Monthly Indicators

Lincoln Area Region

GREAT PLAINS REGIONAL MLS

October 2026

U.S. existing-home sales rose 1.5 percent from August and fell 2.2 percent from a year earlier in September, to a seasonally adjusted annual rate of 3.99 million, according to the National Association of REALTORS®. Sales increased in the South and the West, held steady in the Midwest, and declined in the Northeast. Compared with a year earlier, sales declined in all four regions. August and September were the two slowest months for home sales this year, NAR Chief Economist Lawrence Yun said.

New Listings decreased 7.9 percent for New Construction and 12.5 percent for Existing Homes. Pending Sales decreased 38.3 percent for New Construction and 16.6 percent for Existing Homes. Inventory decreased 0.8 percent for New Construction but increased 9.7 percent for Existing Homes.

Median Closed Price decreased 16.4 percent for New Construction and 1.6 percent for Existing Homes. Days on Market decreased 30.6 percent for New Construction but increased 16.7 percent for Existing Homes. Months Supply of Inventory decreased 1.3 percent for New Construction but increased 8.7 percent for Existing Homes.

Heading into October, 1.60 million homes were listed for sale, up 1.9 percent from the previous month and 4.6 percent from a year earlier, according to NAR. Unsold inventory was a 4.8-month supply, unchanged from August and up from a 4.5-month supply a year earlier. The median existing-home sales price was $417,500, up 1.3 percent from $412,300 a year earlier. That marked the 39th consecutive month of year-over-year price gains.

Quick Facts

- 2.1%	+ 6.6%	+ 6.3%
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 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.

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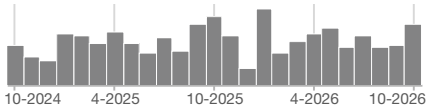
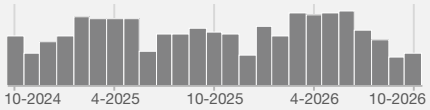
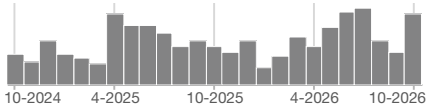
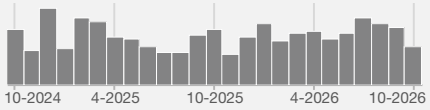
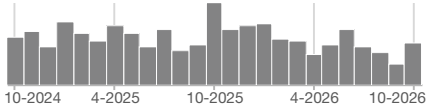
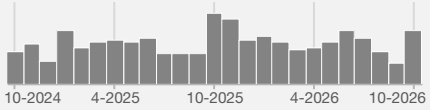
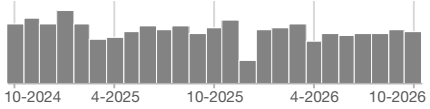
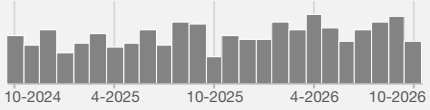
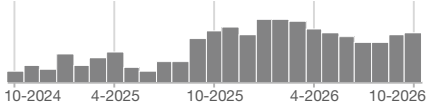
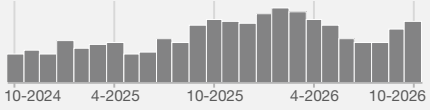
Current as of November 13, 2026. All data from Great Plains Regional MLS. Report © 2026 ShowingTime Plus, LLC.

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.

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Lincoln Area Region

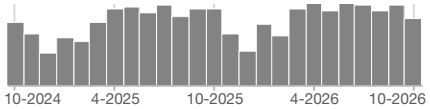
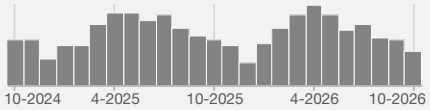
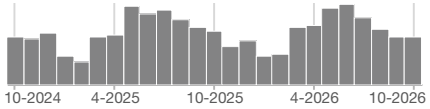
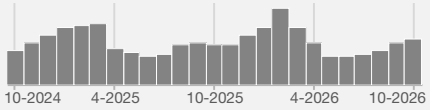
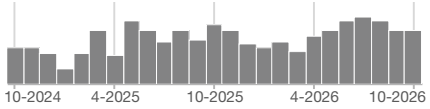
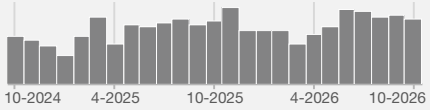
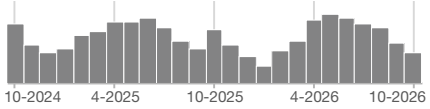
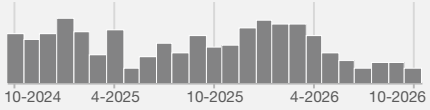
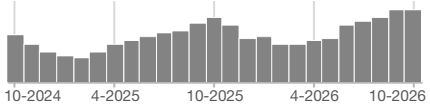
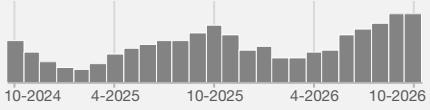
Key Metrics	Historical Sparkbars	10-2025	10-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		165	**152**	- 7.9%	1,304	**1,316**	+ 0.9%
Pending Sales		47	**29**	- 38.3%	502	**499**	- 0.6%
Closed Sales		46	**67**	+ 45.7%	496	**524**	+ 5.6%
Days on Market Until Sale		49	**34**	- 30.6%	41	**47**	+ 14.6%
Median Closed Price		$532,274	**$445,000**	- 16.4%	$467,763	**$439,950**	- 5.9%
Average Closed Price		$559,555	**$520,661**	- 7.0%	$494,212	**$492,958**	- 0.3%
Percent of List Price Received		100.5%	**100.3%**	- 0.2%	100.4%	**100.3%**	- 0.1%
Housing Affordability Index		72	**79**	+ 9.7%	82	**80**	- 2.4%
Inventory of Homes for Sale		371	**368**	- 0.8%	—	**—**	—
Months Supply of Inventory		7.8	**7.7**	- 1.3%	—	**—**	—

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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Lincoln Area Region

Key Metrics	Historical Sparkbars	10-2025	10-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		673	**589**	- 12.5%	6,081	**6,480**	+ 6.6%
Pending Sales		308	**257**	- 16.6%	3,567	**3,523**	- 1.2%
Closed Sales		338	**309**	- 8.6%	3,447	**3,462**	+ 0.4%
Days on Market Until Sale		18	**21**	+ 16.7%	18	**19**	+ 5.6%
Median Closed Price		$304,950	**$300,000**	- 1.6%	$290,000	**$300,000**	+ 3.4%
Average Closed Price		$353,353	**$355,119**	+ 0.5%	$340,604	**$348,073**	+ 2.2%
Percent of List Price Received		98.8%	**98.0%**	- 0.8%	98.7%	**98.7%**	0.0%
Housing Affordability Index		126	**117**	- 7.1%	133	**117**	- 12.0%
Inventory of Homes for Sale		773	**848**	+ 9.7%	—	**—**	—
Months Supply of Inventory		2.3	**2.5**	+ 8.7%	—	**—**	—

