

# Monthly Indicators

Lincoln Area Region



## February 2026

Despite improving affordability conditions, U.S. existing-home sales declined 8.4% to a seasonally adjusted annual rate of 3.91 million, a 4.4% drop from one year earlier, according to the National Association of REALTORS® (NAR). The slowdown followed a 5.1% increase the previous month and modest gains throughout the fall. Sales retreated month-over-month and year-over-year in all four regions.

New Listings decreased 24.2 percent for New Construction but increased 6.7 percent for Existing Homes. Pending Sales decreased 34.4 percent for New Construction but increased 22.0 percent for Existing Homes. Inventory increased 25.5 percent for New Construction and 15.9 percent for Existing Homes.

Median Closed Price decreased 3.6 percent for New Construction but increased 4.8 percent for Existing Homes. Days on Market decreased 46.7 percent for New Construction but increased 18.5 percent for Existing Homes. Months Supply of Inventory increased 30.8 percent for New Construction and 7.7 percent for Existing Homes.

Nationally, the median existing-home price inched up 0.9% year-over-year to \$396,800, a new high for the month, NAR reported. Home prices have continued to rise across much of the country, in part due to low supply, which remains below pre-pandemic levels. Total housing inventory stood at 1.22 million units as of the most recent reading, up 3.4% from one year earlier, representing a 3.7-month supply at the current sales pace.

## Quick Facts

**+ 5.0%**

Change in  
**Closed Sales**  
All Properties

**+ 1.3%**

Change in  
**Median Closed Price**  
All Properties

**+ 19.9%**

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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# 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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Key Metrics	Historical Sparkbars	2-2025	2-2026	% Change	YTD 2025	YTD 2026	% Change
<b>New Listings</b>		132	<b>100</b>	- 24.2%	267	<b>277</b>	+ 3.7%
<b>Pending Sales</b>		61	<b>40</b>	- 34.4%	105	<b>90</b>	- 14.3%
<b>Closed Sales</b>		38	<b>35</b>	- 7.9%	79	<b>67</b>	- 15.2%
<b>Days on Market Until Sale</b>		60	<b>32</b>	- 46.7%	46	<b>43</b>	- 6.5%
<b>Median Closed Price</b>		\$466,833	<b>\$449,900</b>	- 3.6%	\$470,650	<b>\$460,000</b>	- 2.3%
<b>Average Closed Price</b>		\$479,335	<b>\$488,926</b>	+ 2.0%	\$499,391	<b>\$496,566</b>	- 0.6%
<b>Percent of List Price Received</b>		100.7%	<b>100.6%</b>	- 0.1%	101.0%	<b>100.5%</b>	- 0.5%
<b>Housing Affordability Index</b>		78	<b>87</b>	+ 11.5%	78	<b>85</b>	+ 9.0%
<b>Inventory of Homes for Sale</b>		310	<b>389</b>	+ 25.5%	—	—	—
<b>Months Supply of Inventory</b>		6.5	<b>8.5</b>	+ 30.8%	—	—	—

# 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	2-2025	2-2026	% Change	YTD 2025	YTD 2026	% Change
<b>New Listings</b>		389	415	+ 6.7%	815	956	+ 17.3%
<b>Pending Sales</b>		282	344	+ 22.0%	564	633	+ 12.2%
<b>Closed Sales</b>		203	218	+ 7.4%	430	445	+ 3.5%
<b>Days on Market Until Sale</b>		27	32	+ 18.5%	26	29	+ 11.5%
<b>Median Closed Price</b>		\$275,000	\$288,250	+ 4.8%	\$267,000	\$285,000	+ 6.7%
<b>Average Closed Price</b>		\$323,643	\$331,220	+ 2.3%	\$305,704	\$333,926	+ 9.2%
<b>Percent of List Price Received</b>		98.6%	98.1%	- 0.5%	98.4%	97.8%	- 0.6%
<b>Housing Affordability Index</b>		133	136	+ 2.3%	137	137	0.0%
<b>Inventory of Homes for Sale</b>		422	489	+ 15.9%	—	—	—
<b>Months Supply of Inventory</b>		1.3	1.4	+ 7.7%	—	—	—

