

Monthly Indicators

Lincoln Area Region



July 2026

U.S. existing-home sales declined 2.4% from the previous month to a seasonally adjusted annual rate of 4.09 million units, according to the National Association of REALTORS® (NAR). Regionally, sales increased in the Northeast but declined in the West, South, and Midwest. Compared to a year earlier, existing-home sales rose 2.8%, with gains in the Midwest, South, and West while remaining unchanged in the Northeast.

New Listings decreased 0.8 percent for New Construction and 3.2 percent for Existing Homes. Pending Sales decreased 13.0 percent for New Construction and 12.3 percent for Existing Homes. Inventory increased 10.4 percent for New Construction and 13.8 percent for Existing Homes.

Median Closed Price decreased 7.4 percent for New Construction but increased 9.9 percent for Existing Homes. Days on Market increased 86.2 percent for New Construction but remained flat for Existing Homes. Months Supply of Inventory remained flat for New Construction but increased 15.8 percent for Existing Homes properties.

Nationally, the median existing-home price hit a new record of \$440,600, a 1.8% increase from a year earlier, NAR reported. Home prices have now increased on an annual basis for 36 consecutive months, reflecting continued demand despite inventory remaining below historically balanced levels. Heading into July, there were 1.56 million properties for sale, down 0.6% month-over-month but up 1.3% from the same period last year, representing a 4.6-month supply at the current sales pace. Homes spent a median of 28 days on the market, with first-time homebuyers accounting for 33% of home purchases.

Quick Facts

- 7.6%

Change in
Closed Sales
All Properties

+ 10.4%

Change in
Median Closed Price
All Properties

+ 12.7%

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.

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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	7-2025	7-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		130	129	- 0.8%	878	914	+ 4.1%
Pending Sales		46	40	- 13.0%	358	382	+ 6.7%
Closed Sales		55	65	+ 18.2%	354	359	+ 1.4%
Days on Market Until Sale		29	54	+ 86.2%	41	47	+ 14.6%
Median Closed Price		\$475,000	\$440,080	- 7.4%	\$465,808	\$449,778	- 3.4%
Average Closed Price		\$468,706	\$494,166	+ 5.4%	\$492,527	\$494,604	+ 0.4%
Percent of List Price Received		100.4%	100.1%	- 0.3%	100.4%	100.2%	- 0.2%
Housing Affordability Index		77	84	+ 9.1%	79	82	+ 3.8%
Inventory of Homes for Sale		318	351	+ 10.4%	—	—	—
Months Supply of Inventory		7.0	7.0	0.0%	—	—	—

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

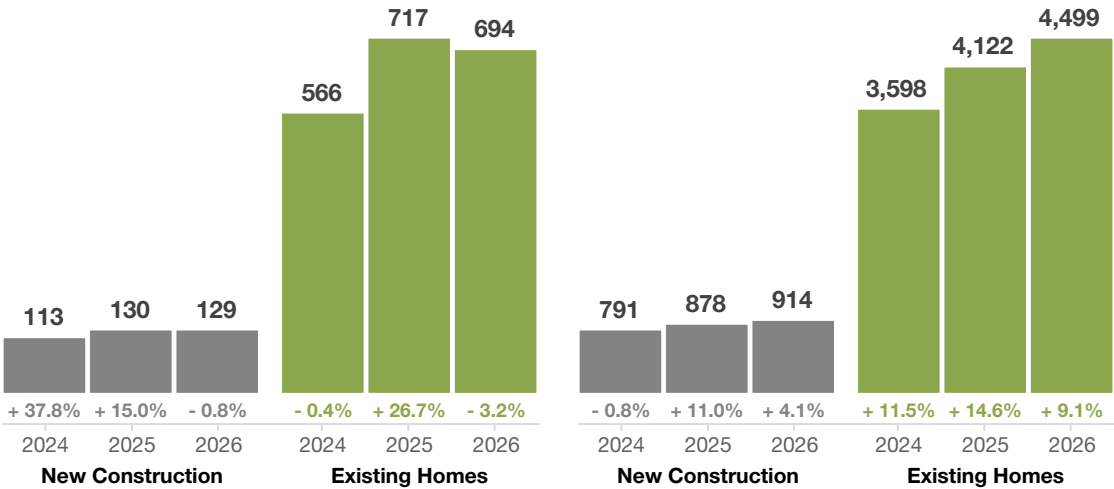
Key Metrics	Historical Sparkbars	7-2025	7-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		717	694	- 3.2%	4,122	4,499	+ 9.1%
Pending Sales		415	364	- 12.3%	2,583	2,635	+ 2.0%
Closed Sales		432	385	- 10.9%	2,366	2,470	+ 4.4%
Days on Market Until Sale		13	13	0.0%	18	19	+ 5.6%
Median Closed Price		\$286,500	\$315,000	+ 9.9%	\$287,500	\$298,250	+ 3.7%
Average Closed Price		\$350,357	\$370,475	+ 5.7%	\$335,440	\$344,187	+ 2.6%
Percent of List Price Received		98.8%	99.1%	+ 0.3%	98.8%	98.8%	0.0%
Housing Affordability Index		128	117	- 8.6%	127	124	- 2.4%
Inventory of Homes for Sale		646	735	+ 13.8%	—	—	—
Months Supply of Inventory		1.9	2.2	+ 15.8%	—	—	—