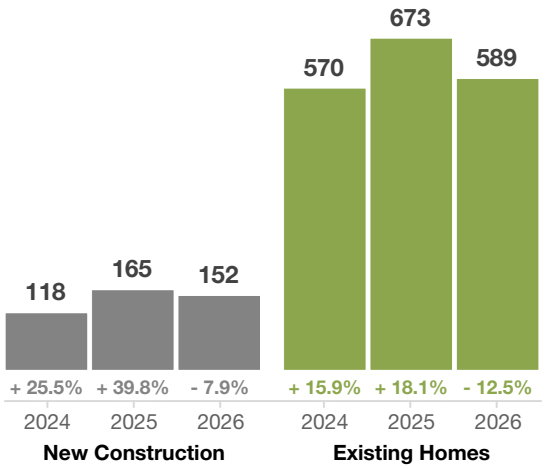
New Listings

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

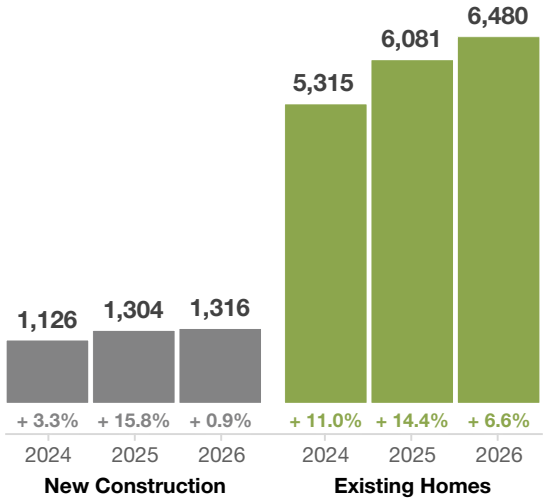
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Lincoln Area Region

October

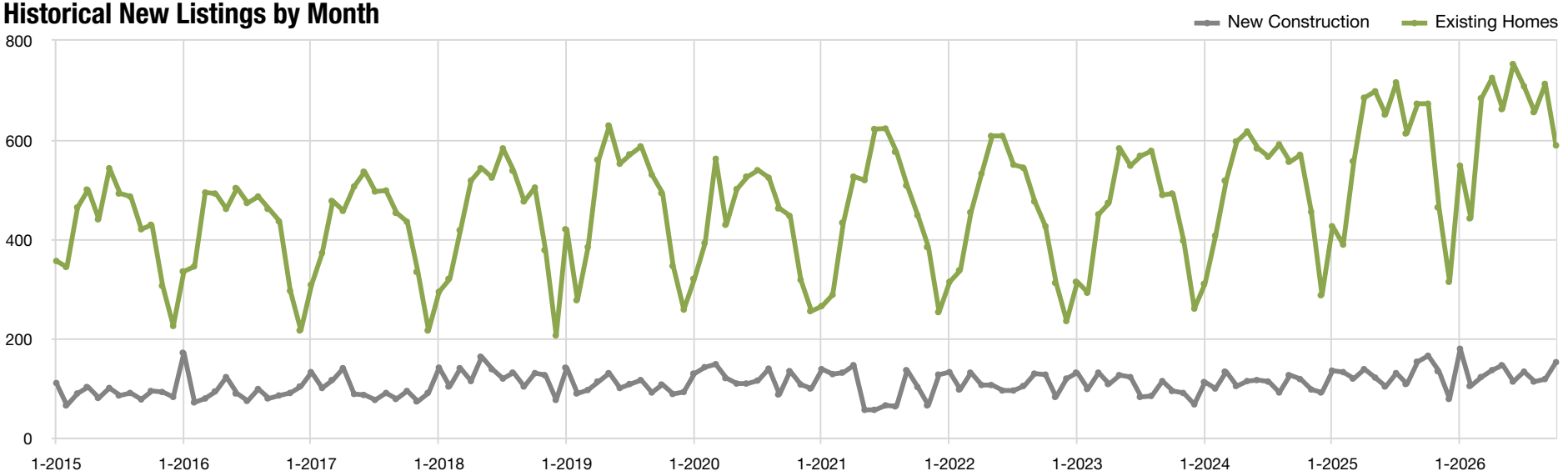


Year to Date



New Listings	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Nov-2025	134	+ 38.1%	464	+ 2.0%
Dec-2025	78	- 14.3%	314	+ 9.4%
Jan-2026	179	+ 32.6%	548	+ 28.6%
Feb-2026	104	- 21.2%	442	+ 13.6%
Mar-2026	122	+ 2.5%	684	+ 22.8%
Apr-2026	136	- 1.4%	725	+ 5.8%
May-2026	146	+ 20.7%	662	- 5.2%
Jun-2026	113	+ 9.7%	753	+ 15.7%
Jul-2026	133	+ 2.3%	708	- 1.1%
Aug-2026	113	+ 4.6%	656	+ 7.0%
Sep-2026	118	- 22.9%	713	+ 5.9%
Oct-2026	**152**	**- 7.9%**	**589**	**- 12.5%**
12-Month Avg	127	+ 2.4%	605	+ 6.3%

Historical New Listings by Month



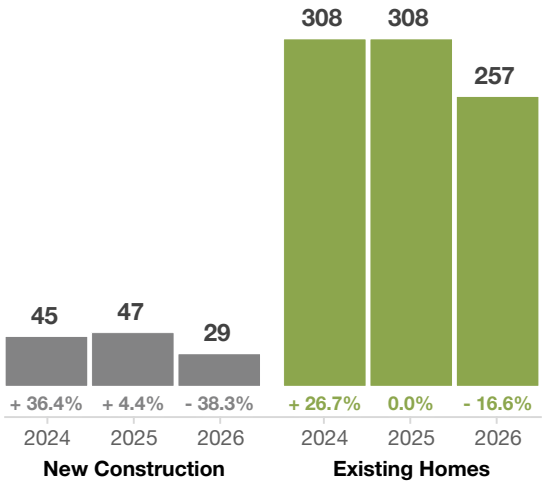
Pending Sales

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

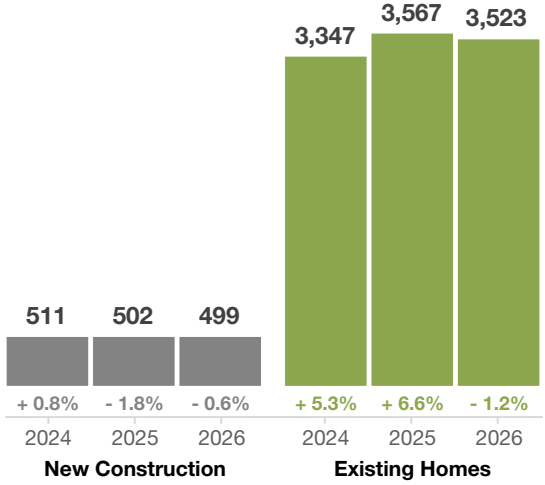
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Lincoln Area Region