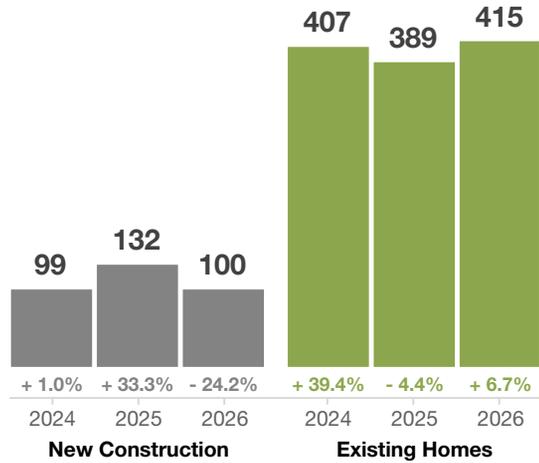
# New Listings

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

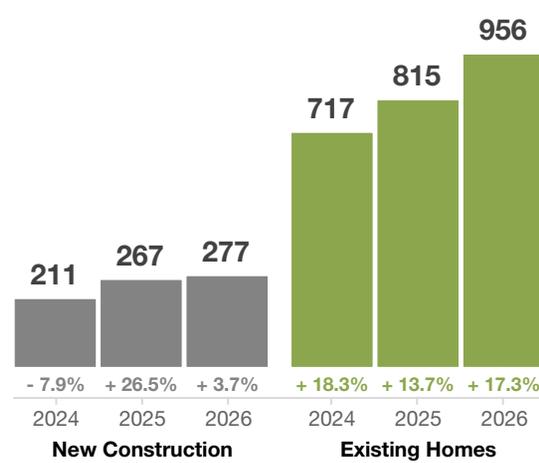


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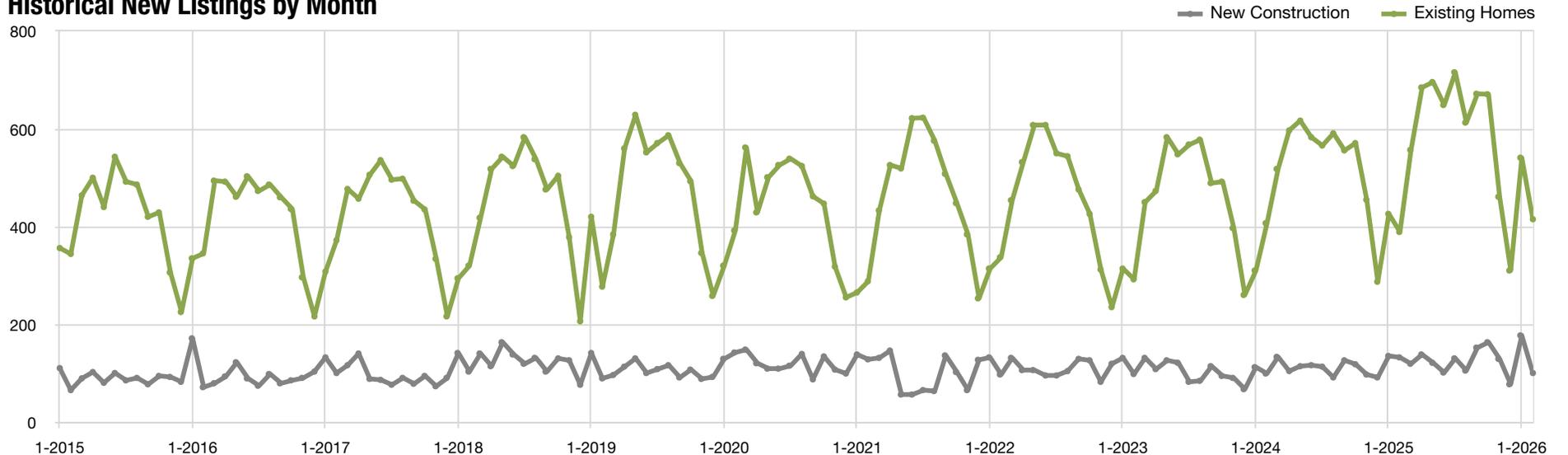


## Year to Date



New Listings	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Mar-2025	119	- 10.5%	557	+ 7.5%
Apr-2025	138	+ 32.7%	685	+ 14.7%
May-2025	121	+ 6.1%	696	+ 12.8%
Jun-2025	101	- 12.9%	649	+ 11.3%
Jul-2025	130	+ 15.0%	716	+ 26.5%
Aug-2025	105	+ 15.4%	613	+ 3.7%
Sep-2025	152	+ 20.6%	672	+ 20.9%
Oct-2025	163	+ 38.1%	671	+ 17.5%
Nov-2025	129	+ 33.0%	461	+ 1.3%
Dec-2025	77	- 15.4%	310	+ 8.0%
Jan-2026	177	+ 31.1%	541	+ 27.0%
<b>Feb-2026</b>	<b>100</b>	<b>- 24.2%</b>	<b>415</b>	<b>+ 6.7%</b>
12-Month Avg	126	+ 10.5%	582	+ 13.5%

## Historical New Listings by Month



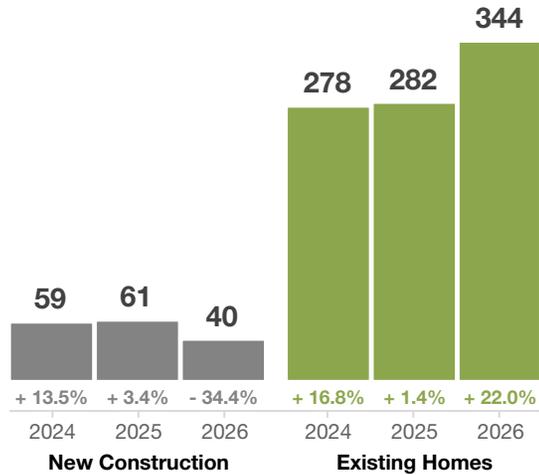
# Pending Sales

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

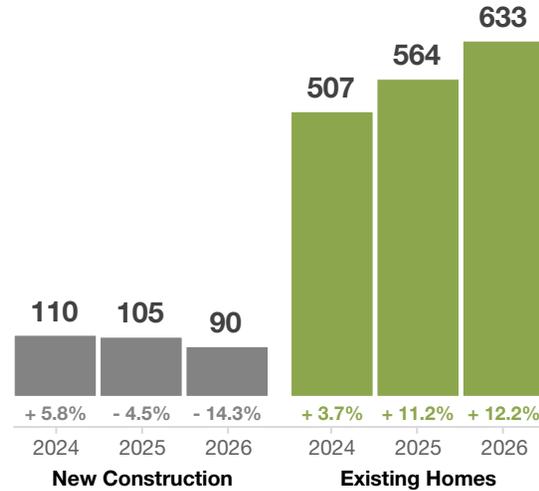


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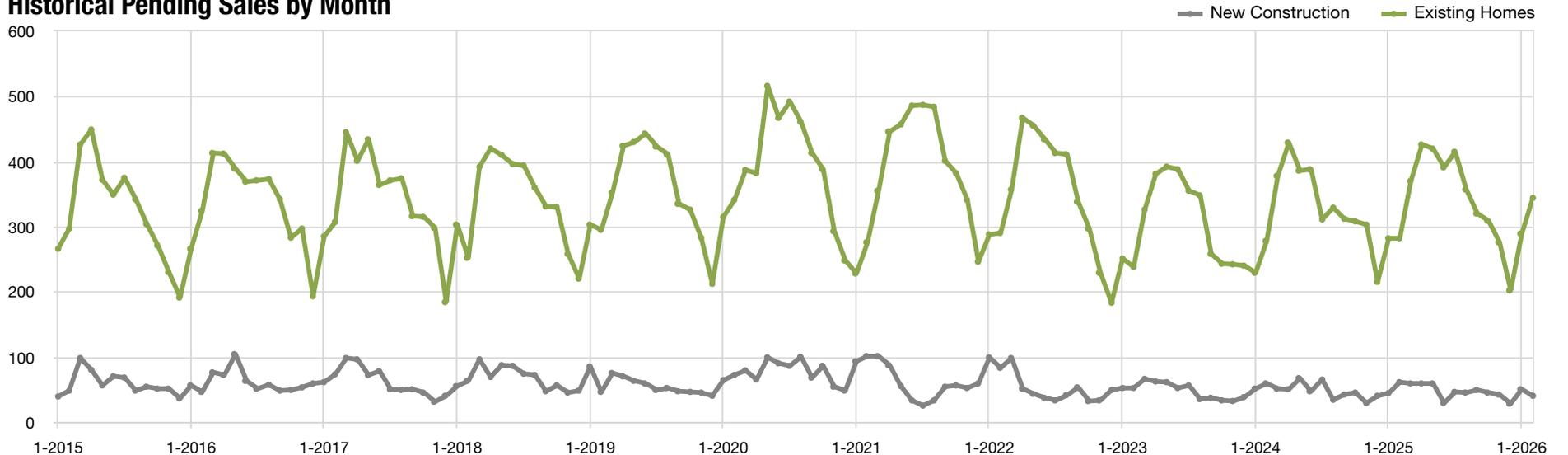