New Listings

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

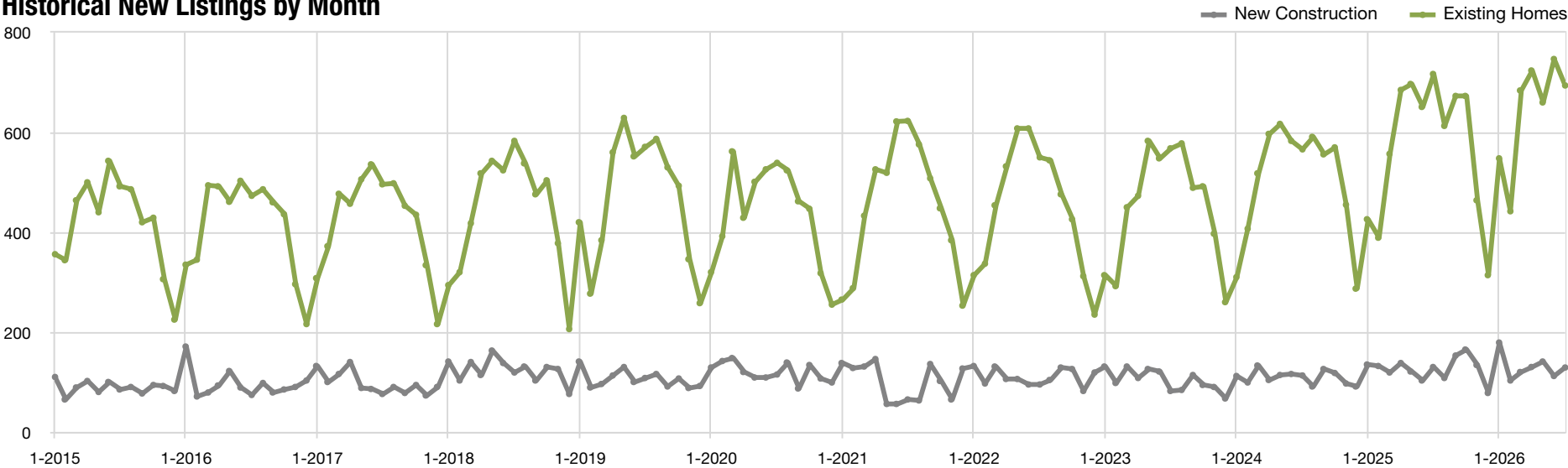
July

Year to Date



New Listings	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Aug-2025	108	+ 18.7%	613	+ 3.7%
Sep-2025	153	+ 21.4%	673	+ 21.0%
Oct-2025	165	+ 39.8%	673	+ 18.1%
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	103	- 22.0%	442	+ 13.6%
Mar-2026	120	+ 0.8%	684	+ 22.8%
Apr-2026	130	- 5.8%	724	+ 5.7%
May-2026	141	+ 16.5%	660	- 5.3%
Jun-2026	112	+ 8.7%	747	+ 14.7%
Jul-2026	129	- 0.8%	694	- 3.2%
12-Month Avg	129	+ 10.3%	603	+ 10.0%

Historical New Listings by Month

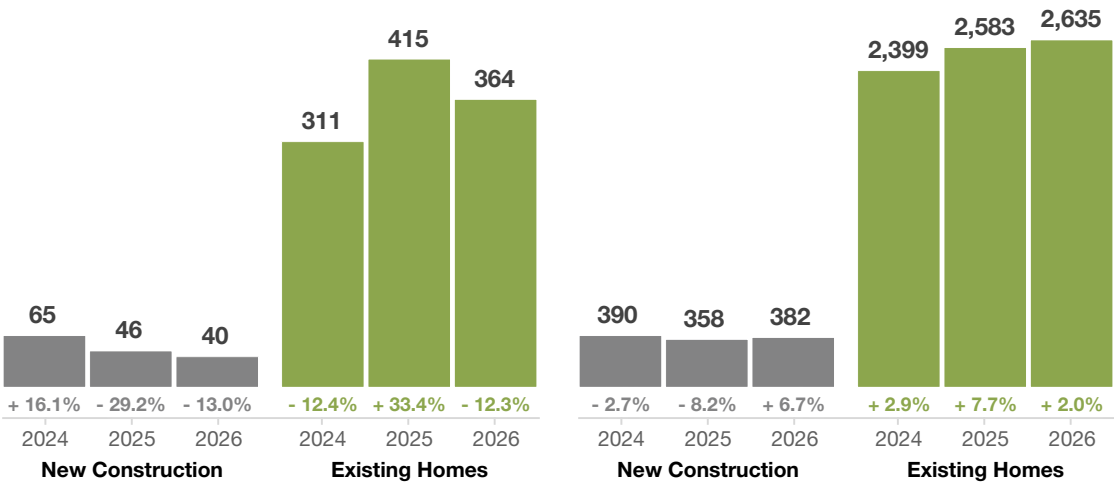


Pending Sales

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

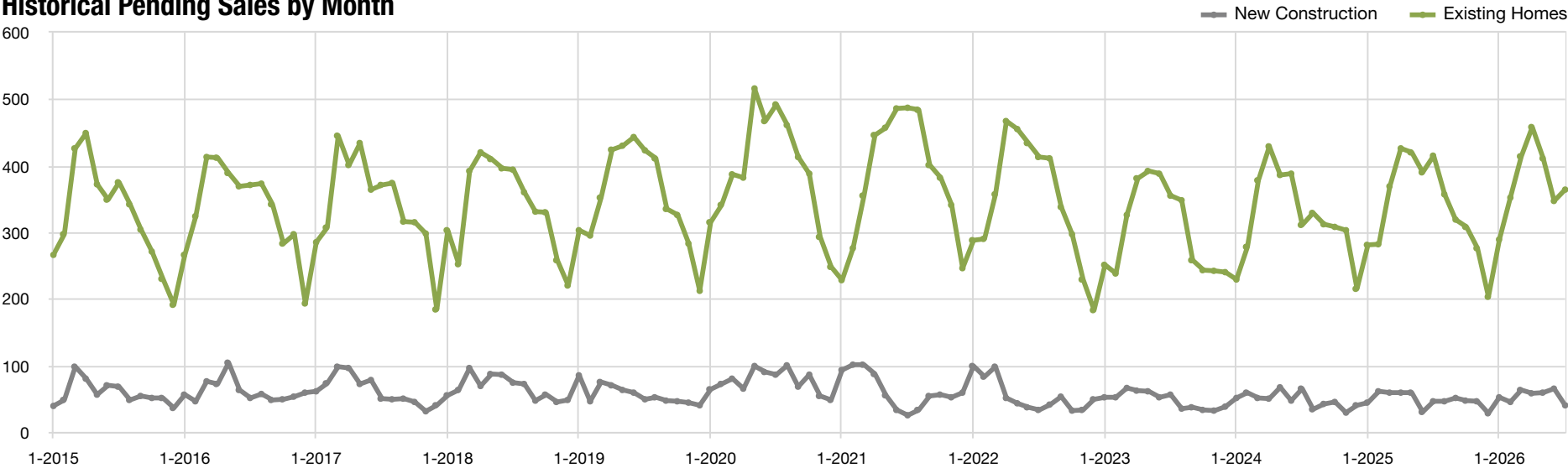
July

Year to Date



Pending Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Aug-2025	46	+ 35.3%	357	+ 8.5%
Sep-2025	51	+ 21.4%	319	+ 2.2%
Oct-2025	47	+ 4.4%	308	0.0%
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	63	+ 6.8%	414	+ 12.2%
Apr-2026	58	- 1.7%	458	+ 7.5%
May-2026	59	0.0%	411	- 2.1%
Jun-2026	65	+ 116.7%	347	- 11.0%
Jul-2026	40	- 13.0%	364	- 12.3%
12-Month Avg	50	+ 8.7%	342	+ 1.2%