October

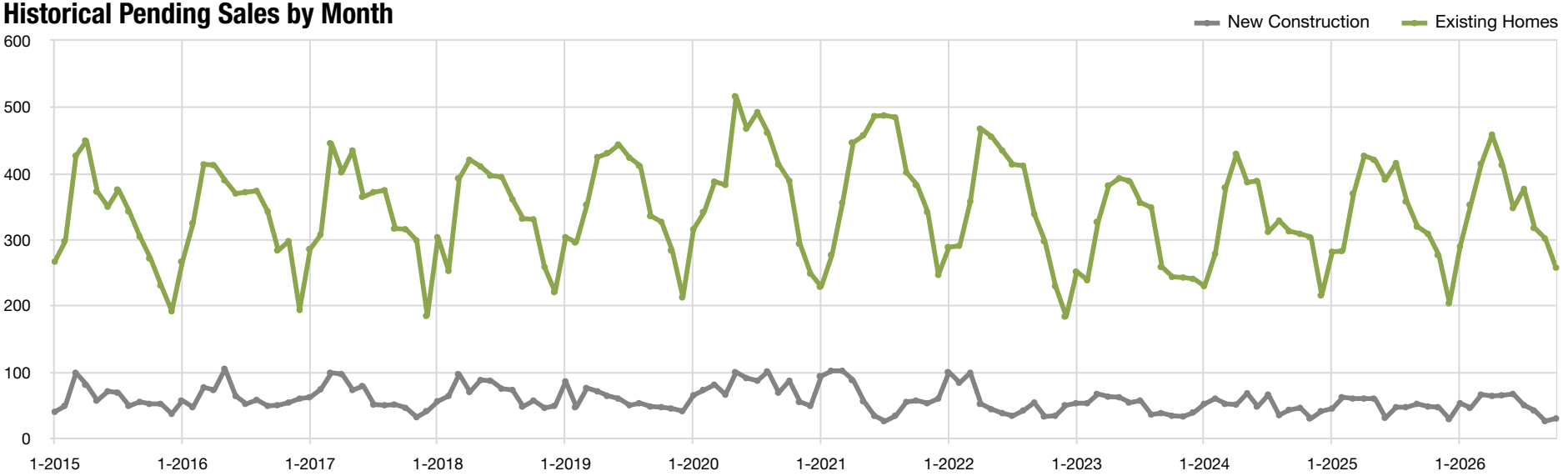


Year to Date



Pending Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Nov-2025	46	+ 58.6%	276	- 8.9%
Dec-2025	28	- 30.0%	203	- 5.6%
Jan-2026	52	+ 18.2%	289	+ 2.8%
Feb-2026	45	- 26.2%	352	+ 24.8%
Mar-2026	65	+ 10.2%	414	+ 12.2%
Apr-2026	63	+ 6.8%	458	+ 7.5%
May-2026	64	+ 8.5%	412	- 1.9%
Jun-2026	66	+ 120.0%	347	- 11.0%
Jul-2026	49	+ 6.5%	376	- 9.4%
Aug-2026	41	- 10.9%	317	- 11.2%
Sep-2026	25	- 51.0%	301	- 5.6%
Oct-2026	**29**	**- 38.3%**	**257**	**- 16.6%**
12-Month Avg	48	0.0%	334	- 1.8%

Historical Pending Sales by Month



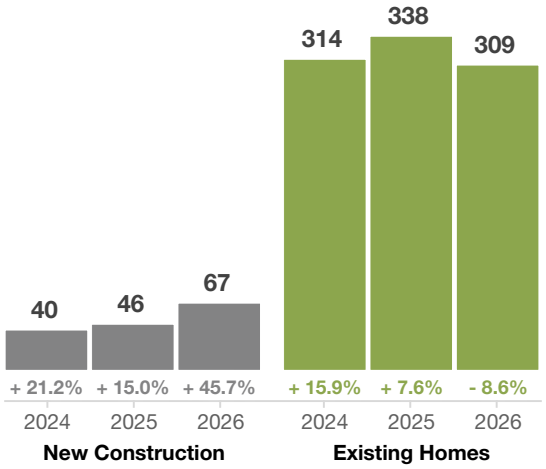
Closed Sales

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

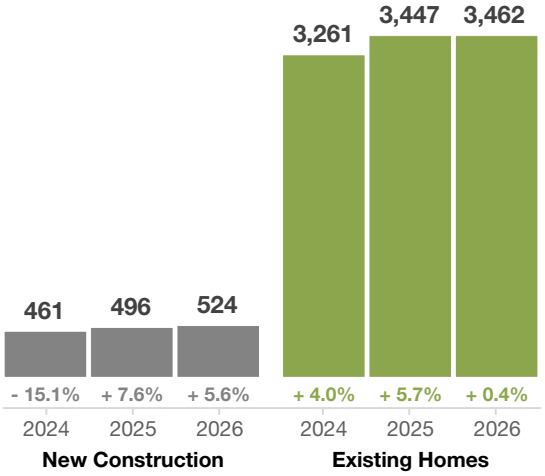
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Lincoln Area Region

October

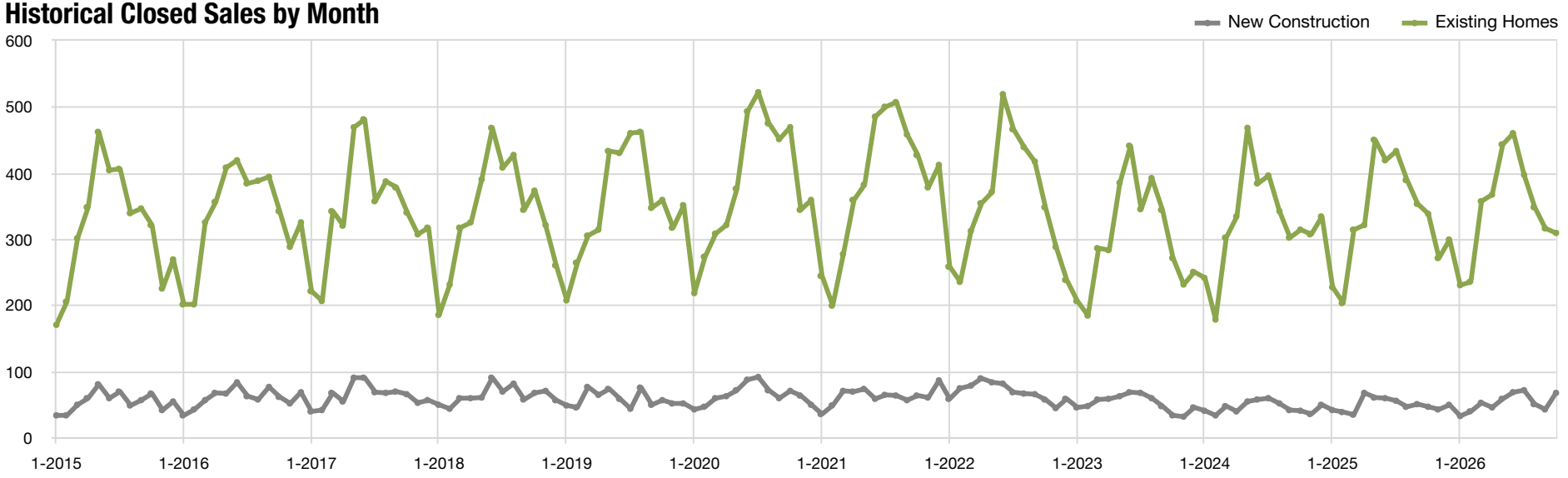


Year to Date



Closed Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Nov-2025	42	+ 20.0%	271	- 11.7%
Dec-2025	49	0.0%	299	- 10.5%
Jan-2026	32	- 22.0%	230	+ 1.3%
Feb-2026	39	+ 2.6%	235	+ 15.8%
Mar-2026	52	+ 52.9%	357	+ 13.7%
Apr-2026	45	- 32.8%	367	+ 14.3%
May-2026	58	- 3.3%	443	- 1.6%
Jun-2026	68	+ 15.3%	460	+ 9.8%
Jul-2026	71	+ 29.1%	397	- 8.3%
Aug-2026	50	+ 8.7%	348	- 10.5%
Sep-2026	42	- 16.0%	316	- 10.5%
Oct-2026	**67**	**+ 45.7%**	**309**	**- 8.6%**
12-Month Avg	51	+ 6.3%	336	- 1.5%

Historical Closed Sales by Month



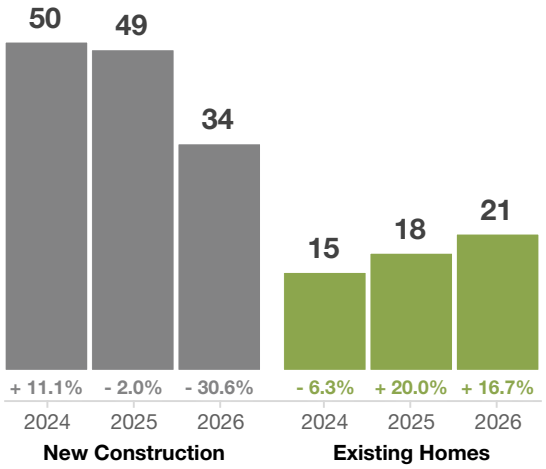
Days on Market Until Sale

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

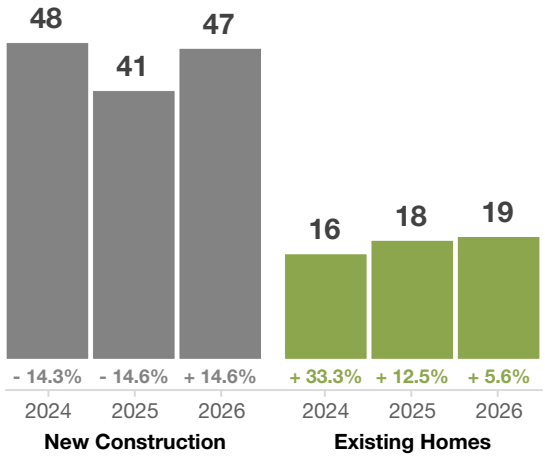
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October



