

Monthly Indicators

Lincoln Area Region



June 2026

U.S. existing-home sales rose 3.2% month-over-month and year-over-year to a seasonally adjusted annual rate of 4.17 million units, the National Association of REALTORS® (NAR) reported, marking the highest level since December 2025. Regionally, sales increased from the previous month in the Northeast, Midwest, and South, while remaining flat in the West. On a year-over-year basis, sales grew in the Midwest, South, and West but declined in the Northeast.

New Listings increased 4.9 percent for New Construction and 11.7 percent for Existing Homes. Pending Sales increased 103.3 percent for New Construction but decreased 14.3 percent for Existing Homes. Inventory increased 19.7 percent for New Construction and 14.3 percent for Existing Homes.

Median Closed Price increased 8.2 percent for New Construction and 3.4 percent for Existing Homes. Days on Market increased 32.4 percent for New Construction but remained flat for Existing Homes. Months Supply of Inventory increased 14.3 percent for New Construction and 11.1 percent for Existing Homes.

Nationally, there were 1.55 million homes available for sale heading into June, a 3.3% increase from the previous month and 0.6% higher than one year earlier, representing a 4.5-month supply at the current sales pace, according to NAR. Home prices also rose, with the median existing-home price climbing to \$429,300 nationwide, an all-time high for the month and 1.3% higher than a year earlier.

Quick Facts

+ 8.6%	+ 3.8%	+ 16.1%
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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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	6-2025	6-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		103	108	+ 4.9%	748	777	+ 3.9%
Pending Sales		30	61	+ 103.3%	312	338	+ 8.3%
Closed Sales		59	67	+ 13.6%	299	293	- 2.0%
Days on Market Until Sale		34	45	+ 32.4%	43	45	+ 4.7%
Median Closed Price		\$434,350	\$469,900	+ 8.2%	\$463,016	\$451,665	- 2.5%
Average Closed Price		\$500,403	\$516,759	+ 3.3%	\$496,909	\$494,490	- 0.5%
Percent of List Price Received		100.5%	100.1%	- 0.4%	100.4%	100.3%	- 0.1%
Housing Affordability Index		84	80	- 4.8%	79	83	+ 5.1%
Inventory of Homes for Sale		300	359	+ 19.7%	—	—	—
Months Supply of Inventory		6.3	7.2	+ 14.3%	—	—	—

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.



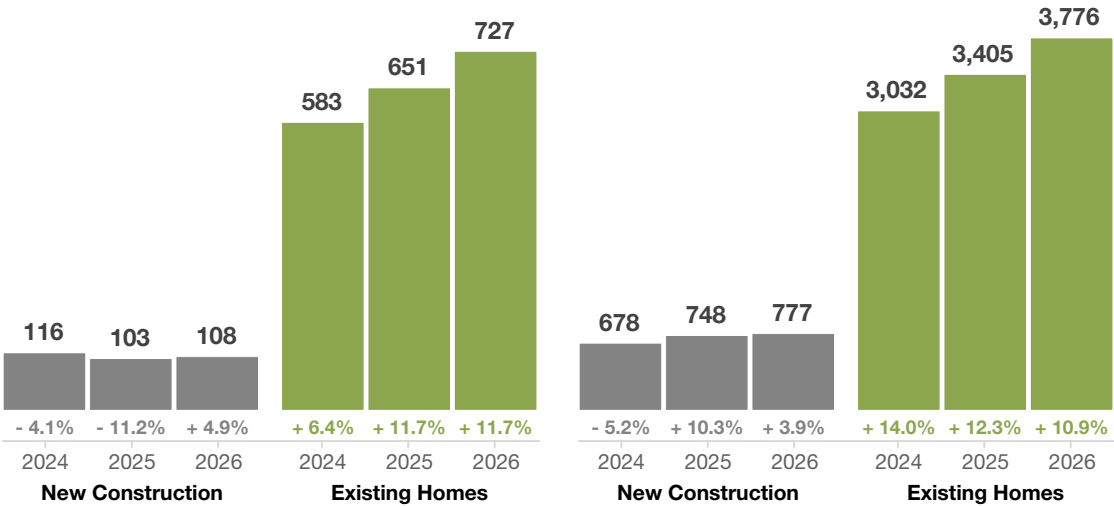
Lincoln Area Region

Key Metrics	Historical Sparkbars	6-2025	6-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		651	727	+ 11.7%	3,405	3,776	+ 10.9%
Pending Sales		391	335	- 14.3%	2,169	2,257	+ 4.1%
Closed Sales		419	452	+ 7.9%	1,934	2,077	+ 7.4%
Days on Market Until Sale		13	13	0.0%	19	20	+ 5.3%
Median Closed Price		\$299,900	\$310,000	+ 3.4%	\$287,670	\$294,000	+ 2.2%
Average Closed Price		\$340,707	\$373,376	+ 9.6%	\$332,106	\$339,390	+ 2.2%
Percent of List Price Received		99.1%	99.2%	+ 0.1%	98.9%	98.8%	- 0.1%
Housing Affordability Index		122	121	- 0.8%	127	127	0.0%
Inventory of Homes for Sale		603	689	+ 14.3%	—	—	—
Months Supply of Inventory		1.8	2.0	+ 11.1%	—	—	—

New Listings

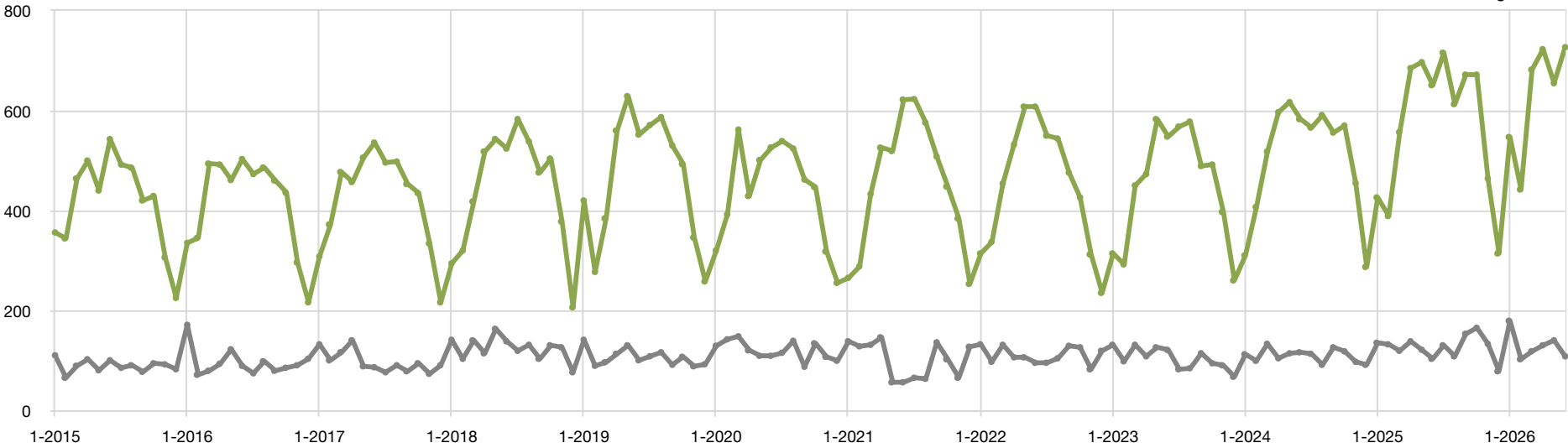
A count of the properties that have been newly listed on the market in a given month.