Historical Pending Sales by Month

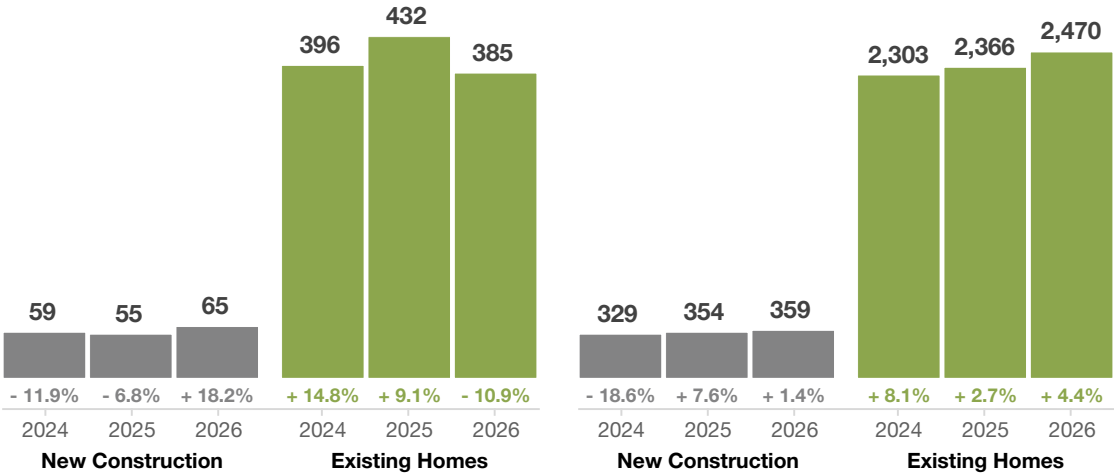


Closed Sales

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

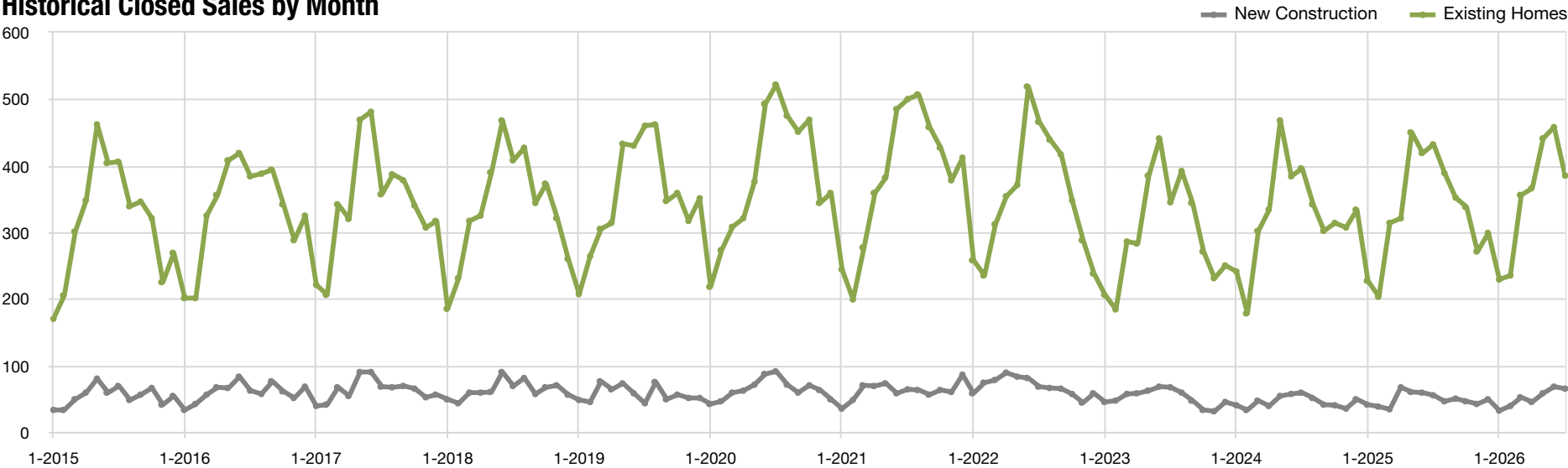
July

Year to Date



Closed Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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%	235	+ 15.8%
Mar-2026	52	+ 52.9%	356	+ 13.4%
Apr-2026	45	- 32.8%	366	+ 14.0%
May-2026	58	- 3.3%	441	- 2.0%
Jun-2026	68	+ 15.3%	458	+ 9.3%
Jul-2026	65	+ 18.2%	385	- 10.9%
12-Month Avg	49	+ 2.1%	343	+ 3.9%