## Year to Date



Pending Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Mar-2025	59	+ 15.7%	370	- 2.1%
Apr-2025	59	+ 18.0%	426	- 0.7%
May-2025	59	- 11.9%	420	+ 8.8%
Jun-2025	29	- 38.3%	391	+ 0.8%
Jul-2025	46	- 29.2%	415	+ 33.4%
Aug-2025	45	+ 32.4%	357	+ 8.5%
Sep-2025	49	+ 16.7%	320	+ 2.6%
Oct-2025	45	0.0%	309	+ 0.3%
Nov-2025	42	+ 44.8%	276	- 8.9%
Dec-2025	28	- 30.0%	202	- 6.0%
Jan-2026	50	+ 13.6%	289	+ 2.5%
<b>Feb-2026</b>	<b>40</b>	<b>- 34.4%</b>	<b>344</b>	<b>+ 22.0%</b>
12-Month Avg	46	- 4.2%	343	+ 4.9%

## Historical Pending Sales by Month



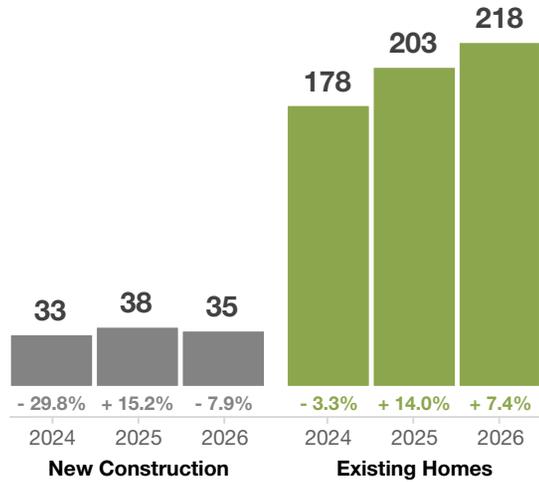
# Closed Sales

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

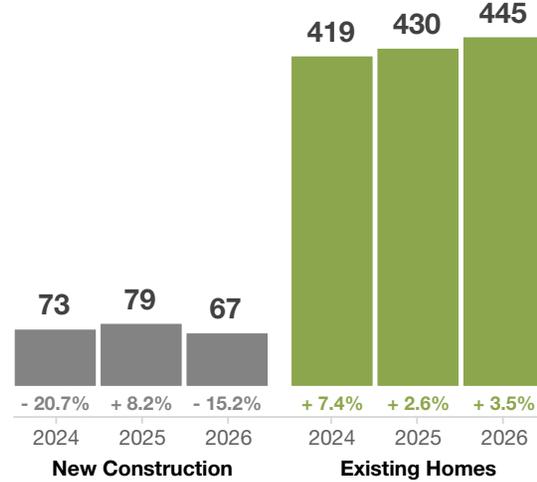


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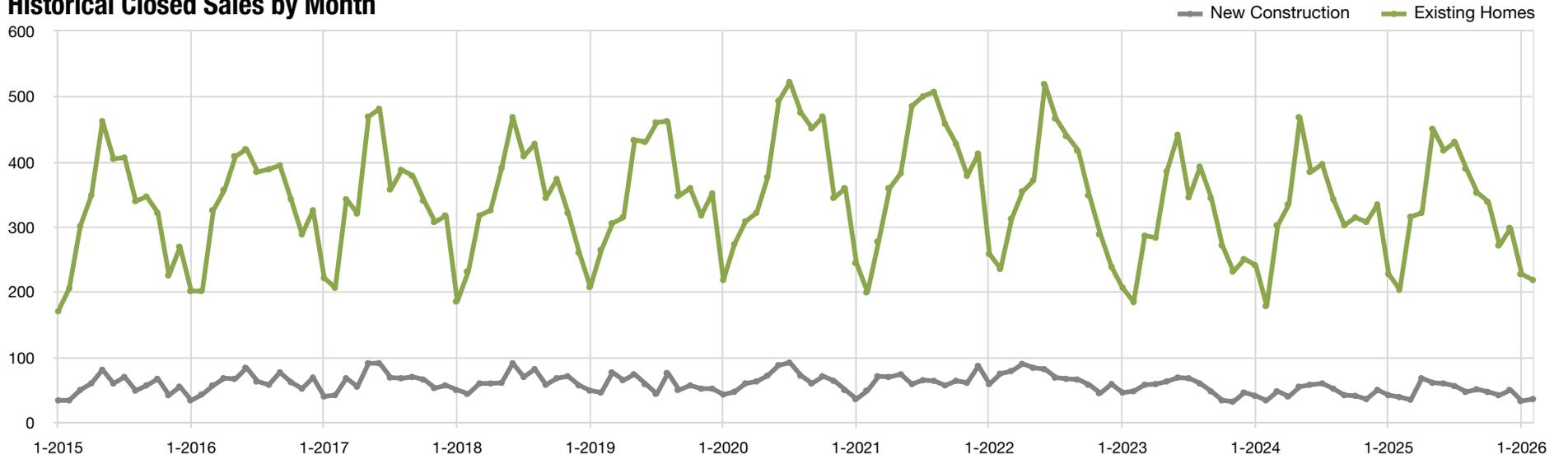


## Year to Date



Closed Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Mar-2025	34	- 27.7%	315	+ 4.3%
Apr-2025	67	+ 71.8%	321	- 3.9%
May-2025	60	+ 11.1%	450	- 3.8%
Jun-2025	59	+ 3.5%	417	+ 8.6%
Jul-2025	55	- 6.8%	430	+ 8.6%
Aug-2025	46	- 9.8%	389	+ 13.7%
Sep-2025	50	+ 22.0%	352	+ 16.6%
Oct-2025	46	+ 15.0%	338	+ 7.6%
Nov-2025	41	+ 17.1%	271	- 11.7%
Dec-2025	49	0.0%	298	- 10.8%
Jan-2026	32	- 22.0%	227	0.0%
<b>Feb-2026</b>	<b>35</b>	<b>- 7.9%</b>	<b>218</b>	<b>+ 7.4%</b>
12-Month Avg	48	+ 4.3%	336	+ 3.1%