June



New Listings	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jul-2025	130	+ 15.0%	716	+ 26.5%
Aug-2025	108	+ 18.7%	613	+ 3.7%
Sep-2025	153	+ 21.4%	672	+ 20.9%
Oct-2025	165	+ 39.8%	672	+ 17.9%
Nov-2025	133	+ 37.1%	464	+ 2.0%
Dec-2025	78	- 14.3%	314	+ 9.4%
Jan-2026	179	+ 32.6%	547	+ 28.4%
Feb-2026	102	- 22.7%	442	+ 13.6%
Mar-2026	118	- 0.8%	682	+ 22.4%
Apr-2026	130	- 5.8%	723	+ 5.5%
May-2026	140	+ 15.7%	655	- 6.0%
Jun-2026	108	+ 4.9%	727	+ 11.7%
12-Month Avg	129	+ 12.2%	602	+ 12.3%

Historical New Listings by Month

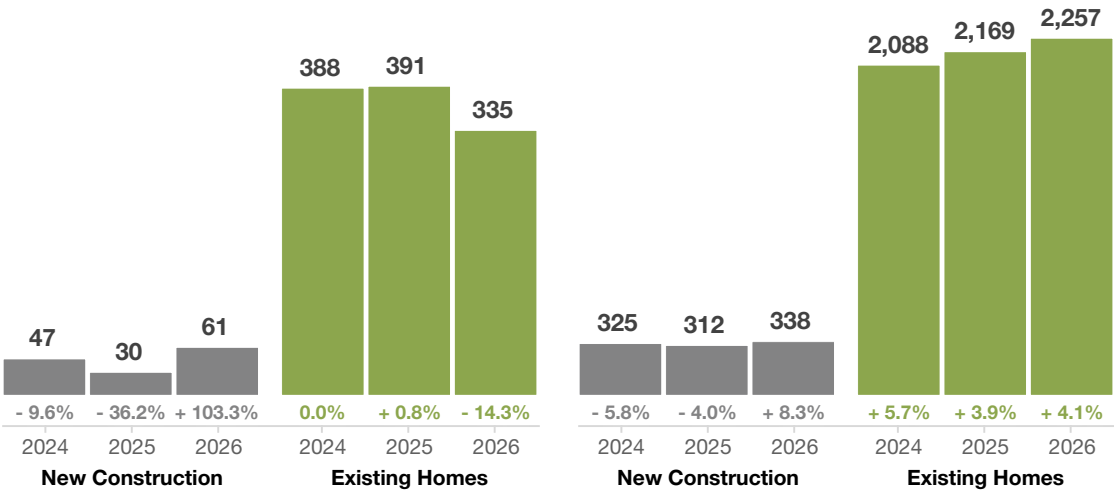


Pending Sales

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

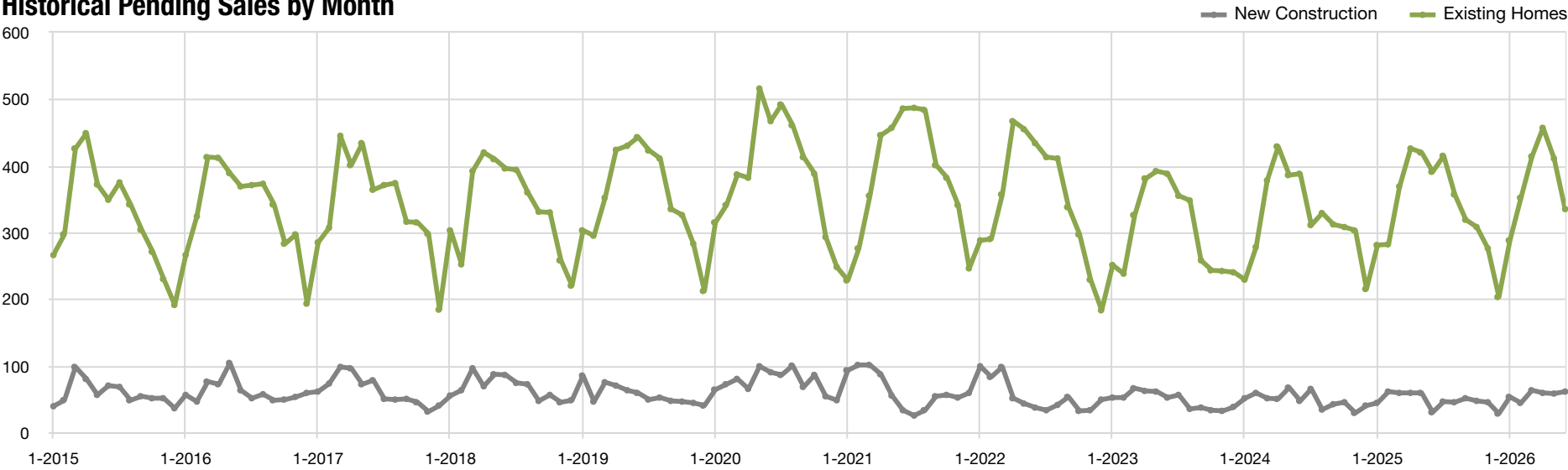
June

Year to Date



Pending Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jul-2025	46	- 29.2%	415	+ 33.4%
Aug-2025	45	+ 32.4%	357	+ 8.5%
Sep-2025	51	+ 21.4%	319	+ 2.2%
Oct-2025	47	+ 4.4%	308	0.0%
Nov-2025	45	+ 55.2%	276	- 8.9%
Dec-2025	28	- 30.0%	203	- 5.6%
Jan-2026	53	+ 20.5%	288	+ 2.5%
Feb-2026	44	- 27.9%	352	+ 24.8%
Mar-2026	63	+ 6.8%	414	+ 12.2%
Apr-2026	59	0.0%	457	+ 7.3%
May-2026	58	- 1.7%	411	- 2.1%
Jun-2026	61	+ 103.3%	335	- 14.3%
12-Month Avg	50	+ 6.4%	345	+ 4.9%