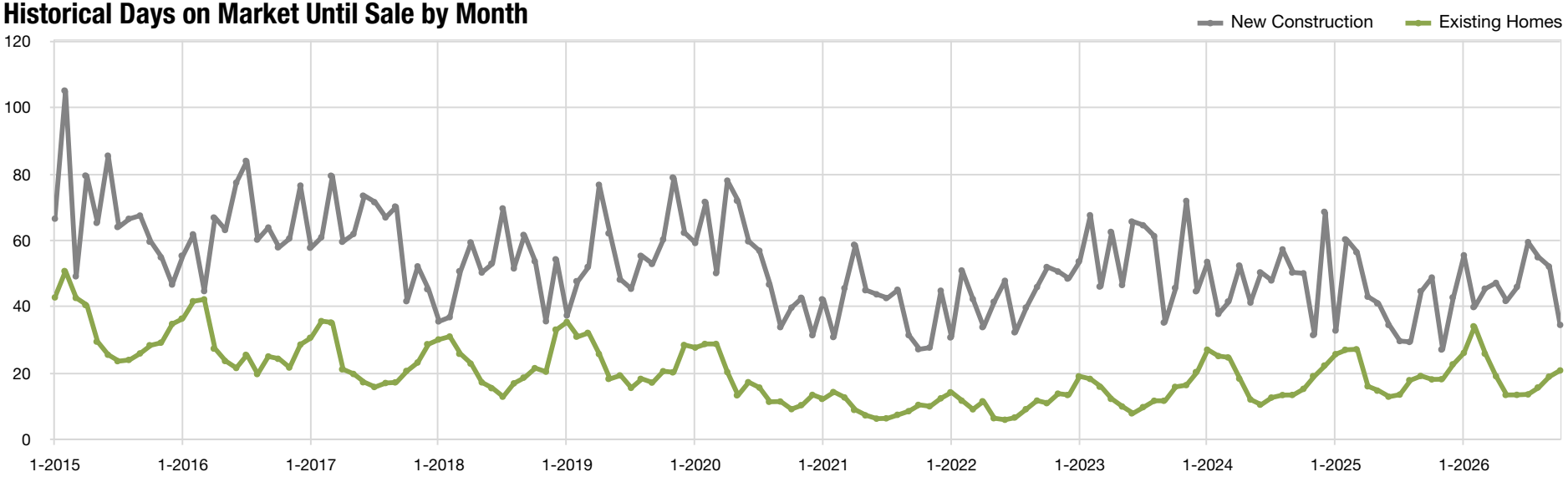
Year to Date



Days on Market	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Nov-2025	27	- 12.9%	18	- 5.3%
Dec-2025	43	- 36.8%	22	0.0%
Jan-2026	55	+ 66.7%	26	+ 4.0%
Feb-2026	40	- 33.3%	34	+ 25.9%
Mar-2026	45	- 19.6%	26	- 3.7%
Apr-2026	47	+ 9.3%	19	+ 18.8%
May-2026	42	+ 2.4%	13	- 7.1%
Jun-2026	46	+ 35.3%	13	0.0%
Jul-2026	59	+ 103.4%	13	0.0%
Aug-2026	55	+ 89.7%	15	- 16.7%
Sep-2026	52	+ 18.2%	19	0.0%
Oct-2026	**34**	**- 30.6%**	**21**	**+ 16.7%**
12-Month Avg*	45	+ 6.5%	19	+ 3.2%

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

Historical Days on Market Until Sale by Month



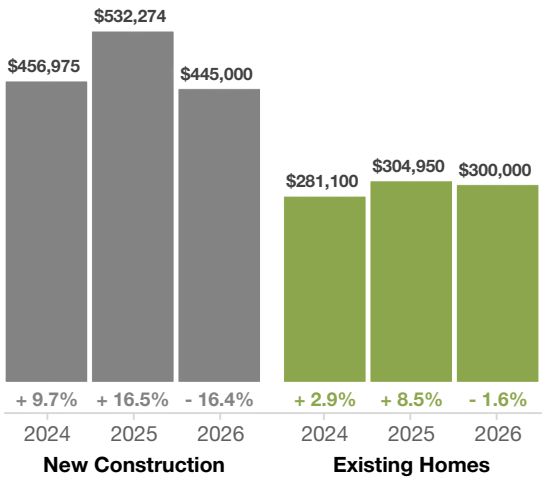
Median Closed Price

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

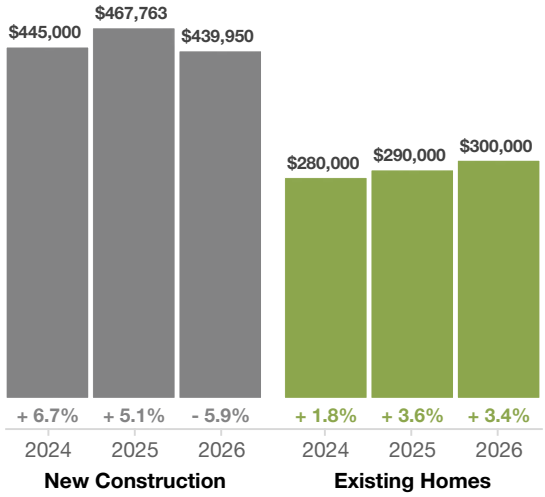
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October