## Historical Closed Sales by Month



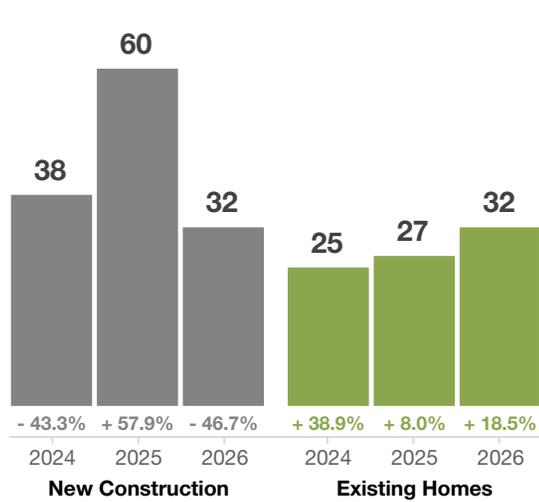
# Days on Market Until Sale

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

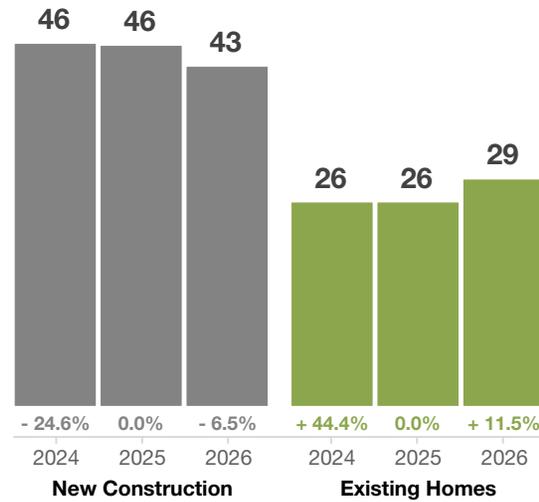


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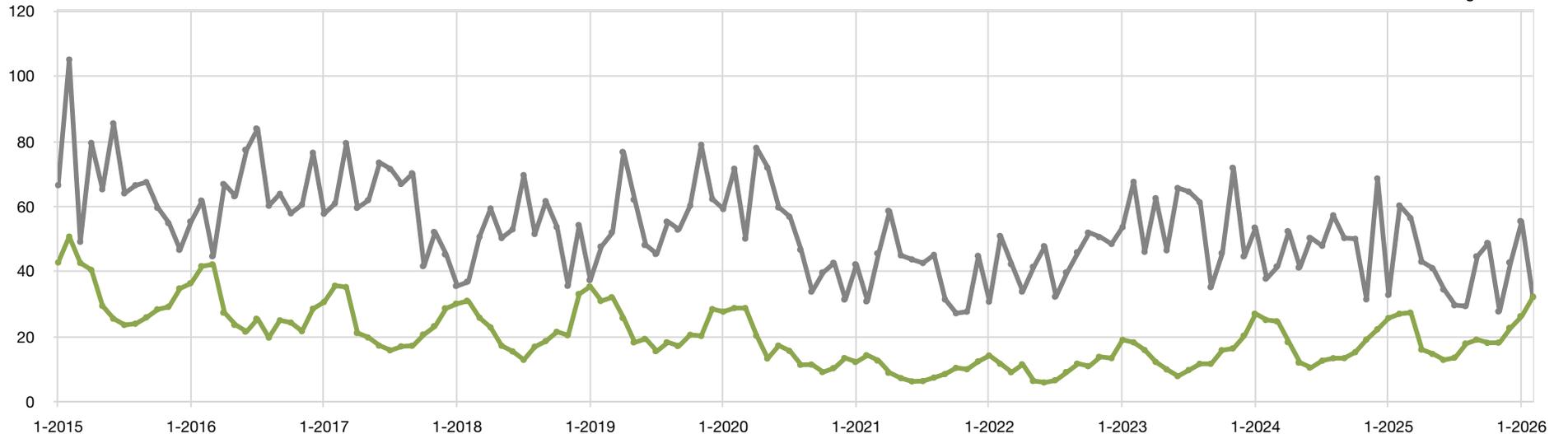
## Year to Date



Days on Market	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	29	- 39.6%	13	+ 8.3%
Aug-2025	29	- 49.1%	18	+ 38.5%
Sep-2025	44	- 12.0%	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%
Jan-2026	55	+ 66.7%	26	+ 4.0%
<b>Feb-2026</b>	<b>32</b>	<b>- 46.7%</b>	<b>32</b>	<b>+ 18.5%</b>
12-Month Avg*	40	- 18.7%	19	+ 11.7%