Historical Pending Sales by Month

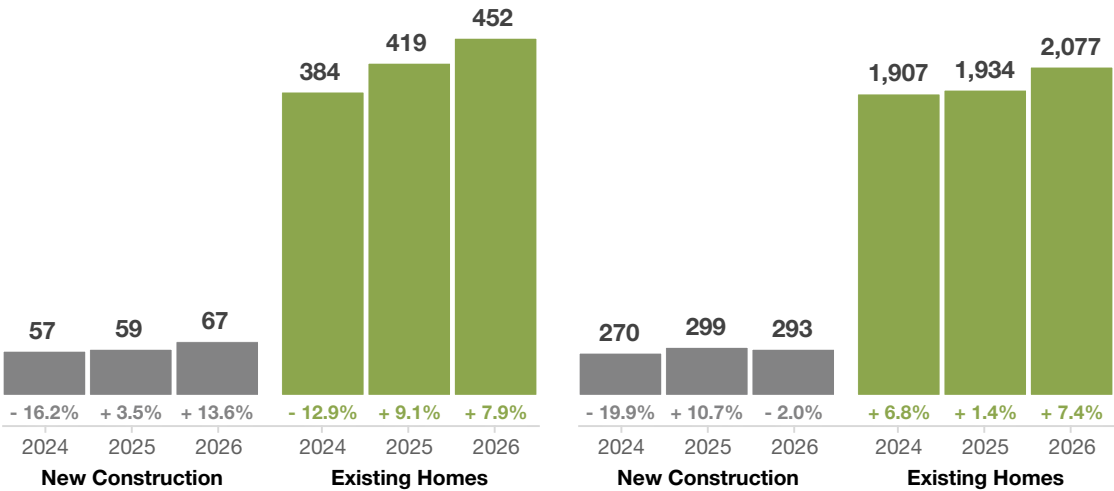


Closed Sales

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

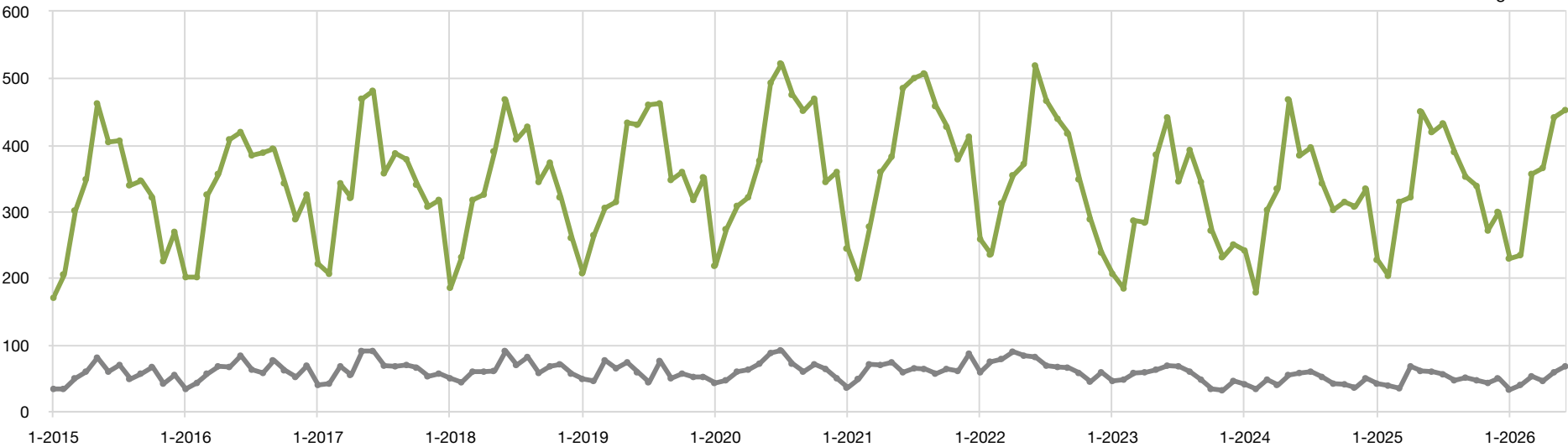
June

Year to Date



Closed Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jul-2025	55	- 6.8%	432	+ 9.1%
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	42	+ 20.0%	271	- 11.7%
Dec-2025	49	0.0%	299	- 10.5%
Jan-2026	32	- 22.0%	229	+ 0.9%
Feb-2026	39	+ 2.6%	234	+ 15.3%
Mar-2026	52	+ 52.9%	356	+ 13.4%
Apr-2026	45	- 32.8%	365	+ 13.7%
May-2026	58	- 3.3%	441	- 2.0%
Jun-2026	67	+ 13.6%	452	+ 7.9%
12-Month Avg	48	0.0%	347	+ 6.1%