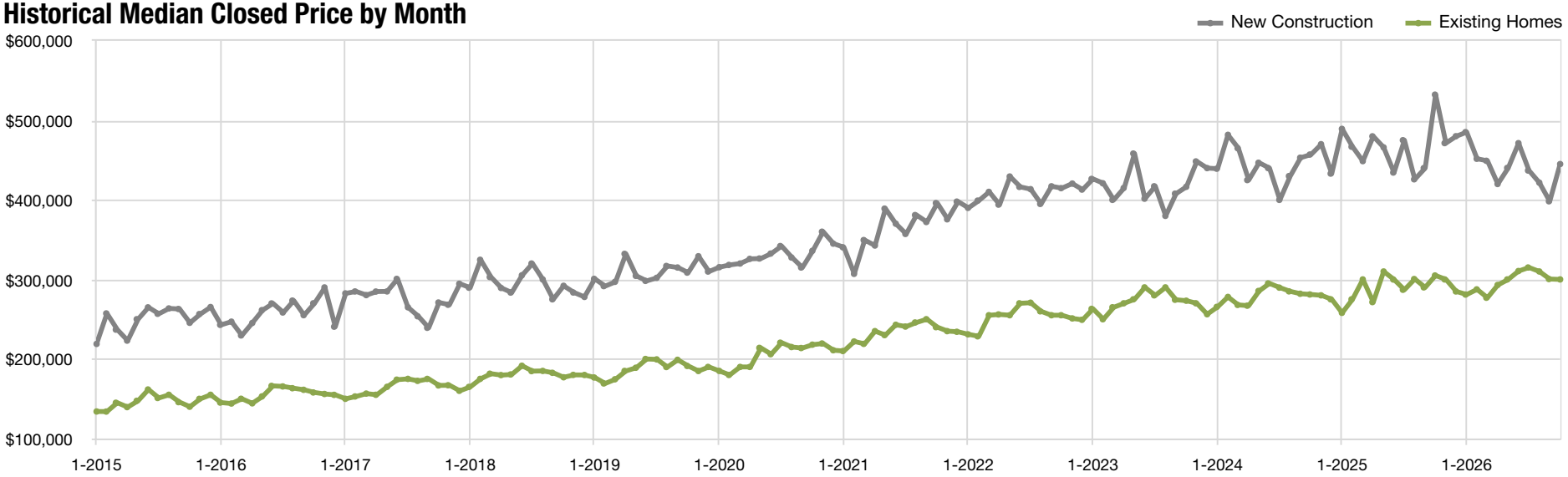
Year to Date



Median Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Nov-2025	$471,373	+ 0.3%	$300,000	+ 7.1%
Dec-2025	$480,000	+ 10.8%	$284,900	+ 3.6%
Jan-2026	$485,152	- 0.8%	$281,000	+ 8.9%
Feb-2026	$451,665	- 3.2%	$287,500	+ 4.5%
Mar-2026	$449,117	+ 0.1%	$277,000	- 7.7%
Apr-2026	$419,950	- 12.5%	$293,000	+ 7.9%
May-2026	$440,156	- 5.5%	$300,000	- 3.2%
Jun-2026	$471,298	+ 8.5%	$310,550	+ 3.6%
Jul-2026	$436,900	- 8.0%	$315,000	+ 9.8%
Aug-2026	$421,648	- 1.0%	$310,000	+ 3.2%
Sep-2026	$398,225	- 9.5%	$300,500	+ 3.6%
Oct-2026	**$445,000**	**- 16.4%**	**$300,000**	**- 1.6%**
12-Month Avg*	$444,450	- 4.1%	$299,925	+ 3.4%

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

Historical Median Closed Price by Month



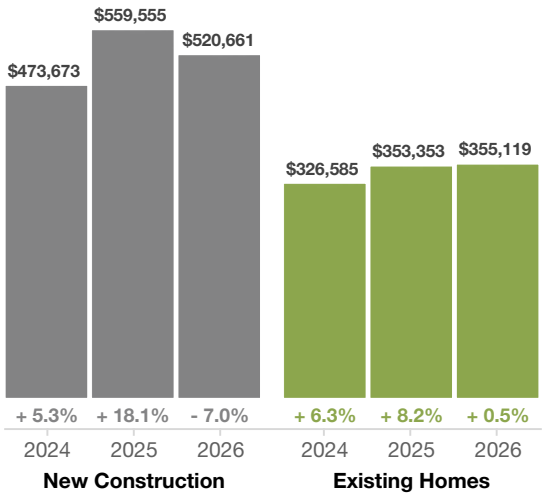
Average Closed Price

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

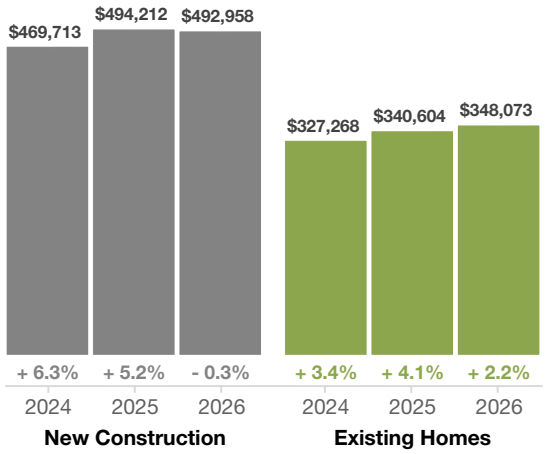
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Lincoln Area Region

October



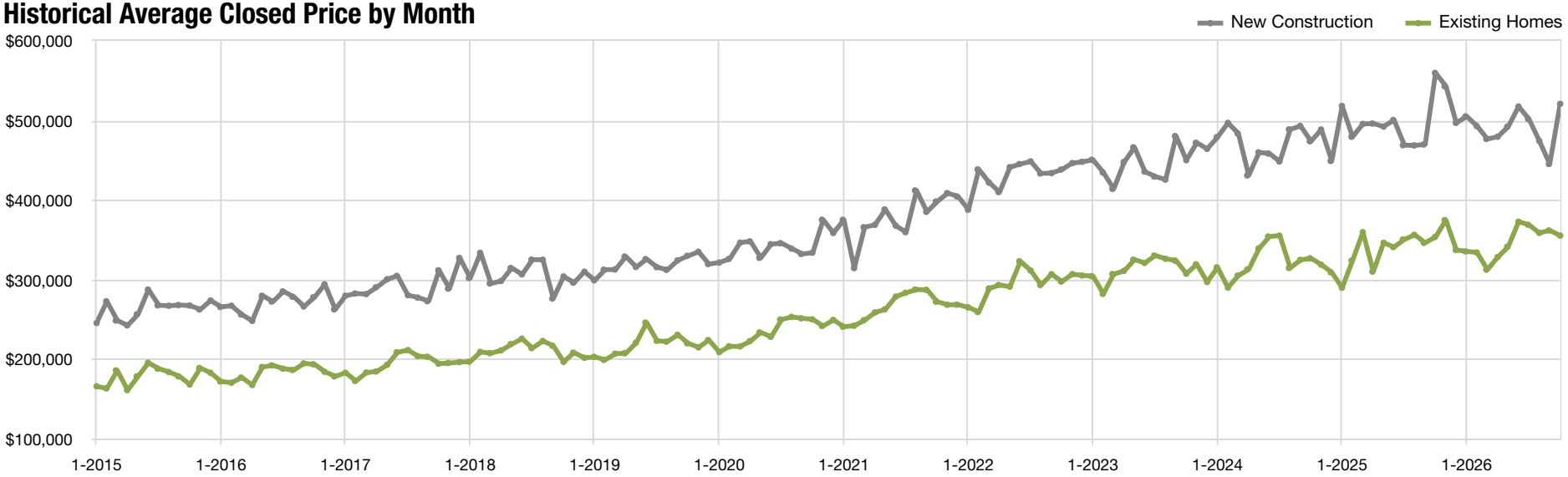
Year to Date



Average Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Nov-2025	$542,915	+ 11.1%	$374,579	+ 17.6%
Dec-2025	$496,766	+ 10.7%	$336,998	+ 9.1%
Jan-2026	$504,923	- 2.5%	$335,214	+ 15.8%
Feb-2026	$492,722	+ 2.8%	$333,879	+ 3.2%
Mar-2026	$476,554	- 3.8%	$312,331	- 13.1%
Apr-2026	$479,408	- 3.3%	$328,079	+ 5.9%
May-2026	$491,983	- 0.0%	$341,022	- 1.5%
Jun-2026	$517,339	+ 3.4%	$372,528	+ 9.3%
Jul-2026	$501,598	+ 7.0%	$368,704	+ 5.3%
Aug-2026	$474,108	+ 1.2%	$358,466	+ 0.7%
Sep-2026	$445,062	- 5.2%	$361,619	+ 4.5%
Oct-2026	**$520,661**	**- 7.0%**	**$355,119**	**+ 0.5%**
12-Month Avg*	$496,679	+ 1.4%	$349,033	+ 3.8%

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

Historical Average Closed Price by Month



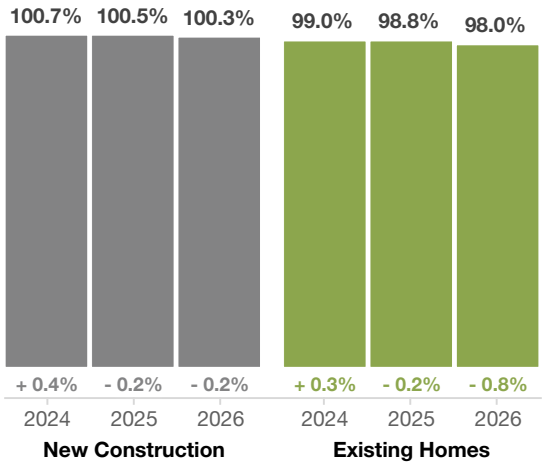
Percent of List Price Received

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.