Historical Closed Sales by Month



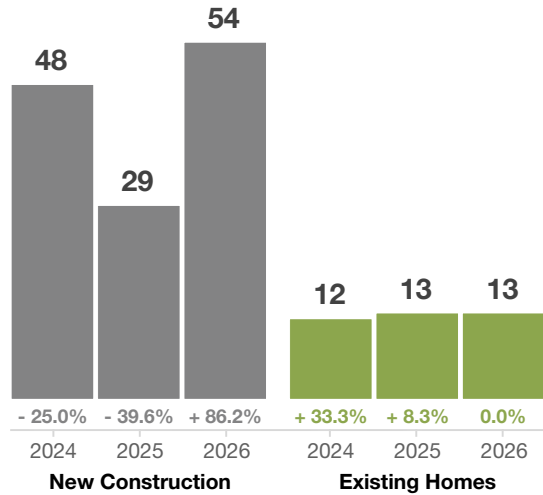
Days on Market Until Sale

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

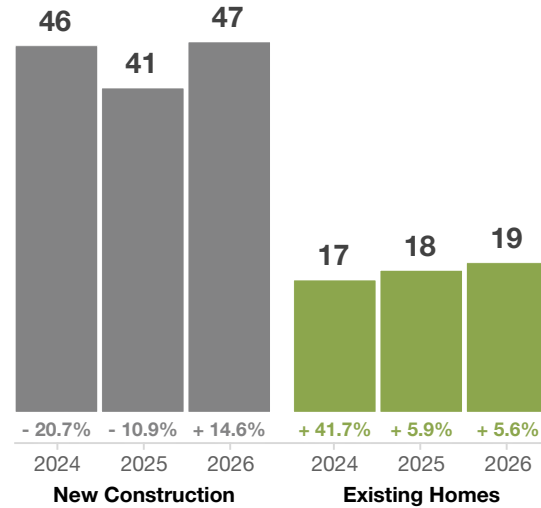


Lincoln Area Region

July



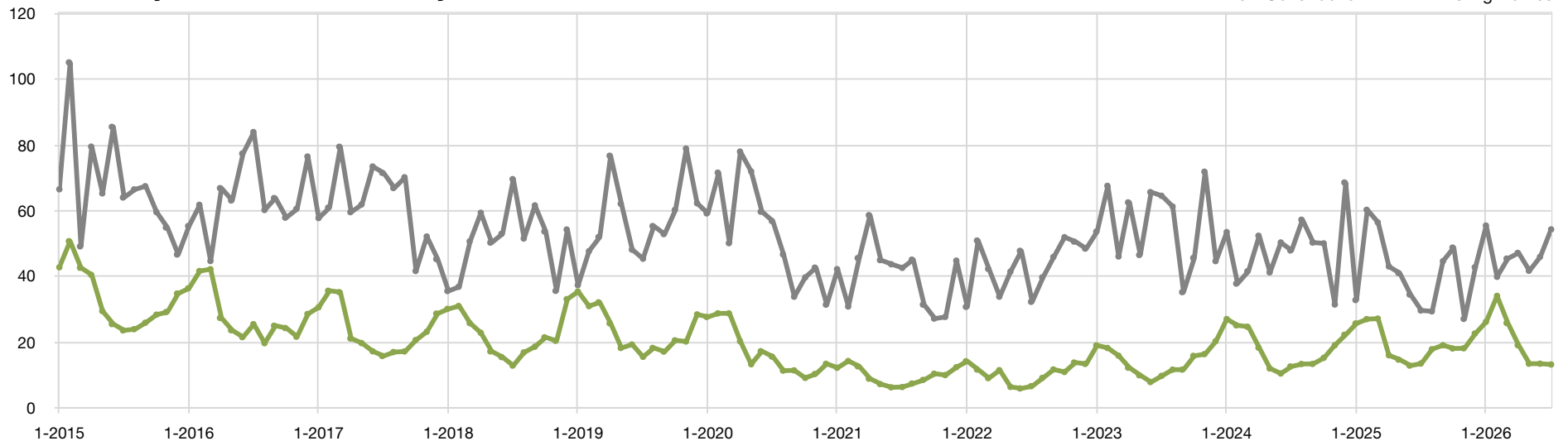
Year to Date



Days on Market	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	46	+ 35.3%	13	0.0%
Jul-2026	54	+ 86.2%	13	0.0%
12-Month Avg*	44	- 4.0%	19	+ 9.3%

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

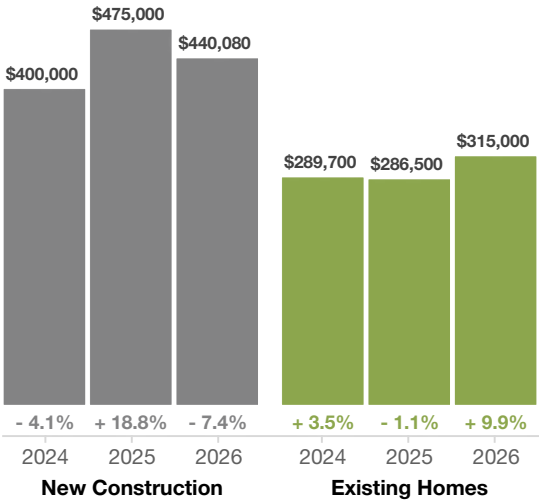
Historical Days on Market Until Sale by Month