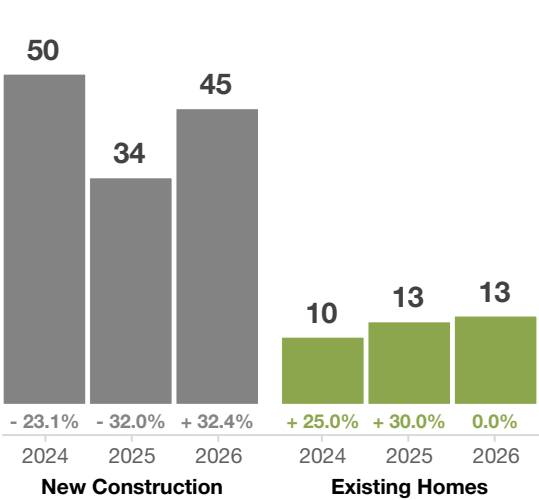
Historical Closed Sales by Month



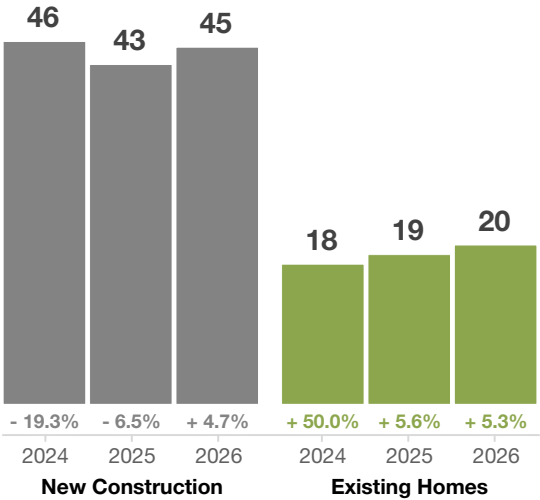
Days on Market Until Sale

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

June



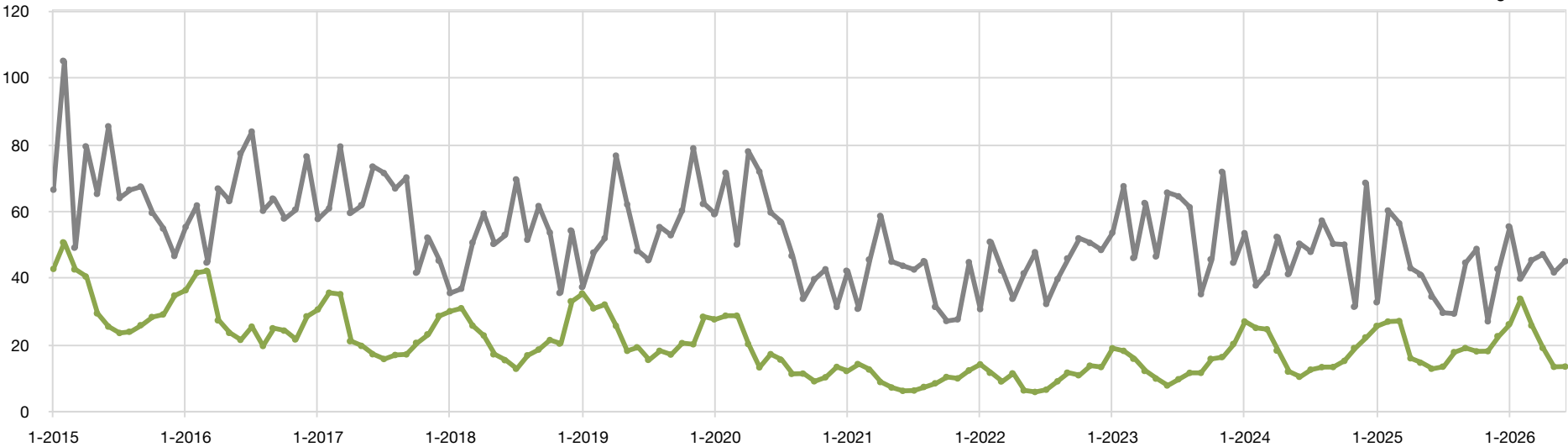
Year to Date



Days on Market	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	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	45	+ 32.4%	13	0.0%
12-Month Avg*	41	- 13.1%	19	+ 9.4%

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

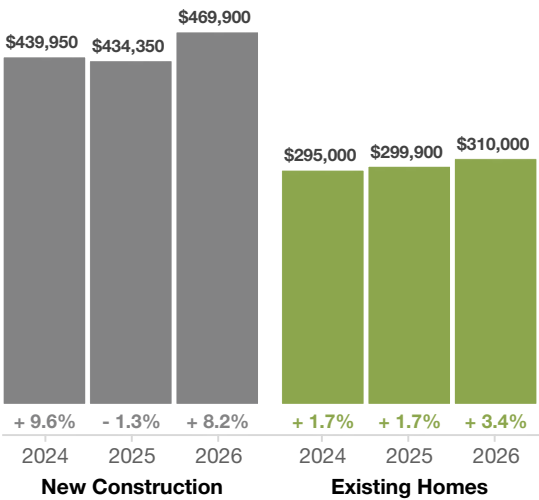
Historical Days on Market Until Sale by Month