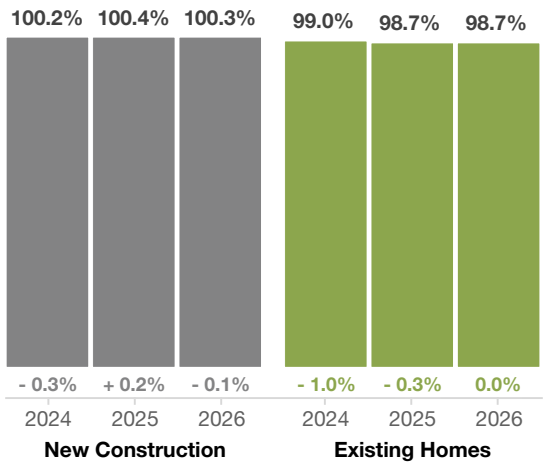
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Lincoln Area Region

October



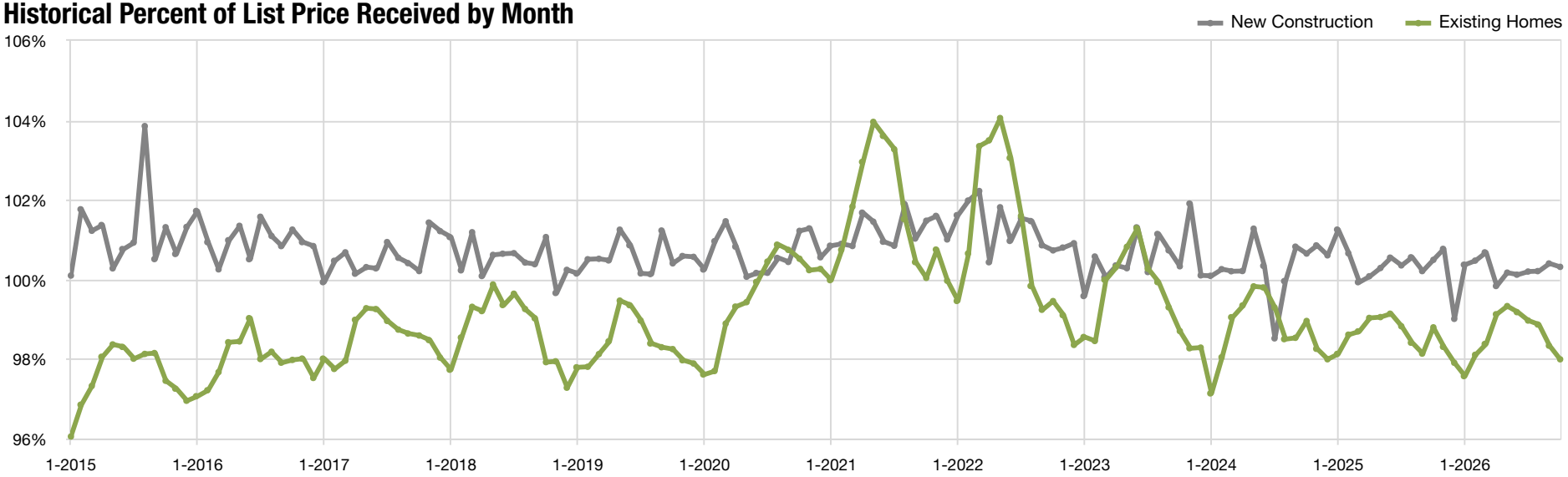
Year to Date



Pct. of List Price Received	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Nov-2025	100.8%	- 0.1%	98.3%	0.0%
Dec-2025	99.0%	- 1.6%	97.9%	- 0.1%
Jan-2026	100.4%	- 0.9%	97.6%	- 0.5%
Feb-2026	100.5%	- 0.2%	98.1%	- 0.5%
Mar-2026	100.7%	+ 0.8%	98.4%	- 0.3%
Apr-2026	99.8%	- 0.3%	99.1%	+ 0.1%
May-2026	100.2%	- 0.1%	99.3%	+ 0.2%
Jun-2026	100.1%	- 0.4%	99.2%	+ 0.1%
Jul-2026	100.2%	- 0.2%	99.0%	+ 0.2%
Aug-2026	100.2%	- 0.4%	98.9%	+ 0.5%
Sep-2026	100.4%	+ 0.2%	98.3%	+ 0.2%
Oct-2026	**100.3%**	**- 0.2%**	**98.0%**	**- 0.8%**
12-Month Avg*	100.2%	- 0.3%	98.6%	- 0.0%

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

Historical Percent of List Price Received by Month



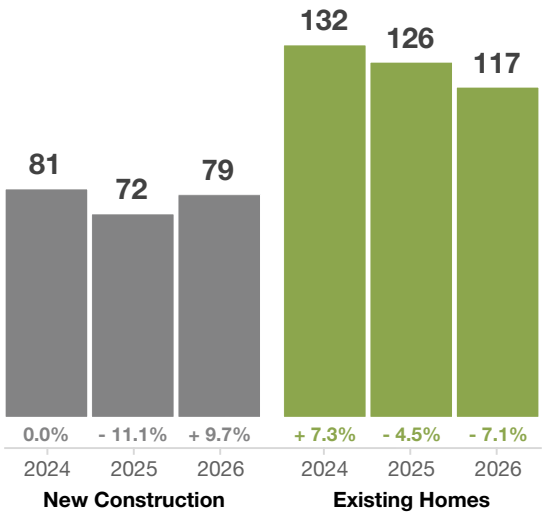
Housing Affordability Index

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.

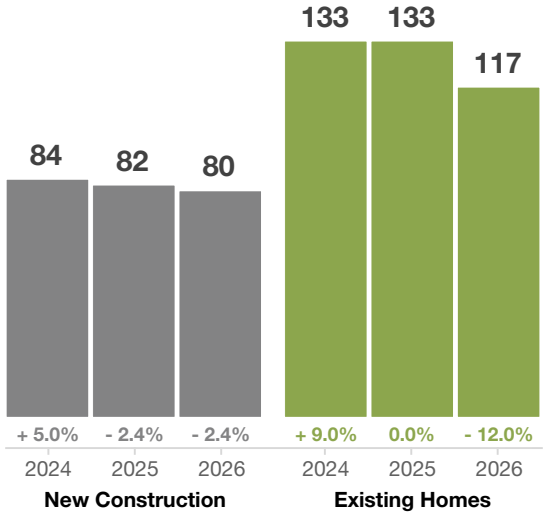
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Lincoln Area Region