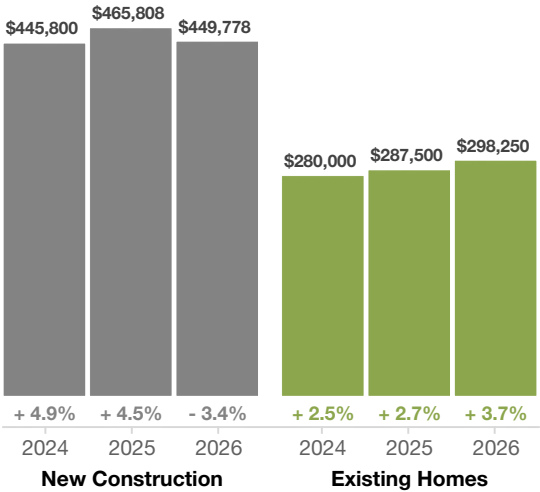
Median Closed Price

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

July



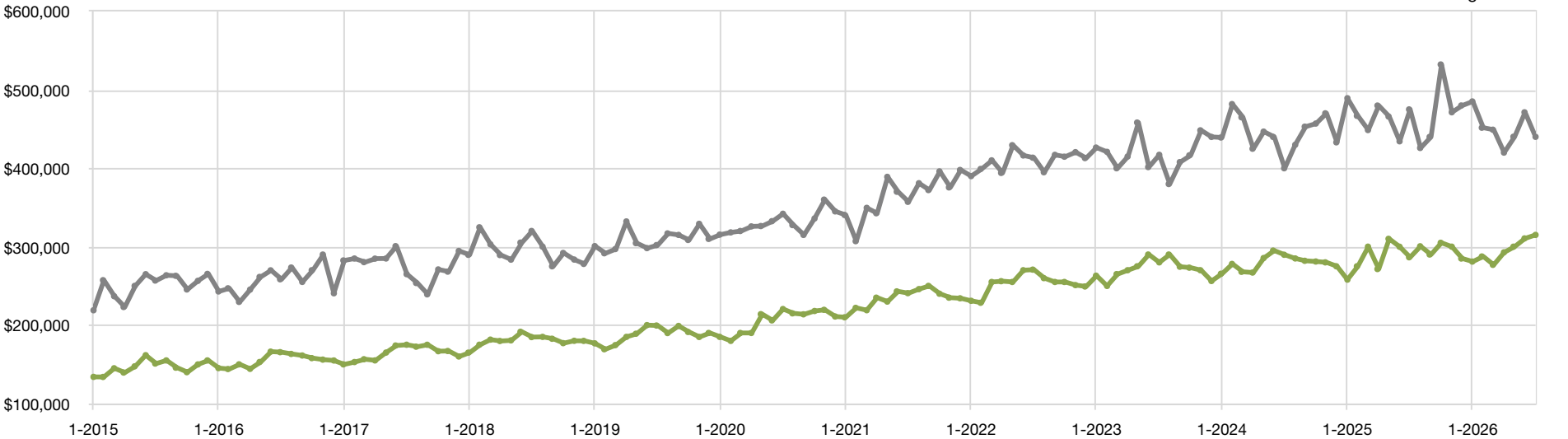
Year to Date



Median Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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%	\$287,500	+ 4.5%
Mar-2026	\$449,117	+ 0.1%	\$276,850	- 7.7%
Apr-2026	\$419,950	- 12.5%	\$292,750	+ 7.8%
May-2026	\$440,156	- 5.5%	\$300,000	- 3.2%
Jun-2026	\$471,298	+ 8.5%	\$310,550	+ 3.6%
Jul-2026	\$440,080	- 7.4%	\$315,000	+ 9.9%
12-Month Avg*	\$459,192	- 0.1%	\$298,000	+ 4.6%

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

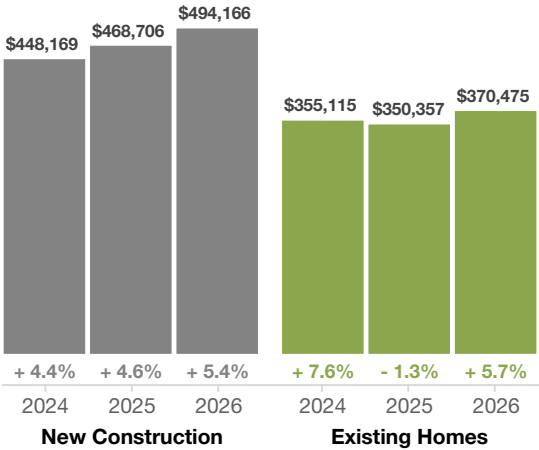
Historical Median Closed Price by Month



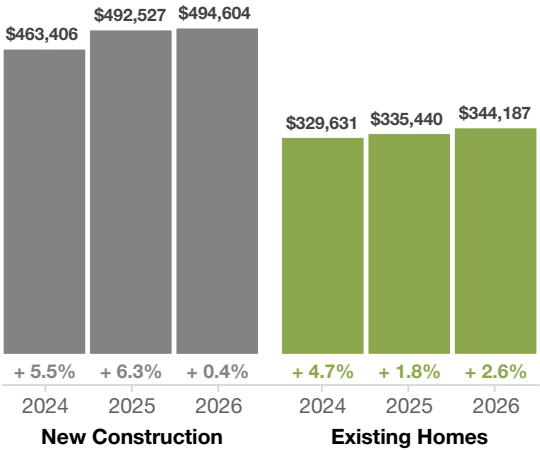
Average Closed Price

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

July



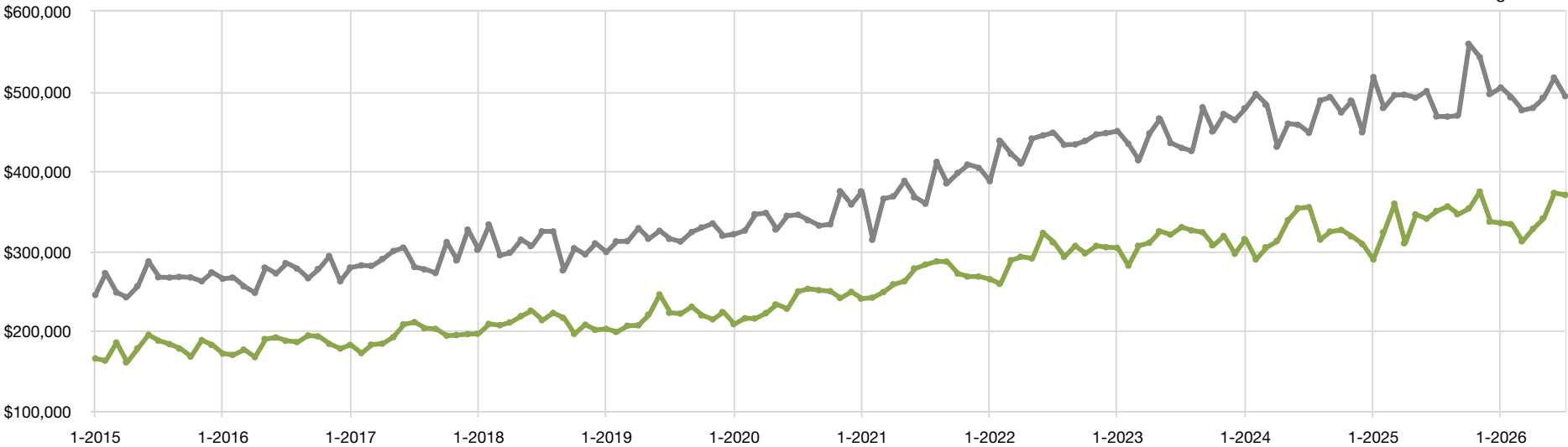
Year to Date



Average Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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%	\$333,879	+ 3.2%
Mar-2026	\$476,554	- 3.8%	\$312,365	- 13.1%
Apr-2026	\$479,408	- 3.3%	\$327,948	+ 5.8%
May-2026	\$491,983	- 0.0%	\$340,816	- 1.5%
Jun-2026	\$517,339	+ 3.4%	\$372,854	+ 9.4%
Jul-2026	\$494,166	+ 5.4%	\$370,475	+ 5.7%
12-Month Avg*	\$499,123	+ 2.5%	\$347,722	+ 5.8%