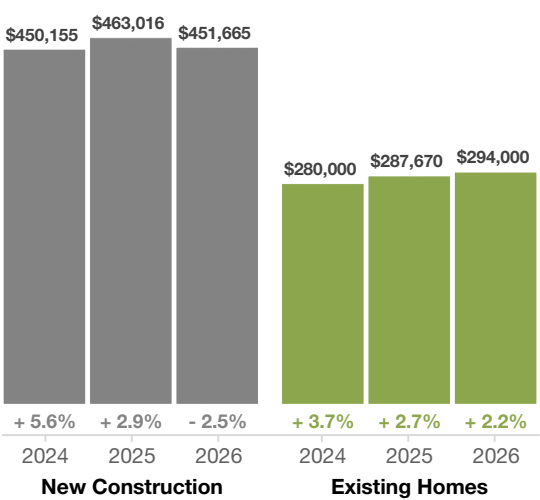
Median Closed Price

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

June



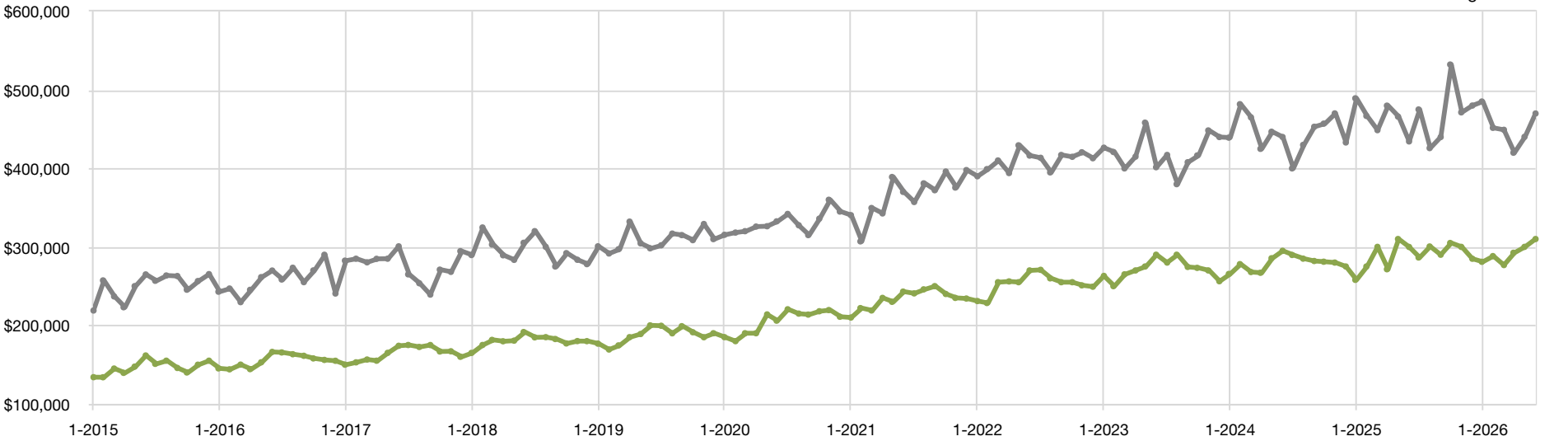
Year to Date



Median Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jul-2025	\$475,000	+ 18.8%	\$286,500	- 1.1%
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	\$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%	\$288,250	+ 4.8%
Mar-2026	\$449,117	+ 0.1%	\$276,850	- 7.7%
Apr-2026	\$419,950	- 12.5%	\$292,500	+ 7.7%
May-2026	\$440,156	- 5.5%	\$300,000	- 3.2%
Jun-2026	\$469,900	+ 8.2%	\$310,000	+ 3.4%
12-Month Avg*	\$460,000	+ 1.5%	\$294,700	+ 3.4%

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

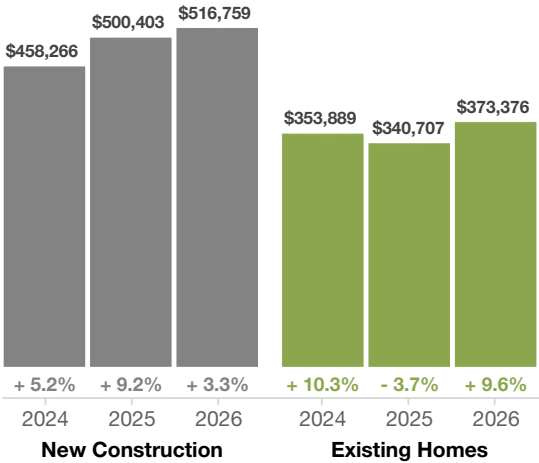
Historical Median Closed Price by Month



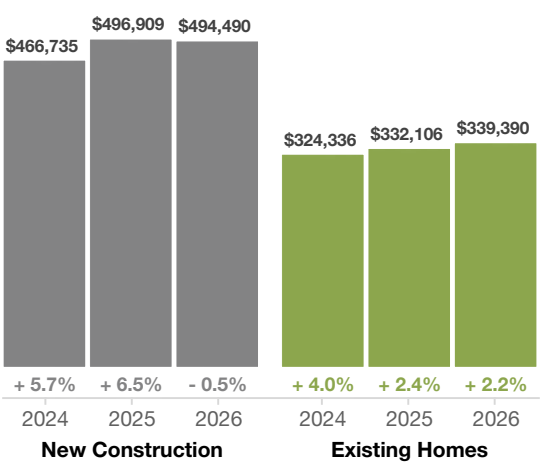
Average Closed Price

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

June



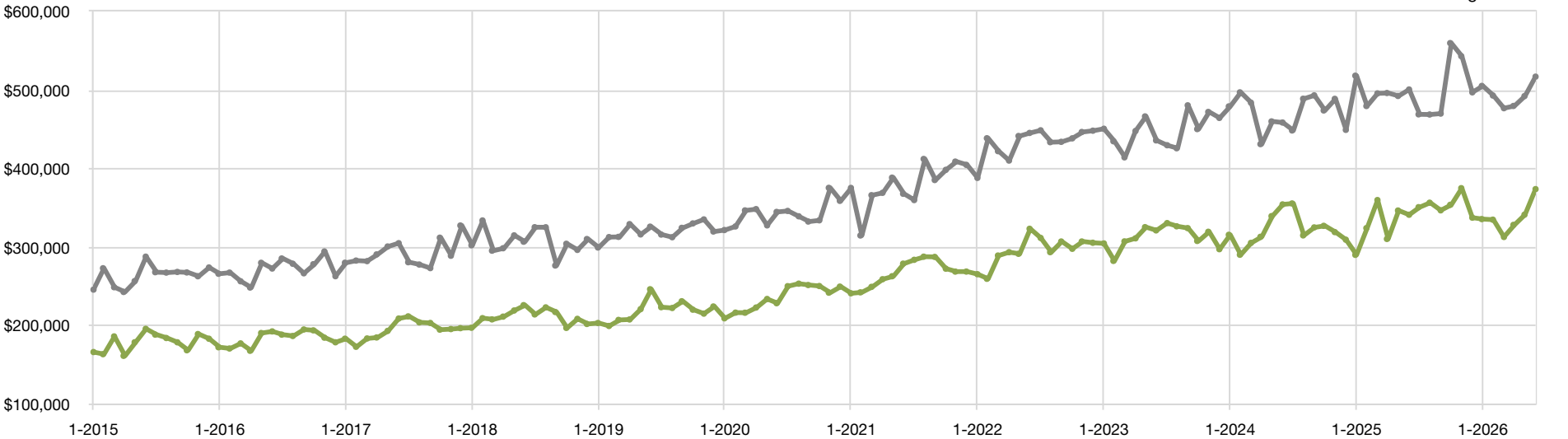
Year to Date



Average Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jul-2025	\$468,706	+ 4.6%	\$350,357	- 1.3%
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	\$542,915	+ 11.1%	\$374,579	+ 17.6%
Dec-2025	\$496,766	+ 10.7%	\$336,998	+ 9.1%
Jan-2026	\$504,923	- 2.5%	\$335,150	+ 15.7%
Feb-2026	\$492,722	+ 2.8%	\$334,412	+ 3.3%
Mar-2026	\$476,554	- 3.8%	\$312,365	- 13.1%
Apr-2026	\$479,408	- 3.3%	\$327,792	+ 5.8%
May-2026	\$491,983	- 0.0%	\$340,816	- 1.5%
Jun-2026	\$516,759	+ 3.3%	\$373,376	+ 9.6%
12-Month Avg*	\$496,700	+ 2.5%	\$345,934	+ 5.2%