October

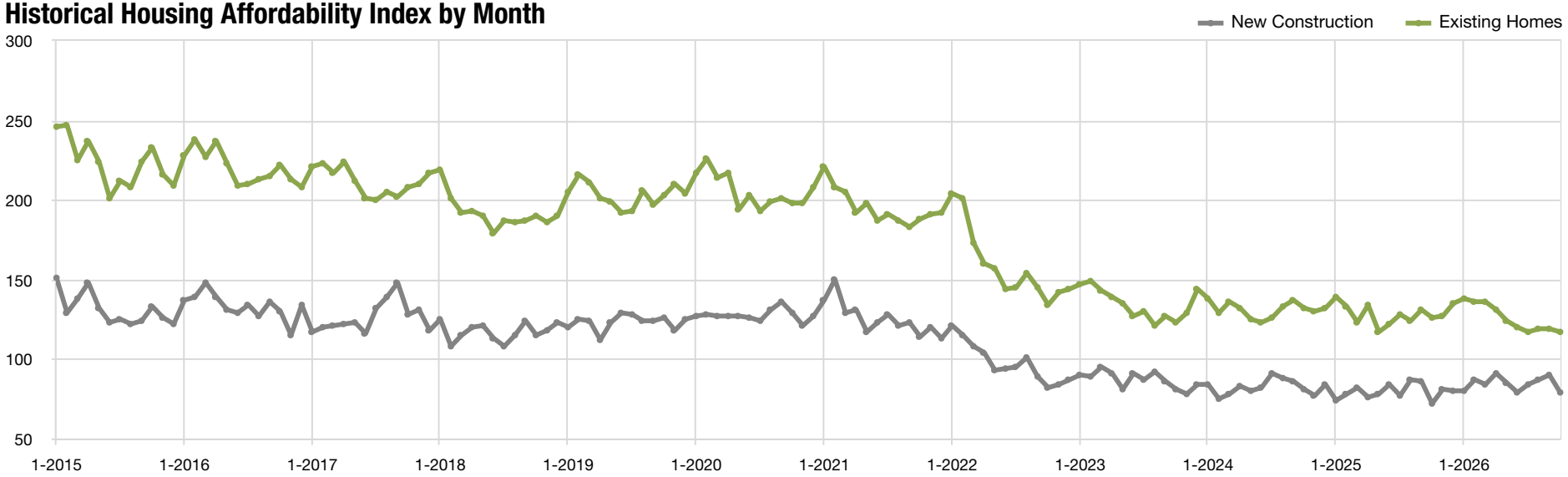


Year to Date



Affordability Index	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Nov-2025	81	+ 5.2%	127	- 2.3%
Dec-2025	80	- 4.8%	135	+ 2.3%
Jan-2026	80	+ 8.1%	138	- 0.7%
Feb-2026	87	+ 11.5%	136	+ 2.3%
Mar-2026	84	+ 2.4%	136	+ 10.6%
Apr-2026	91	+ 19.7%	131	- 2.2%
May-2026	85	+ 9.0%	124	+ 6.0%
Jun-2026	79	- 6.0%	120	- 1.6%
Jul-2026	84	+ 9.1%	117	- 8.6%
Aug-2026	87	0.0%	119	- 4.0%
Sep-2026	90	+ 4.7%	119	- 9.2%
Oct-2026	**79**	**+ 9.7%**	**117**	**- 7.1%**
12-Month Avg	84	+ 5.0%	127	- 0.8%

Historical Housing Affordability Index by Month



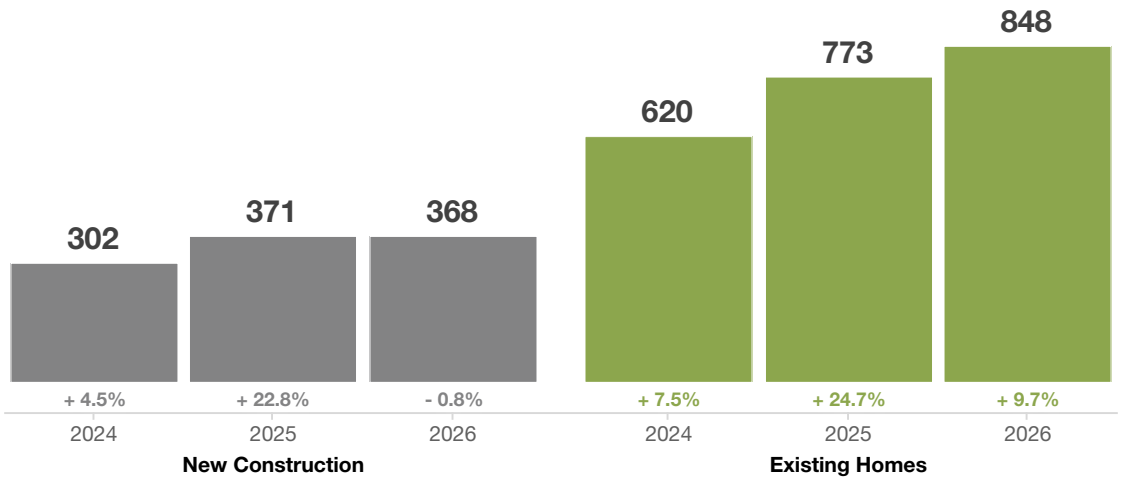
Inventory of Homes for Sale

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

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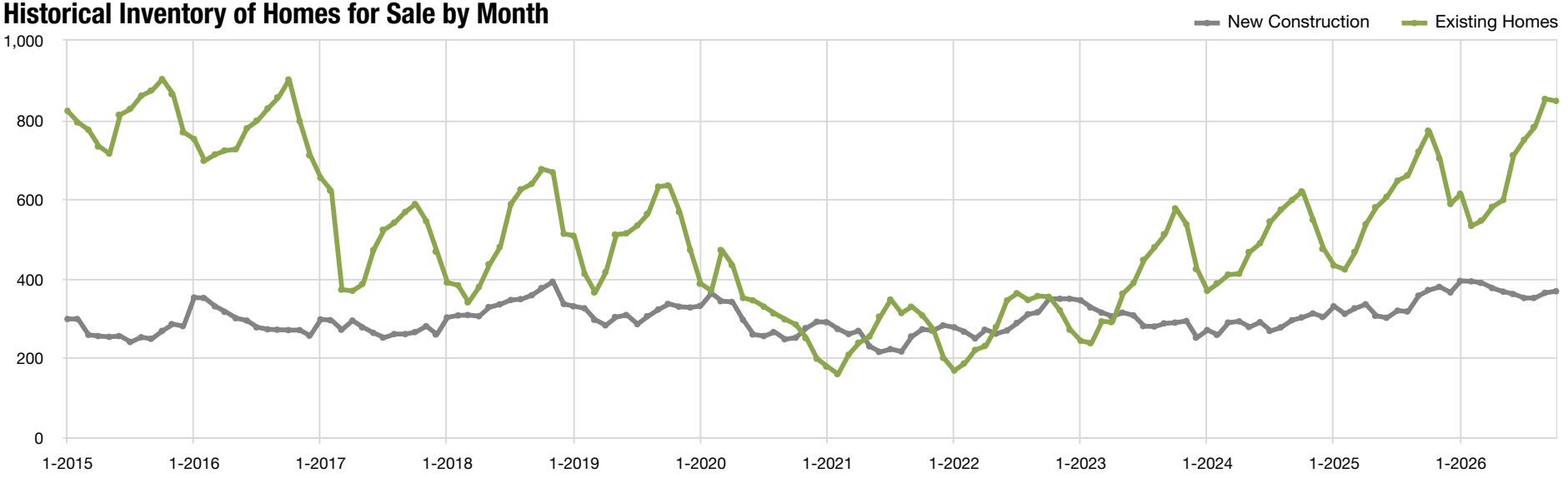
Lincoln Area Region

October



Homes for Sale	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Nov-2025	379	+ 21.5%	703	+ 28.3%
Dec-2025	365	+ 20.5%	588	+ 23.8%
Jan-2026	394	+ 19.4%	614	+ 41.8%
Feb-2026	393	+ 26.4%	533	+ 26.0%
Mar-2026	389	+ 19.7%	546	+ 16.9%
Apr-2026	376	+ 12.2%	581	+ 8.2%
May-2026	367	+ 19.9%	598	+ 3.1%
Jun-2026	361	+ 19.9%	711	+ 17.3%
Jul-2026	351	+ 10.0%	750	+ 15.9%
Aug-2026	351	+ 10.7%	782	+ 18.5%
Sep-2026	364	+ 2.0%	853	+ 18.5%
Oct-2026	**368**	**- 0.8%**	**848**	**+ 9.7%**
12-Month Avg	372	+ 14.8%	676	+ 18.2%