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

## Historical Days on Market Until Sale by Month



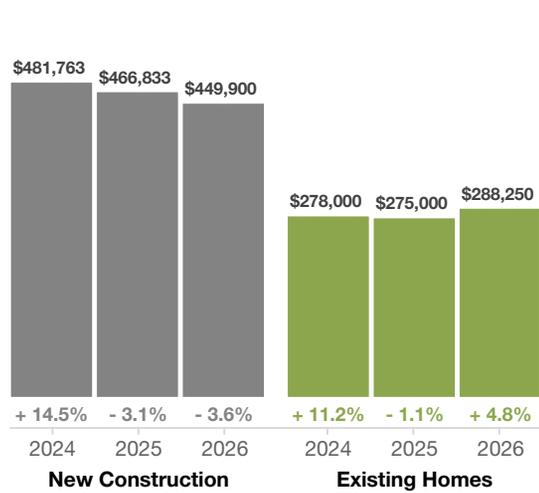
# Median Closed Price

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

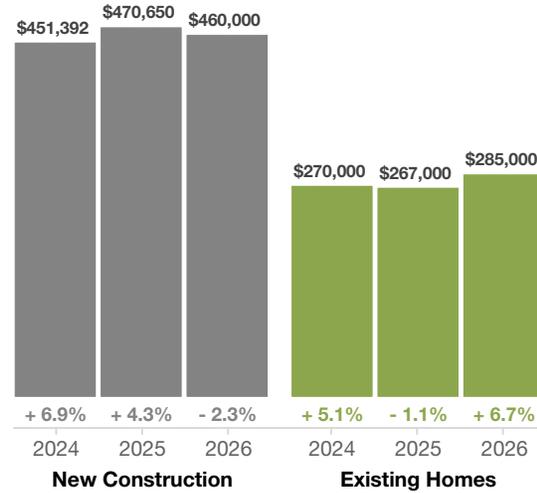


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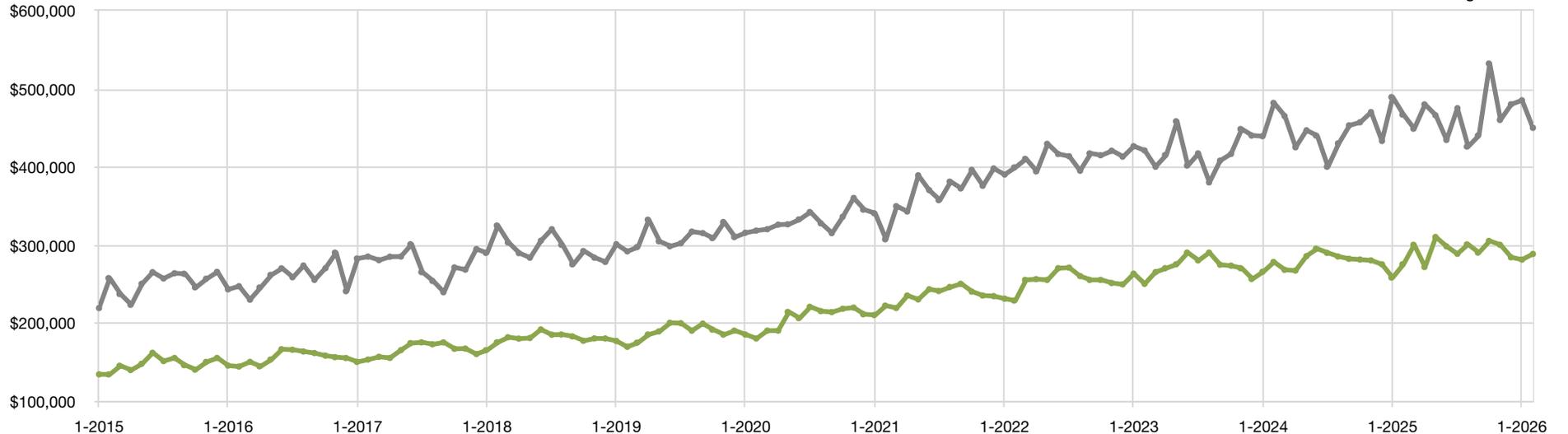
## Year to Date



Median Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	\$475,000	+ 18.8%	\$288,450	- 0.4%
Aug-2025	\$425,848	- 0.9%	\$300,500	+ 5.4%
Sep-2025	\$439,950	- 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%	\$283,950	+ 3.3%
Jan-2026	\$485,152	- 0.8%	\$281,000	+ 8.9%
<b>Feb-2026</b>	<b>\$449,900</b>	<b>- 3.6%</b>	<b>\$288,250</b>	<b>+ 4.8%</b>
12-Month Avg*	\$462,000	+ 2.6%	\$292,500	+ 4.5%

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

## Historical Median Closed Price by Month



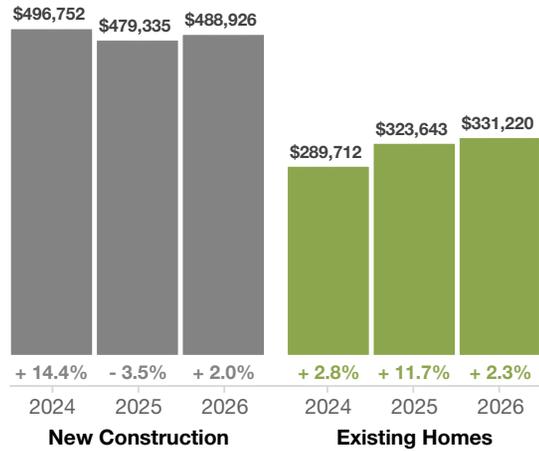
# Average Closed Price

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

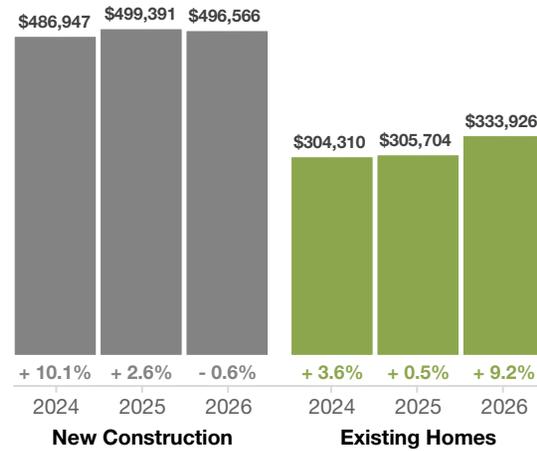


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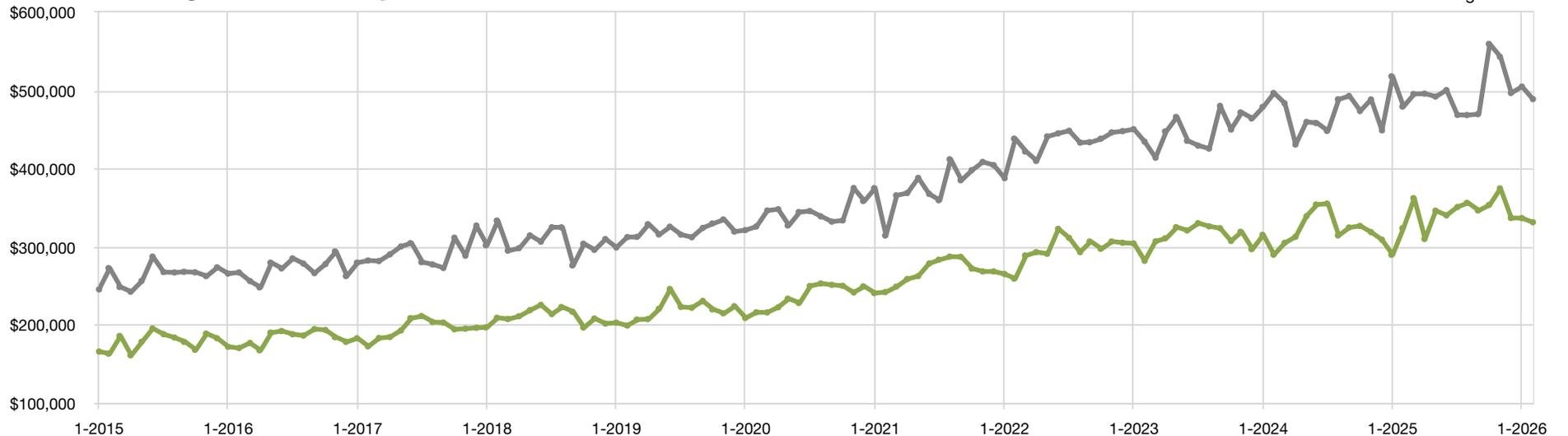
## Year to Date



Average Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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%	\$346,087	+ 2.1%
Jun-2025	\$500,403	+ 9.2%	\$340,104	- 3.9%
Jul-2025	\$468,706	+ 4.6%	\$350,708	- 1.2%
Aug-2025	\$468,511	- 4.1%	\$356,069	+ 13.3%
Sep-2025	\$469,664	- 4.7%	\$346,336	+ 6.7%
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%	\$336,729	+ 9.0%
Jan-2026	\$504,923	- 2.5%	\$336,525	+ 16.2%
<b>Feb-2026</b>	<b>\$488,926</b>	<b>+ 2.0%</b>	<b>\$331,220</b>	<b>+ 2.3%</b>
12-Month Avg*	\$497,478	+ 5.6%	\$345,799	+ 6.4%

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

## Historical Average Closed Price by Month



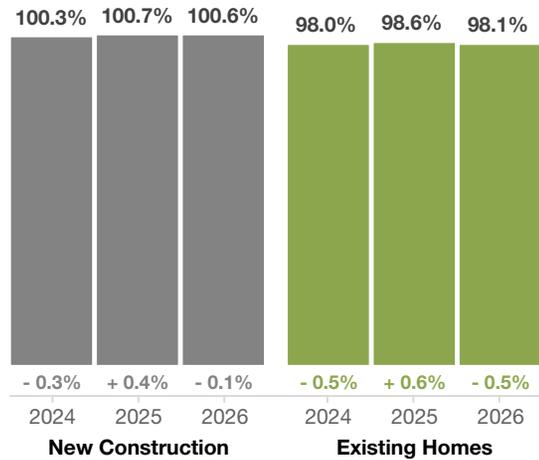
# Percent of List Price Received

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.