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

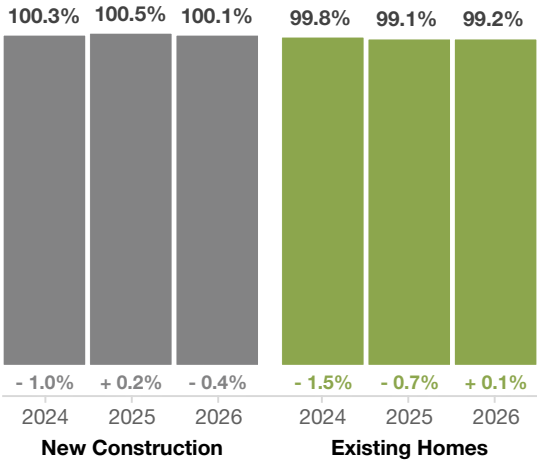
Historical Average Closed Price by Month



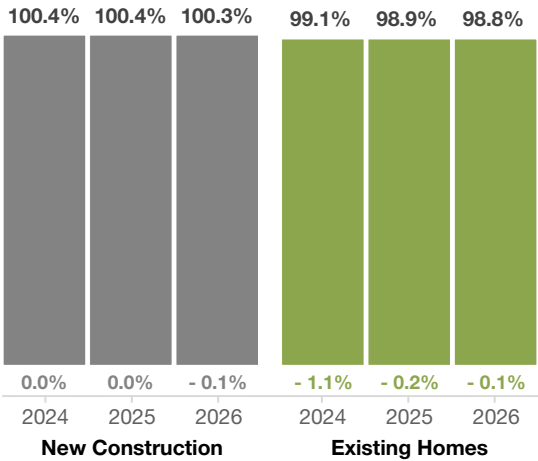
Percent of List Price Received

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.

June



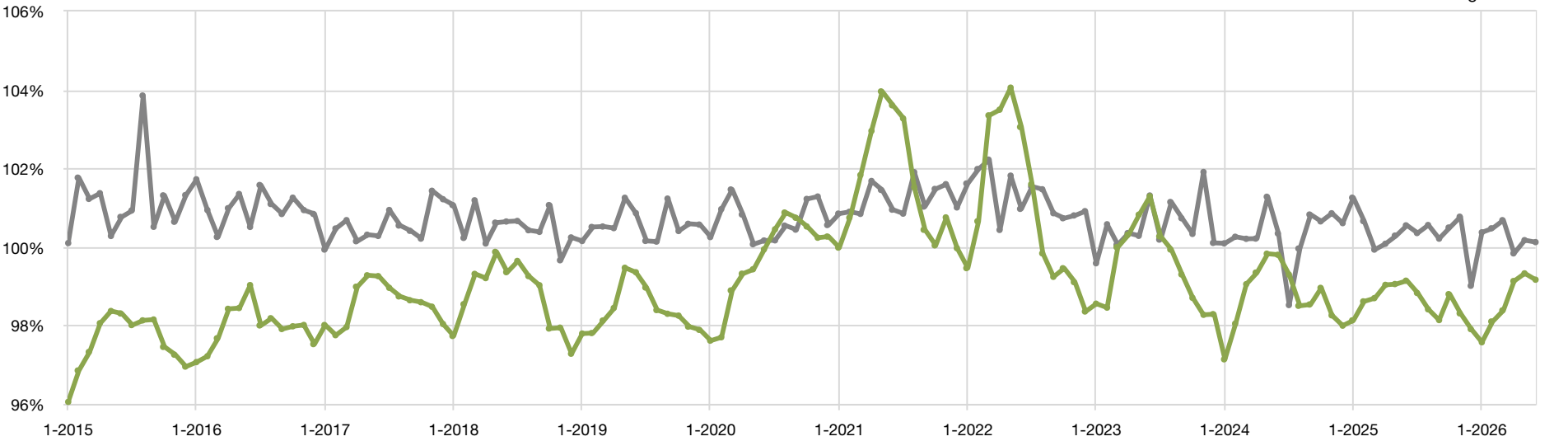
Year to Date



Pct. of List Price Received	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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%
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%
12-Month Avg*	100.2%	- 0.0%	98.6%	- 0.1%

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

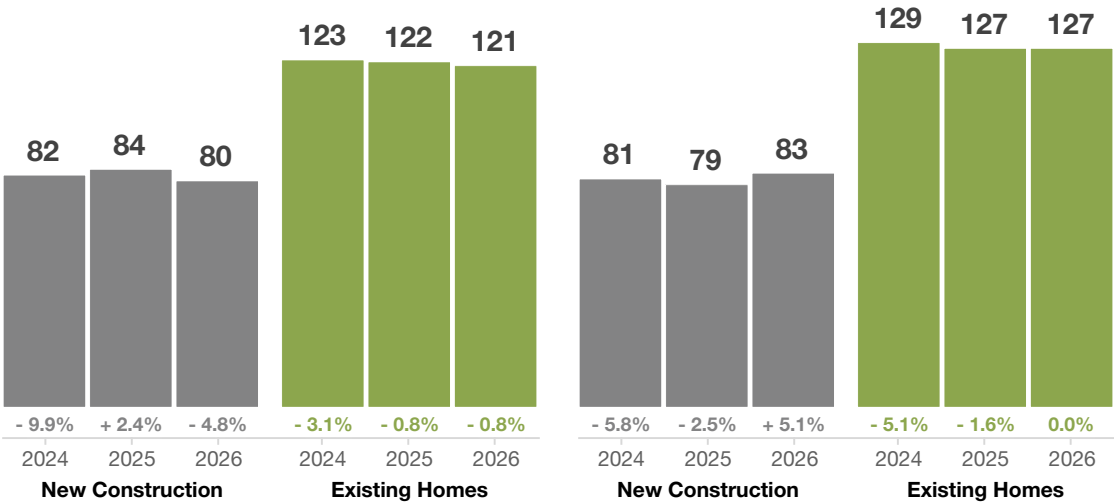
Historical Percent of List Price Received by Month