Historical Inventory of Homes for Sale by Month



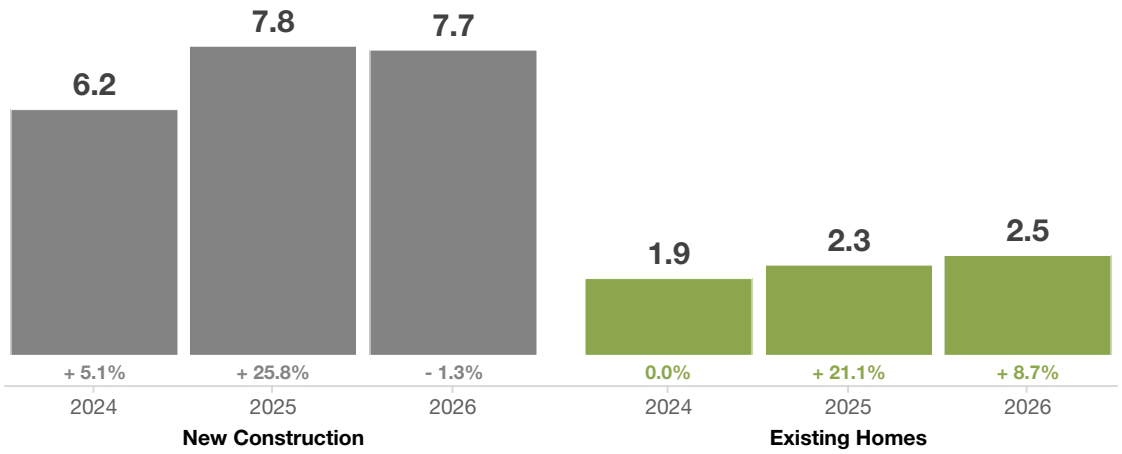
Months Supply of Inventory

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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Lincoln Area Region

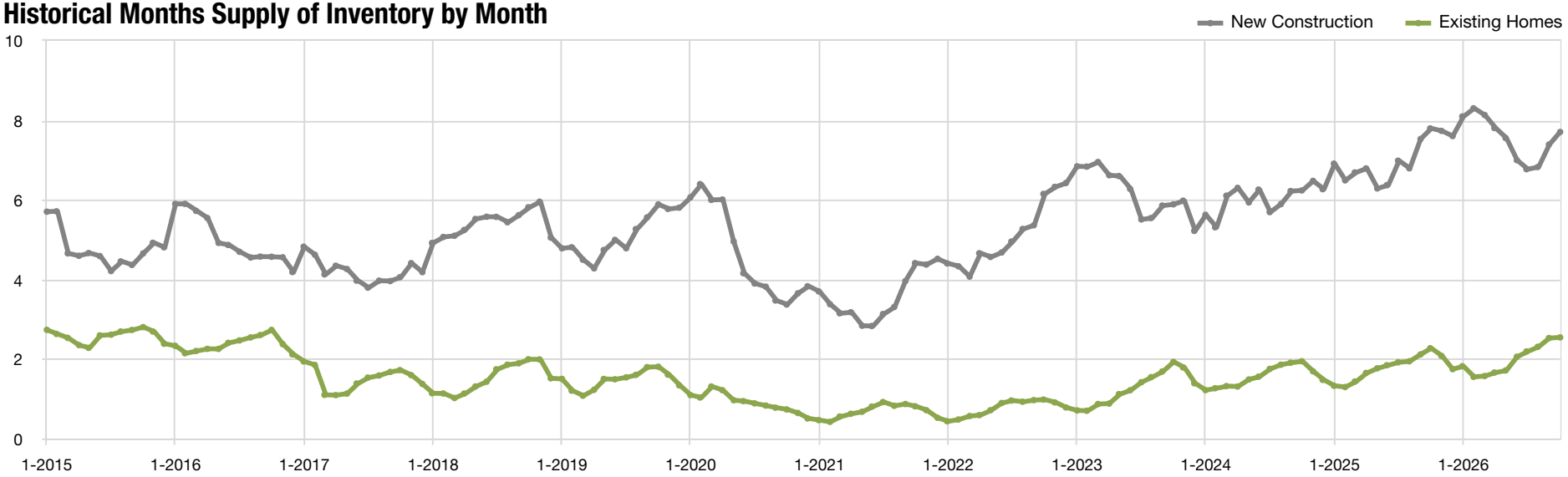
October



Months Supply	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Nov-2025	7.7	+ 18.5%	2.1	+ 23.5%
Dec-2025	7.6	+ 20.6%	1.7	+ 13.3%
Jan-2026	8.1	+ 17.4%	1.8	+ 38.5%
Feb-2026	8.3	+ 27.7%	1.6	+ 23.1%
Mar-2026	8.1	+ 20.9%	1.6	+ 14.3%
Apr-2026	7.8	+ 14.7%	1.7	+ 6.3%
May-2026	7.6	+ 20.6%	1.7	- 5.6%
Jun-2026	7.0	+ 9.4%	2.1	+ 16.7%
Jul-2026	6.8	- 2.9%	2.2	+ 15.8%
Aug-2026	6.8	0.0%	2.3	+ 21.1%
Sep-2026	7.4	- 1.3%	2.5	+ 19.0%
Oct-2026	**7.7**	**- 1.3%**	**2.5**	**+ 8.7%**
12-Month Avg*	7.6	+ 11.7%	2.0	+ 14.6%

* Months Supply for all properties from November 2025 through October 2026. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month

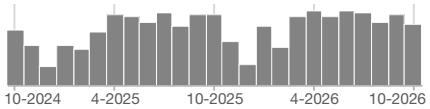
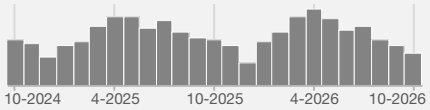
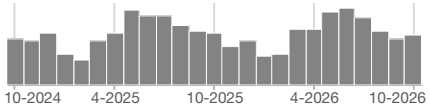
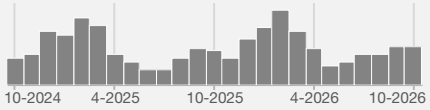
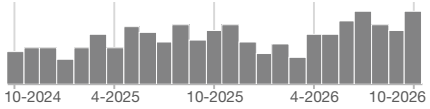
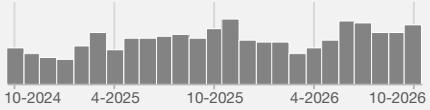
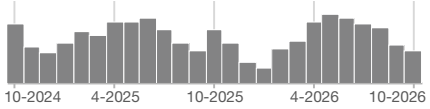
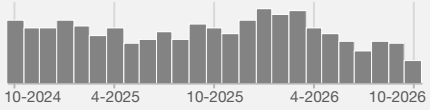
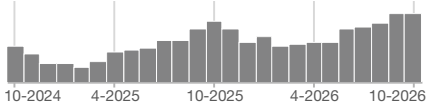
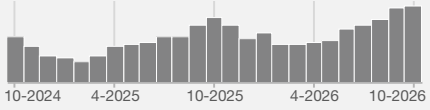


New and Existing Homes Combined

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

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Lincoln Area Region

Key Metrics	Historical Sparkbars	10-2025	10-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		838	**741**	- 11.6%	7,385	**7,796**	+ 5.6%
Pending Sales		355	**286**	- 19.4%	4,069	**4,022**	- 1.2%
Closed Sales		384	**376**	- 2.1%	3,943	**3,986**	+ 1.1%
Days on Market Until Sale		22	**23**	+ 4.5%	21	**22**	+ 4.8%
Median Closed Price		$319,000	**$340,000**	+ 6.6%	$313,765	**$319,700**	+ 1.9%
Average Closed Price		$378,055	**$384,255**	+ 1.6%	$359,932	**$367,088**	+ 2.0%
Percent of List Price Received		99.0%	**98.4%**	- 0.6%	98.9%	**98.9%**	0.0%
Housing Affordability Index		121	**103**	- 14.9%	123	**110**	- 10.6%
Inventory of Homes for Sale		1,144	**1,216**	+ 6.3%	—	**—**	—
Months Supply of Inventory		2.9	**3.2**	+ 10.3%	—	**—**	—