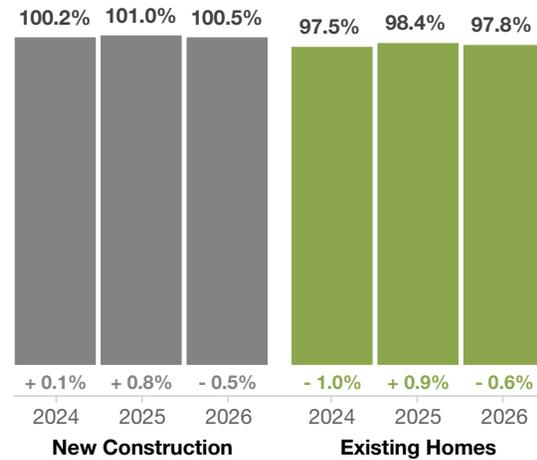


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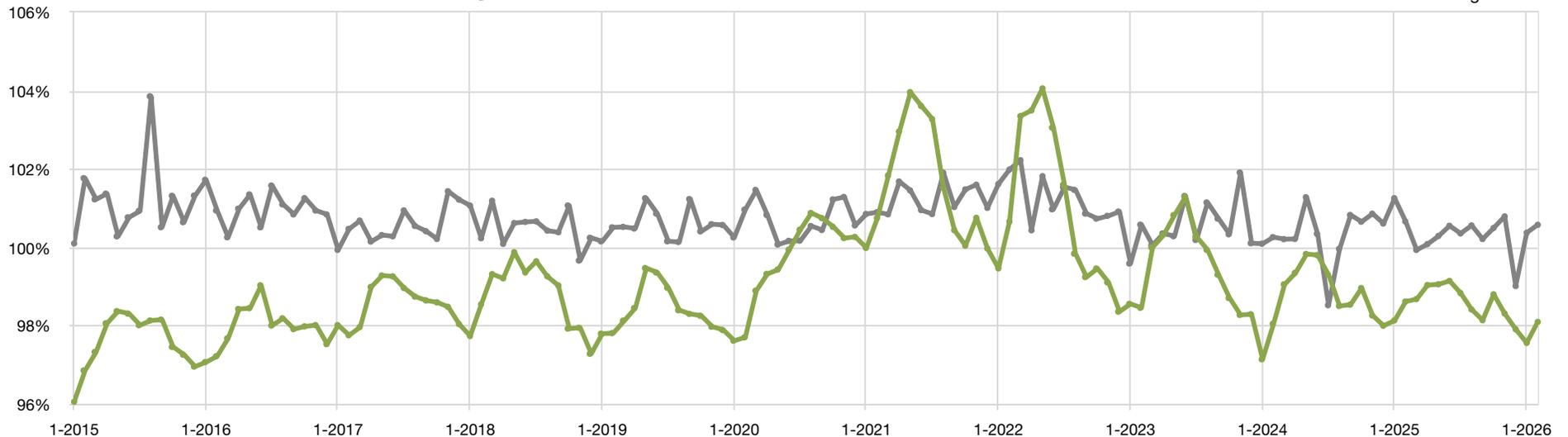
## Year to Date



Pct. of List Price Received	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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%
Jan-2026	100.4%	- 0.9%	97.6%	- 0.5%
<b>Feb-2026</b>	<b>100.6%</b>	<b>- 0.1%</b>	<b>98.1%</b>	<b>- 0.5%</b>
12-Month Avg*	100.3%	- 0.1%	98.6%	- 0.4%

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

## Historical Percent of List Price Received by Month



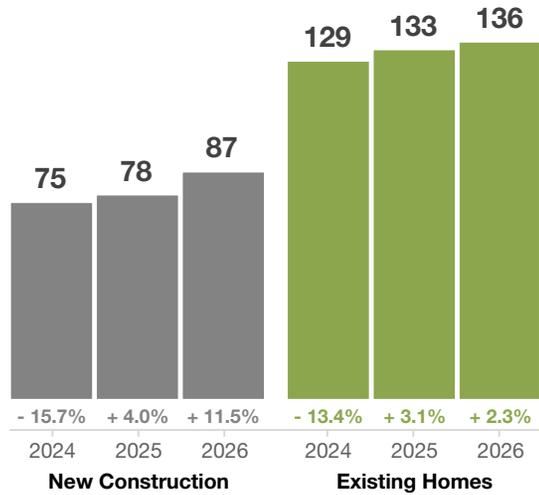
# Housing Affordability Index

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.