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

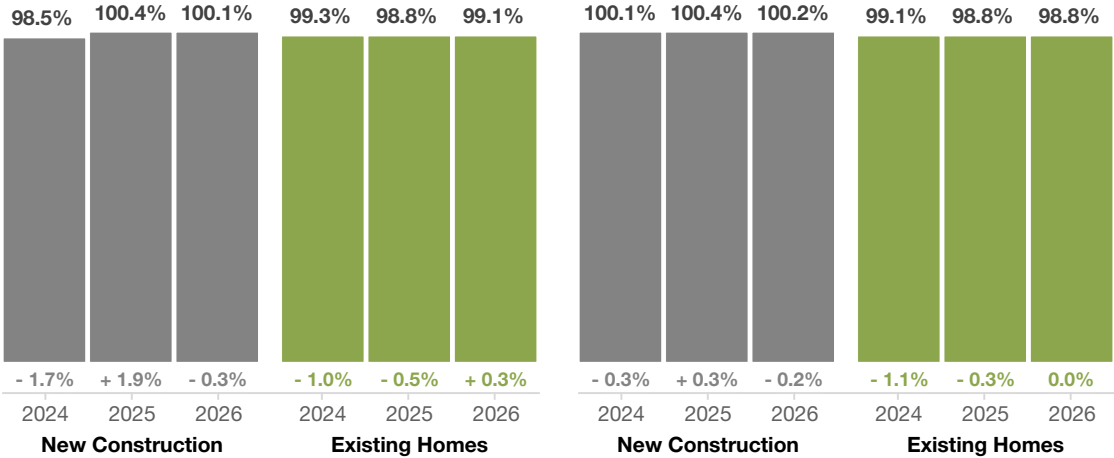
Historical Average Closed Price by Month



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.

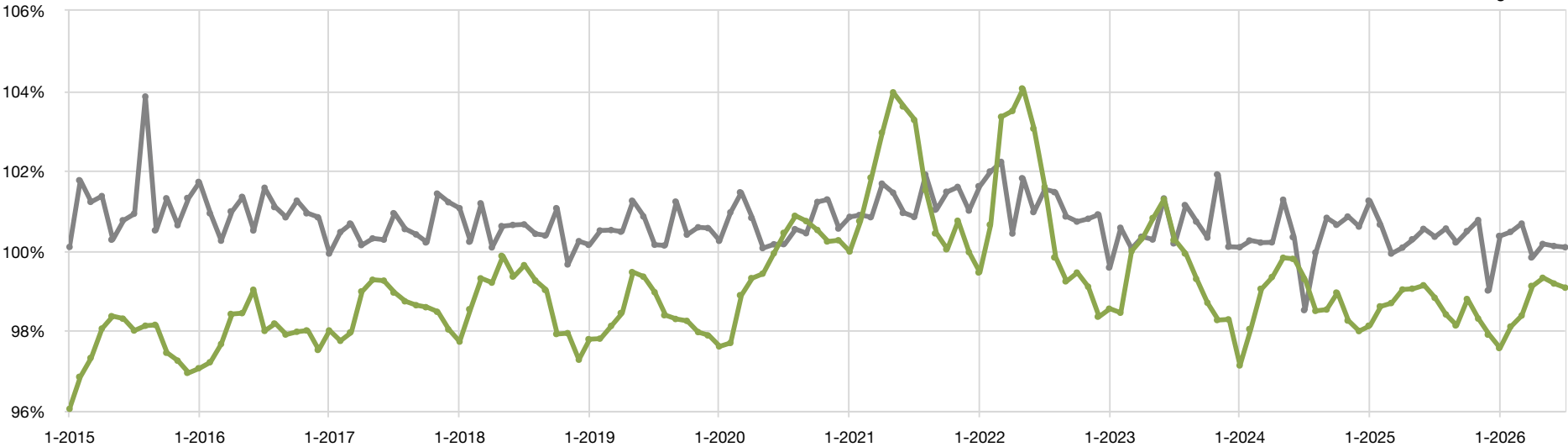
July



Pct. of List Price Received	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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%
Jul-2026	100.1%	- 0.3%	99.1%	+ 0.3%
12-Month Avg*	100.2%	- 0.3%	98.6%	- 0.1%

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

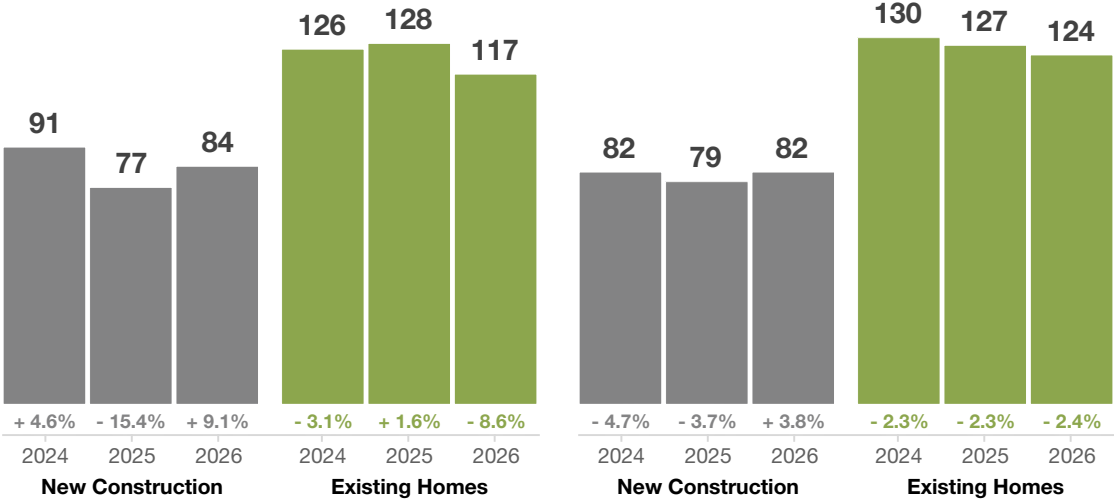
Historical Percent of List Price Received by Month



