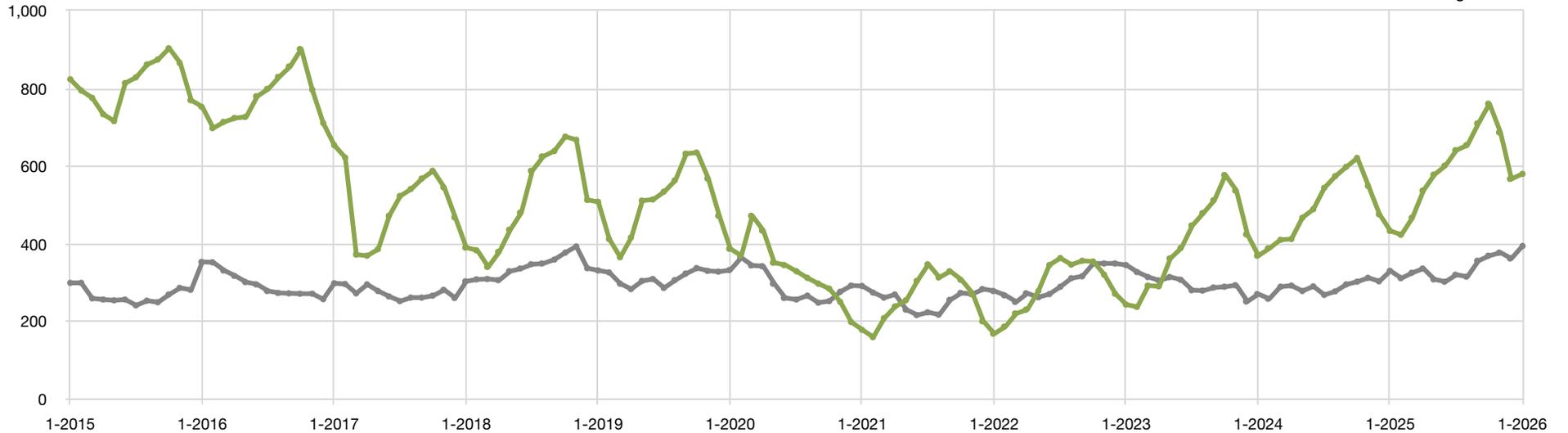
Lincoln Area Region

## January



Homes for Sale	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Feb-2025	310	+ 20.6%	422	+ 9.0%
Mar-2025	324	+ 12.5%	466	+ 13.9%
Apr-2025	335	+ 15.1%	536	+ 30.4%
May-2025	307	+ 10.8%	577	+ 23.8%
Jun-2025	301	+ 4.2%	600	+ 23.0%
Jul-2025	319	+ 19.5%	640	+ 17.9%
Aug-2025	314	+ 13.8%	653	+ 14.0%
Sep-2025	355	+ 20.7%	709	+ 18.8%
Oct-2025	368	+ 22.3%	760	+ 22.6%
Nov-2025	376	+ 20.9%	686	+ 25.2%
Dec-2025	361	+ 19.5%	566	+ 19.2%
<b>Jan-2026</b>	<b>393</b>	<b>+ 19.5%</b>	<b>579</b>	<b>+ 34.0%</b>
12-Month Avg	339	+ 16.9%	600	+ 21.0%