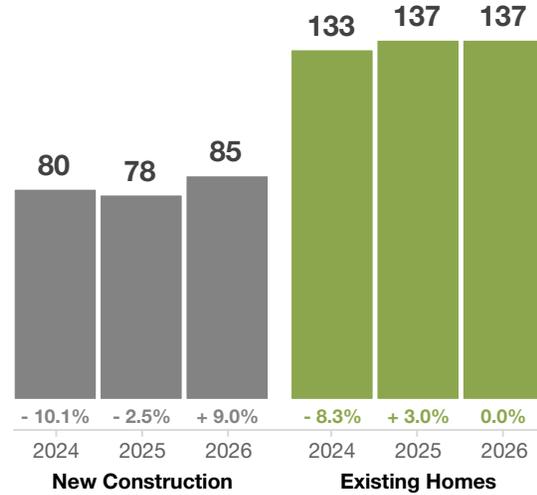


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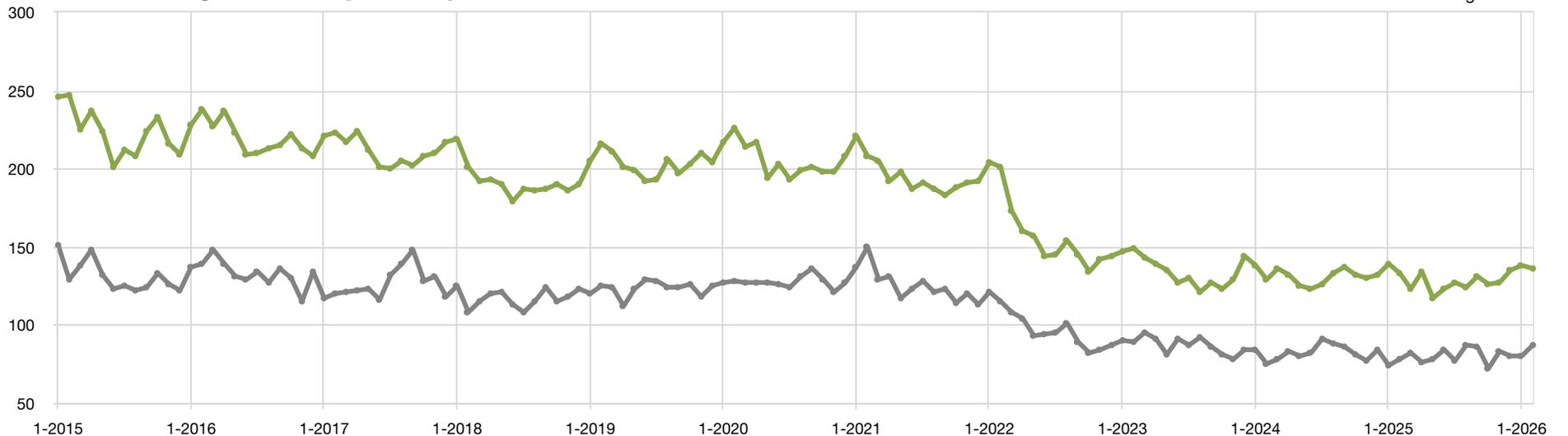


## Year to Date



Affordability Index	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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%
Jan-2026	80	+ 8.1%	138	- 0.7%
<b>Feb-2026</b>	<b>87</b>	<b>+ 11.5%</b>	<b>136</b>	<b>+ 2.3%</b>
12-Month Avg	81	- 1.2%	128	- 3.0%

## Historical Housing Affordability Index by Month



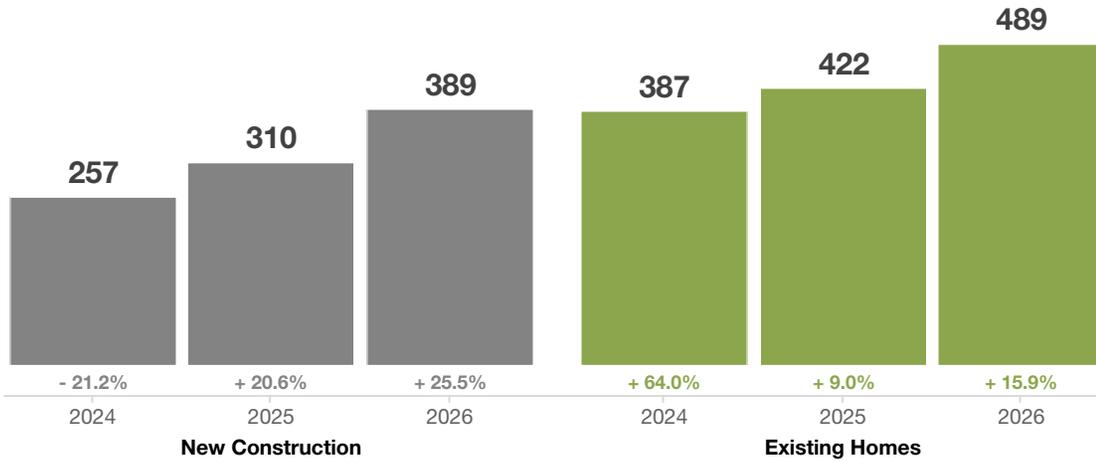
# Inventory of Homes for Sale

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



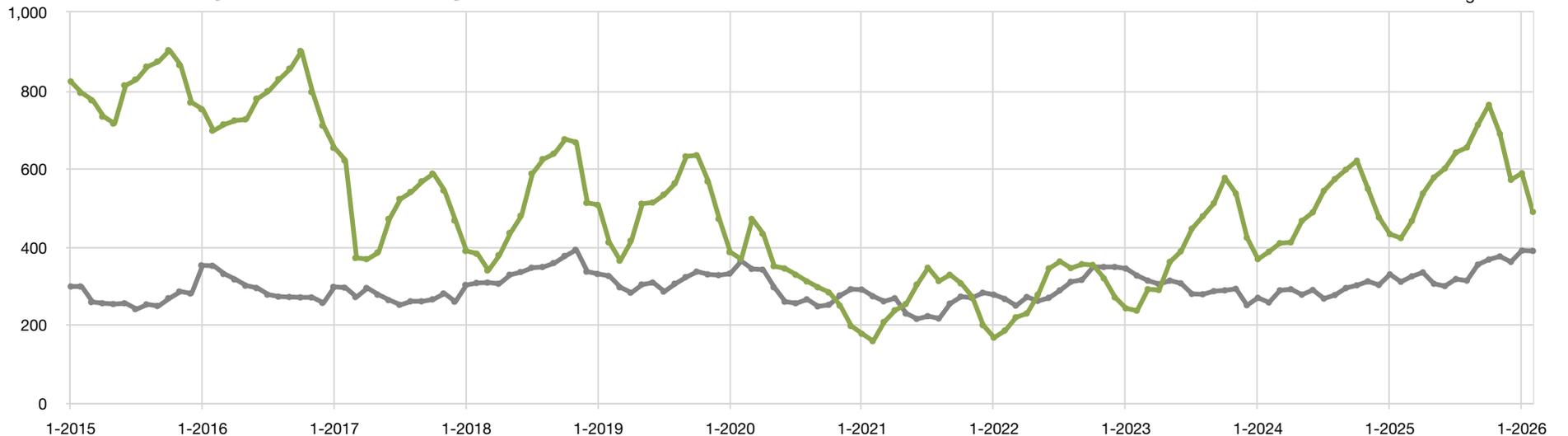
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Homes for Sale	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Mar-2025	324	+ 12.5%	466	+ 13.9%
Apr-2025	334	+ 14.8%	536	+ 30.4%
May-2025	305	+ 10.1%	577	+ 23.8%
Jun-2025	299	+ 3.5%	600	+ 23.0%
Jul-2025	317	+ 18.7%	641	+ 18.0%
Aug-2025	313	+ 13.4%	654	+ 14.1%
Sep-2025	354	+ 20.4%	712	+ 19.3%
Oct-2025	367	+ 21.9%	763	+ 23.1%
Nov-2025	375	+ 20.6%	689	+ 25.7%
Dec-2025	361	+ 19.5%	571	+ 20.2%
Jan-2026	390	+ 18.5%	588	+ 36.1%
<b>Feb-2026</b>	<b>389</b>	<b>+ 25.5%</b>	<b>489</b>	<b>+ 15.9%</b>
12-Month Avg	344	+ 16.6%	607	+ 21.6%