Housing Affordability Index

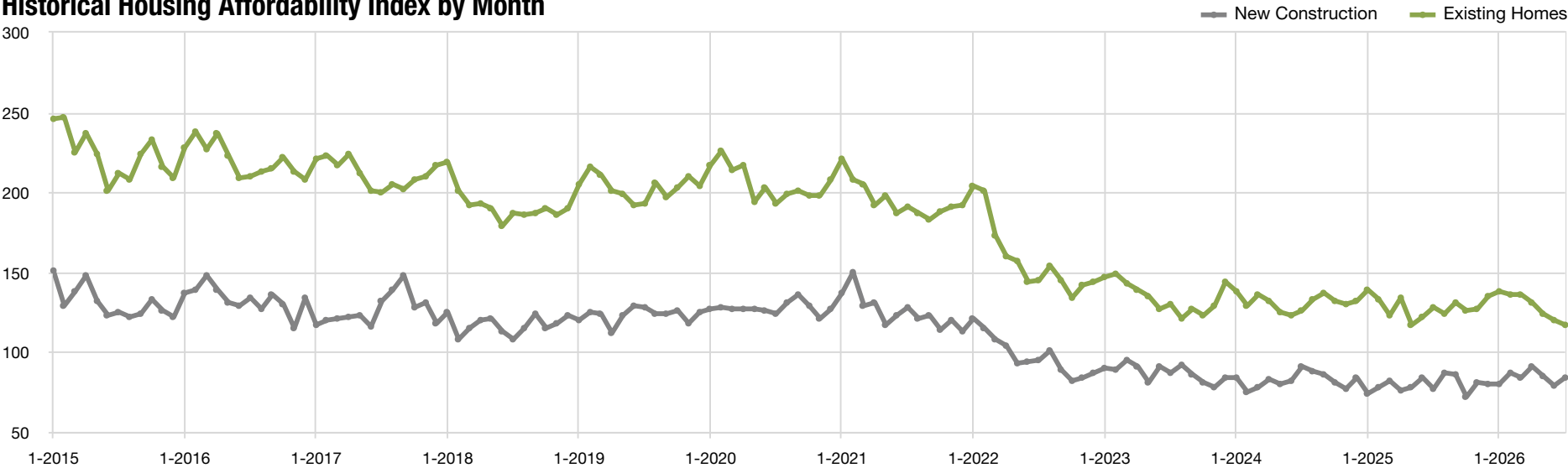
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

July



Affordability Index	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	79	- 6.0%	120	- 1.6%
Jul-2026	84	+ 9.1%	117	- 8.6%
12-Month Avg	83	+ 3.8%	129	- 0.8%

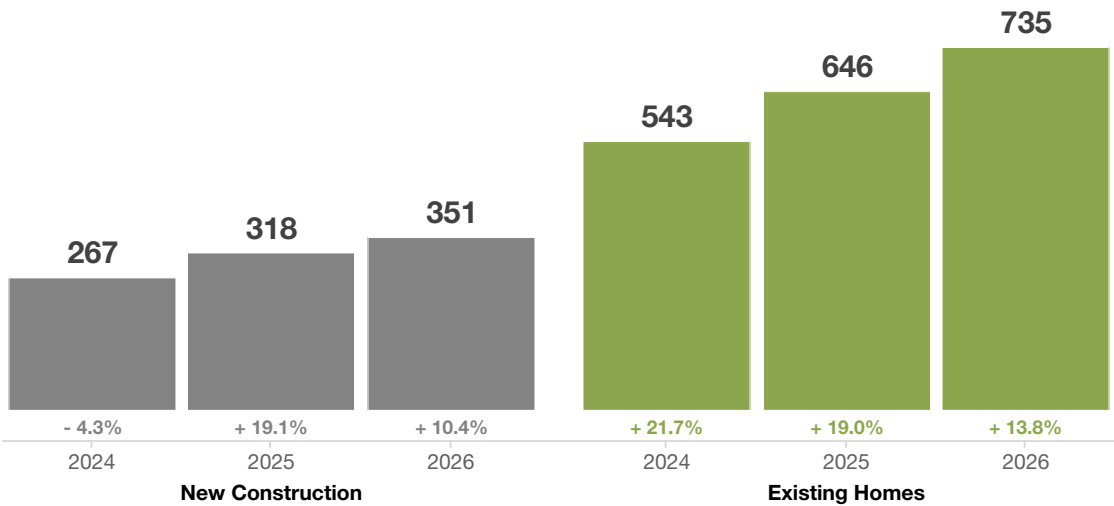
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

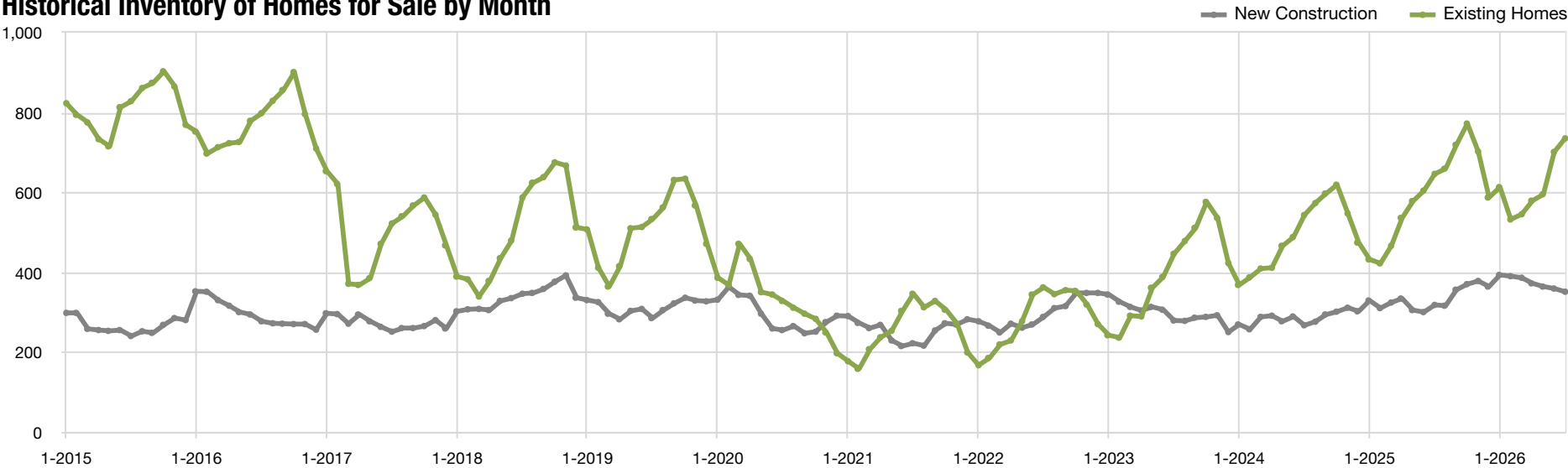
The number of properties available for sale in active status at the end of a given month.