## Historical Inventory of Homes for Sale by Month



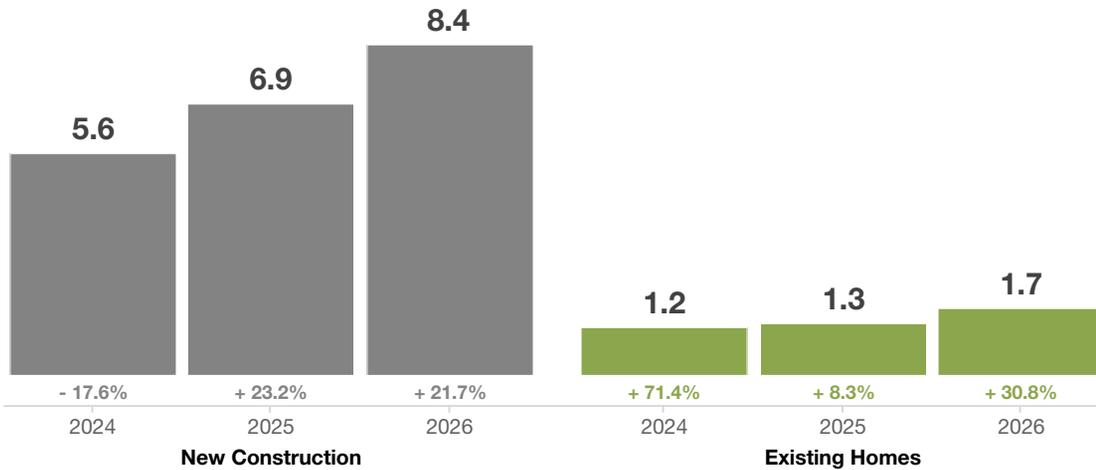
# Months Supply of Inventory

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.



Lincoln Area Region

## January



Months Supply	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Feb-2025	6.5	+ 22.6%	1.3	0.0%
Mar-2025	6.7	+ 9.8%	1.4	+ 7.7%
Apr-2025	6.8	+ 7.9%	1.6	+ 23.1%
May-2025	6.4	+ 8.5%	1.8	+ 20.0%
Jun-2025	6.4	+ 3.2%	1.8	+ 12.5%
Jul-2025	7.0	+ 22.8%	1.9	+ 11.8%
Aug-2025	6.8	+ 15.3%	1.9	0.0%
Sep-2025	7.6	+ 22.6%	2.1	+ 10.5%
Oct-2025	7.9	+ 27.4%	2.2	+ 15.8%
Nov-2025	7.9	+ 21.5%	2.0	+ 17.6%
Dec-2025	7.7	+ 22.2%	1.7	+ 13.3%
<b>Jan-2026</b>	<b>8.4</b>	<b>+ 21.7%</b>	<b>1.7</b>	<b>+ 30.8%</b>
12-Month Avg*	7.2	+ 17.3%	1.8	+ 14.0%

\* Months Supply for all properties from February 2025 through January 2026. 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.



Lincoln Area Region

Key Metrics	Historical Sparkbars	1-2025	1-2026	% Change	YTD 2025	YTD 2026	% Change
<b>New Listings</b>		561	<b>703</b>	+ 25.3%	561	<b>703</b>	+ 25.3%
<b>Pending Sales</b>		326	<b>325</b>	- 0.3%	326	<b>325</b>	- 0.3%
<b>Closed Sales</b>		268	<b>252</b>	- 6.0%	268	<b>252</b>	- 6.0%
<b>Days on Market Until Sale</b>		27	<b>29</b>	+ 7.4%	27	<b>29</b>	+ 7.4%
<b>Median Closed Price</b>		\$287,500	<b>\$294,500</b>	+ 2.4%	\$287,500	<b>\$294,500</b>	+ 2.4%
<b>Average Closed Price</b>		\$324,661	<b>\$356,200</b>	+ 9.7%	\$324,661	<b>\$356,200</b>	+ 9.7%
<b>Percent of List Price Received</b>		98.6%	<b>97.9%</b>	- 0.7%	98.6%	<b>97.9%</b>	- 0.7%
<b>Housing Affordability Index</b>		125	<b>131</b>	+ 4.8%	125	<b>131</b>	+ 4.8%
<b>Inventory of Homes for Sale</b>		761	<b>972</b>	+ 27.7%	—	—	—
<b>Months Supply of Inventory</b>		2.0	<b>2.5</b>	+ 25.0%	—	—	—