## Historical Inventory of Homes for Sale by Month



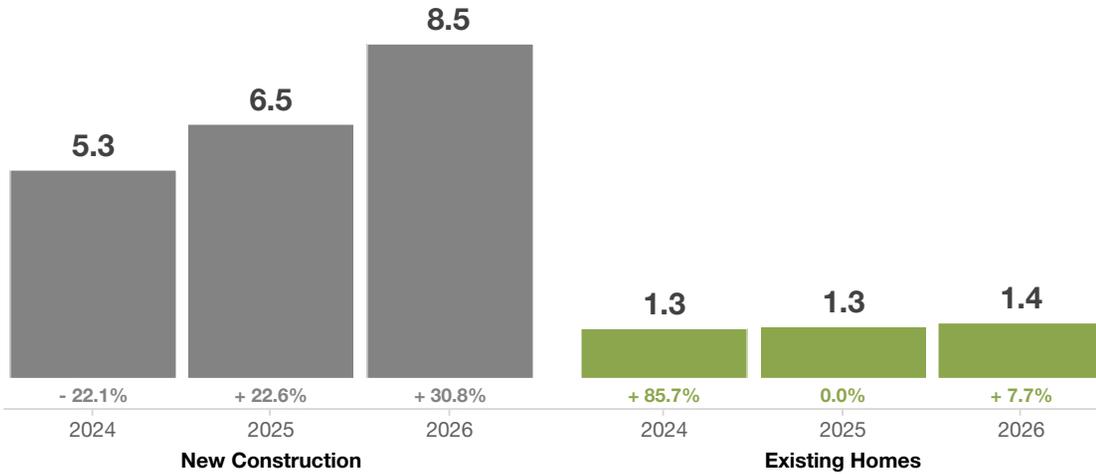
# Months Supply of Inventory

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

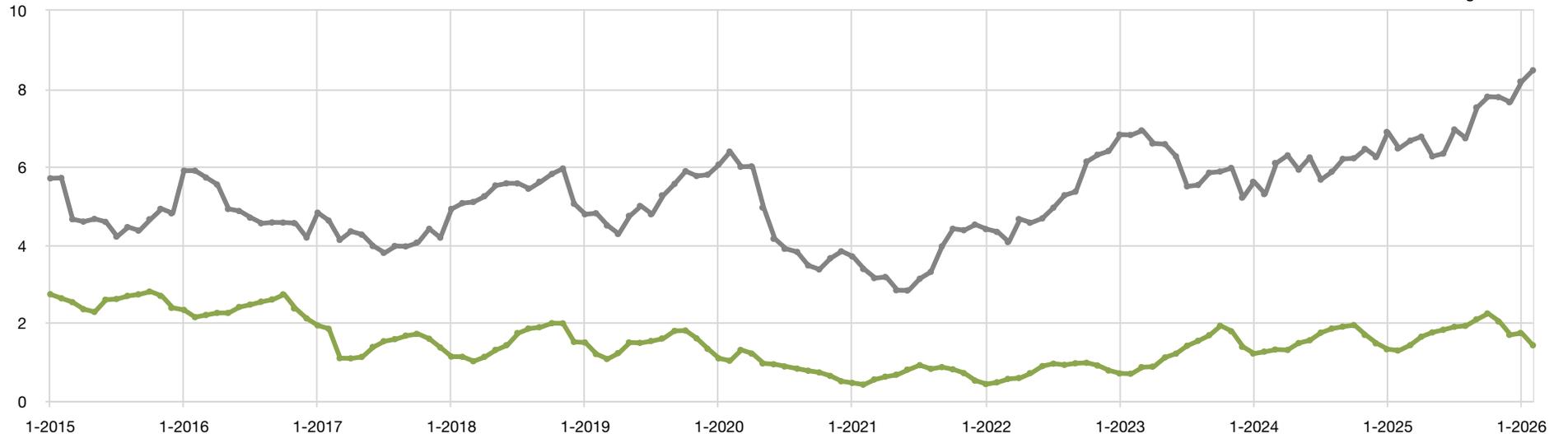
## February



Months Supply	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Mar-2025	6.7	+ 9.8%	1.4	+ 7.7%
Apr-2025	6.8	+ 7.9%	1.6	+ 23.1%
May-2025	6.3	+ 6.8%	1.8	+ 20.0%
Jun-2025	6.3	+ 1.6%	1.8	+ 12.5%
Jul-2025	7.0	+ 22.8%	1.9	+ 11.8%
Aug-2025	6.7	+ 13.6%	1.9	0.0%
Sep-2025	7.5	+ 21.0%	2.1	+ 10.5%
Oct-2025	7.8	+ 25.8%	2.2	+ 15.8%
Nov-2025	7.8	+ 20.0%	2.0	+ 17.6%
Dec-2025	7.7	+ 24.2%	1.7	+ 13.3%
Jan-2026	8.2	+ 18.8%	1.7	+ 30.8%
<b>Feb-2026</b>	<b>8.5</b>	<b>+ 30.8%</b>	<b>1.4</b>	<b>+ 7.7%</b>
12-Month Avg*	7.3	+ 16.8%	1.8	+ 14.9%

\* Months Supply for all properties from March 2025 through February 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	2-2025	2-2026	% Change	YTD 2025	YTD 2026	% Change
<b>New Listings</b>		521	<b>515</b>	- 1.2%	1,082	<b>1,233</b>	+ 14.0%
<b>Pending Sales</b>		343	<b>384</b>	+ 12.0%	669	<b>723</b>	+ 8.1%
<b>Closed Sales</b>		241	<b>253</b>	+ 5.0%	509	<b>512</b>	+ 0.6%
<b>Days on Market Until Sale</b>		32	<b>32</b>	0.0%	29	<b>31</b>	+ 6.9%
<b>Median Closed Price</b>		\$300,047	<b>\$304,000</b>	+ 1.3%	\$291,000	<b>\$300,000</b>	+ 3.1%
<b>Average Closed Price</b>		\$348,192	<b>\$353,037</b>	+ 1.4%	\$335,824	<b>\$355,209</b>	+ 5.8%
<b>Percent of List Price Received</b>		98.9%	<b>98.4%</b>	- 0.5%	98.8%	<b>98.2%</b>	- 0.6%
<b>Housing Affordability Index</b>		122	<b>129</b>	+ 5.7%	126	<b>130</b>	+ 3.2%
<b>Inventory of Homes for Sale</b>		732	<b>878</b>	+ 19.9%	—	—	—
<b>Months Supply of Inventory</b>		2.0	<b>2.3</b>	+ 15.0%	—	—	—