Housing Affordability Index

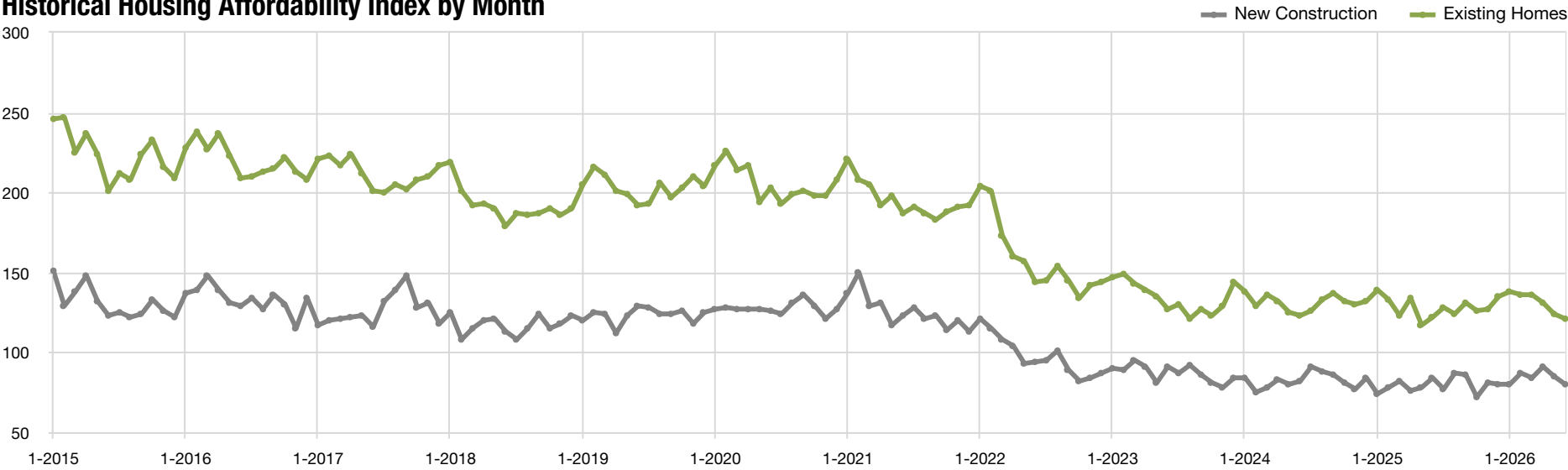
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

June



Affordability Index	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jul-2025	77	- 15.4%	128	+ 1.6%
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	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	80	- 4.8%	121	- 0.8%
12-Month Avg	83	+ 1.2%	130	0.0%

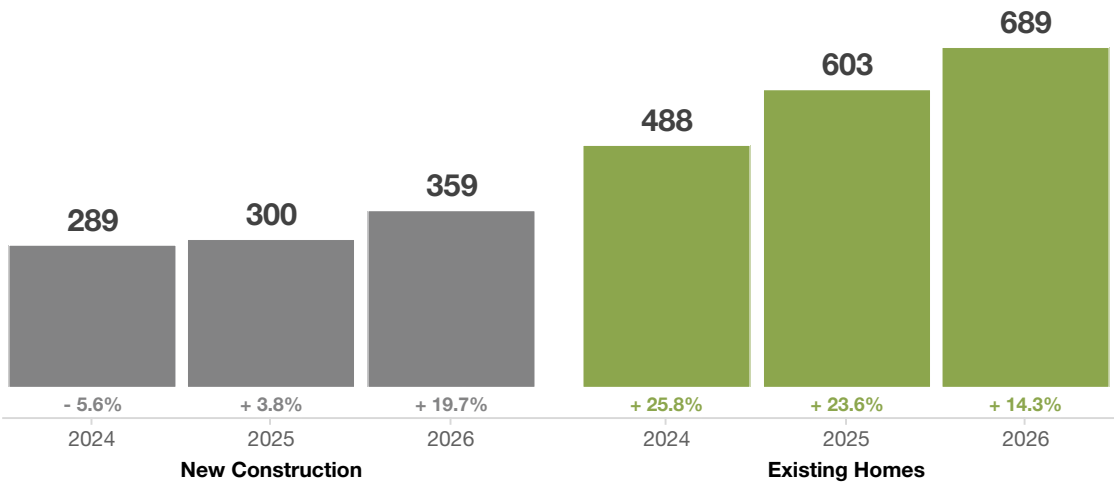
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

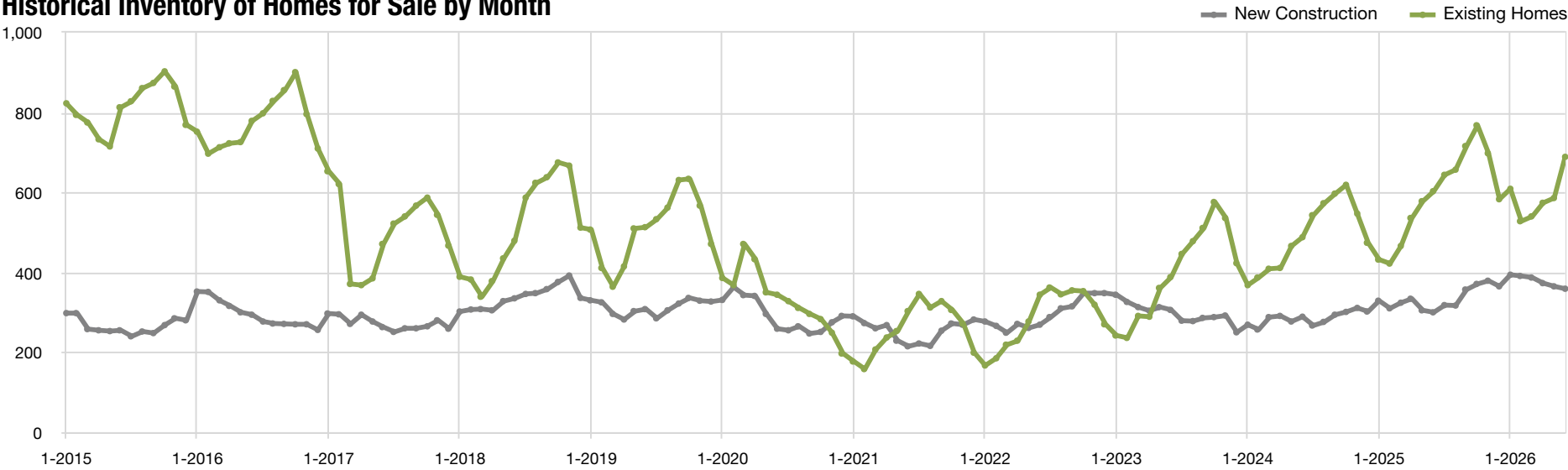
The number of properties available for sale in active status at the end of a given month.

June



Homes for Sale	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jul-2025	318	+ 19.1%	644	+ 18.6%
Aug-2025	317	+ 14.9%	657	+ 14.7%
Sep-2025	357	+ 21.4%	716	+ 19.9%
Oct-2025	371	+ 23.3%	768	+ 24.1%
Nov-2025	379	+ 21.9%	698	+ 27.6%
Dec-2025	365	+ 20.9%	583	+ 23.0%
Jan-2026	394	+ 19.8%	609	+ 41.0%
Feb-2026	391	+ 26.1%	528	+ 25.1%
Mar-2026	387	+ 19.4%	540	+ 15.9%
Apr-2026	373	+ 11.7%	574	+ 7.1%
May-2026	365	+ 19.7%	586	+ 1.4%
Jun-2026	359	+ 19.7%	689	+ 14.3%
12-Month Avg	365	+ 20.1%	633	+ 18.8%

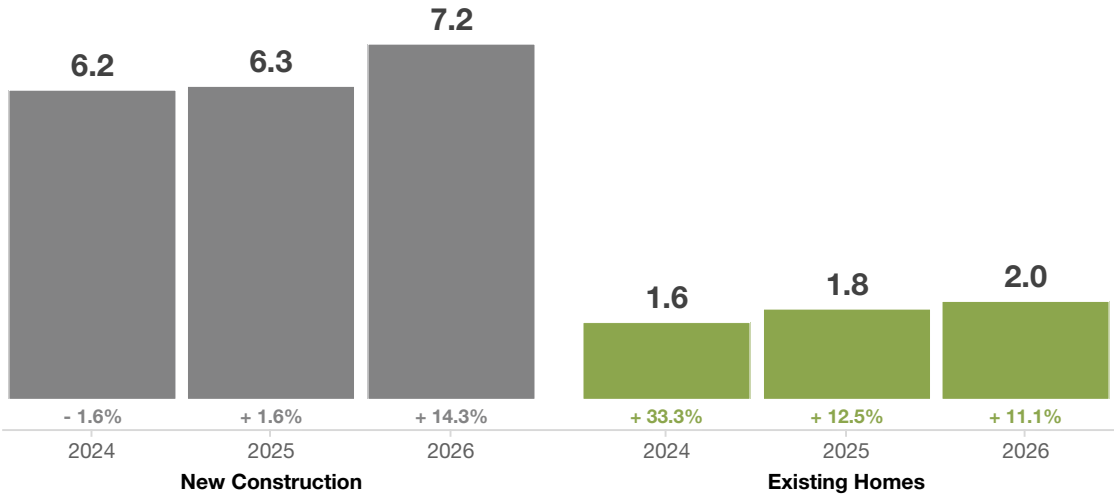
Historical Inventory of Homes for Sale by Month



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.

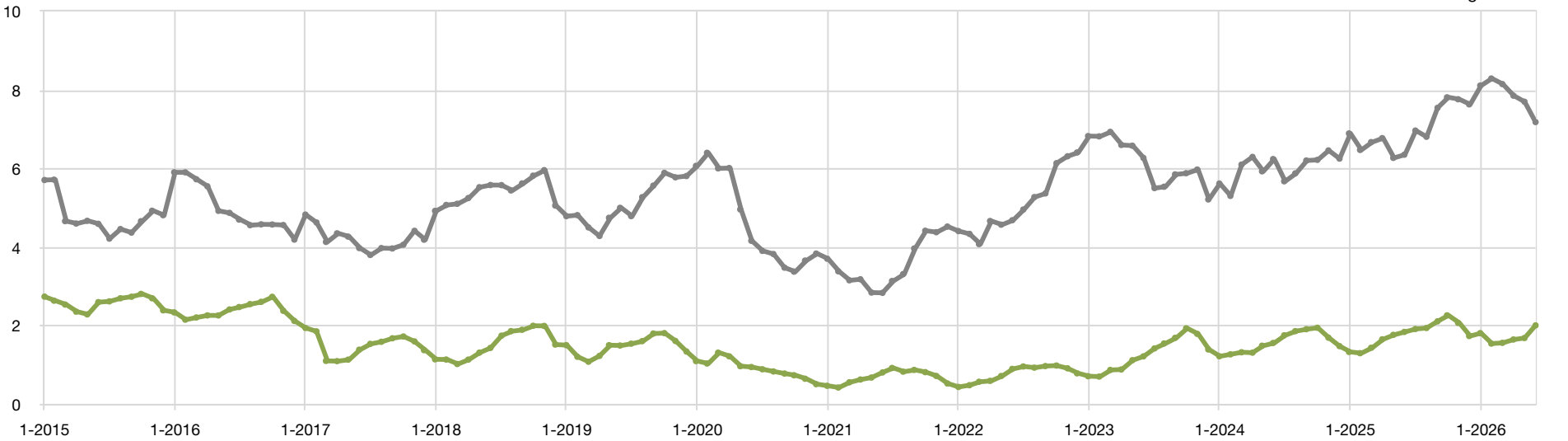
June



Months Supply	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jul-2025	7.0	+ 22.8%	1.9	+ 11.8%
Aug-2025	6.8	+ 15.3%	1.9	0.0%
Sep-2025	7.5	+ 21.0%	2.1	+ 10.5%
Oct-2025	7.8	+ 25.8%	2.3	+ 21.1%
Nov-2025	7.8	+ 20.0%	2.1	+ 23.5%
Dec-2025	7.6	+ 22.6%	1.7	+ 13.3%
Jan-2026	8.1	+ 17.4%	1.8	+ 38.5%
Feb-2026	8.3	+ 27.7%	1.5	+ 15.4%
Mar-2026	8.1	+ 20.9%	1.6	+ 14.3%
Apr-2026	7.9	+ 16.2%	1.6	0.0%
May-2026	7.7	+ 22.2%	1.7	- 5.6%
Jun-2026	7.2	+ 14.3%	2.0	+ 11.1%
12-Month Avg*	7.6	+ 20.6%	1.9	+ 11.7%

* Months Supply for all properties from July 2025 through June 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	6-2025	6-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		754	835	+ 10.7%	4,153	4,553	+ 9.6%
Pending Sales		421	396	- 5.9%	2,481	2,595	+ 4.6%
Closed Sales		478	519	+ 8.6%	2,233	2,370	+ 6.1%
Days on Market Until Sale		15	17	+ 13.3%	22	23	+ 4.5%
Median Closed Price		\$318,000	\$330,000	+ 3.8%	\$312,250	\$310,000	- 0.7%
Average Closed Price		\$360,419	\$391,886	+ 8.7%	\$354,183	\$358,565	+ 1.2%
Percent of List Price Received		99.3%	99.3%	0.0%	99.1%	98.9%	- 0.2%
Housing Affordability Index		115	113	- 1.7%	117	121	+ 3.4%
Inventory of Homes for Sale		903	1,048	+ 16.1%	—	—	—
Months Supply of Inventory		2.4	2.7	+ 12.5%	—	—	—