July



Homes for Sale	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Aug-2025	316	+ 14.5%	659	+ 15.0%
Sep-2025	356	+ 21.1%	719	+ 20.4%
Oct-2025	370	+ 22.9%	772	+ 24.7%
Nov-2025	378	+ 21.5%	702	+ 28.3%
Dec-2025	364	+ 20.5%	587	+ 23.8%
Jan-2026	393	+ 19.5%	613	+ 41.9%
Feb-2026	390	+ 25.8%	532	+ 26.1%
Mar-2026	386	+ 19.1%	545	+ 17.0%
Apr-2026	372	+ 11.4%	579	+ 8.0%
May-2026	364	+ 19.3%	595	+ 2.9%
Jun-2026	359	+ 19.7%	701	+ 16.1%
Jul-2026	351	+ 10.4%	735	+ 13.8%
12-Month Avg	367	+ 18.8%	645	+ 19.2%

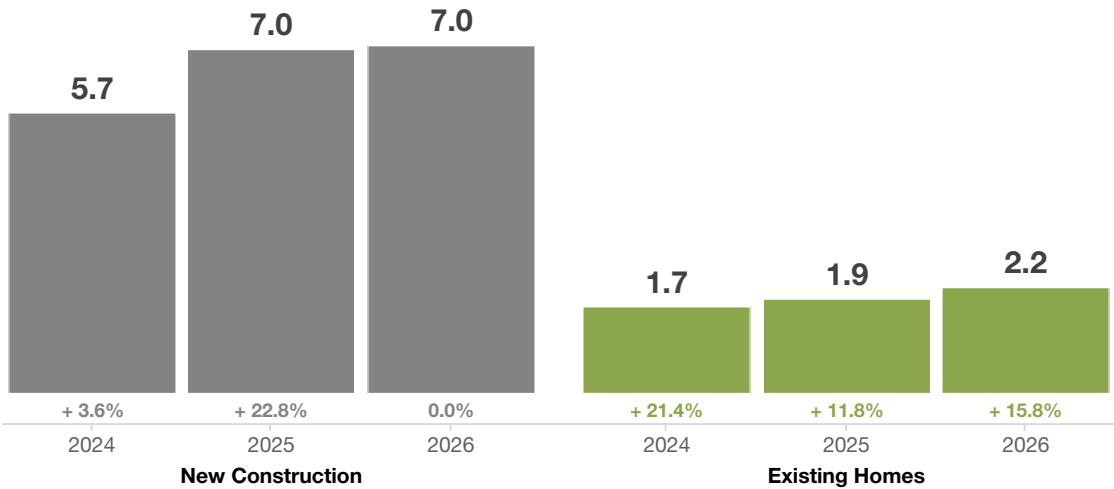
Historical Inventory of Homes for Sale by Month



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.

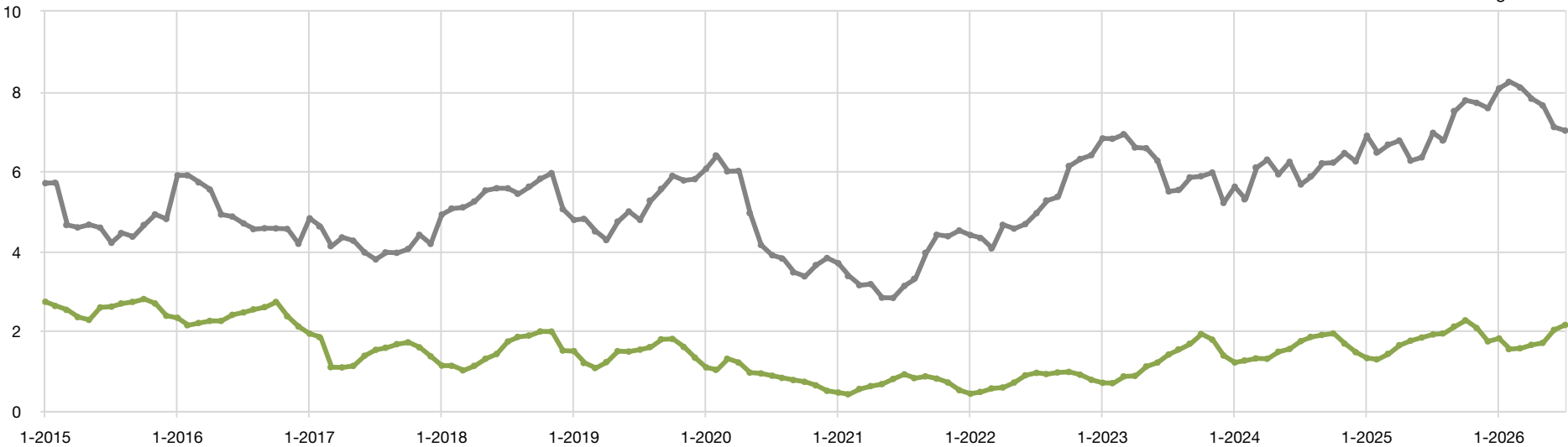
July



Months Supply	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	7.7	+ 18.5%	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	8.2	+ 26.2%	1.5	+ 15.4%
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	7.1	+ 12.7%	2.0	+ 11.1%
Jul-2026	7.0	0.0%	2.2	+ 15.8%
12-Month Avg*	7.6	+ 18.1%	1.9	+ 12.7%

* Months Supply for all properties from August 2025 through July 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	7-2025	7-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		847	823	- 2.8%	5,000	5,413	+ 8.3%
Pending Sales		461	404	- 12.4%	2,941	3,017	+ 2.6%
Closed Sales		487	450	- 7.6%	2,720	2,829	+ 4.0%
Days on Market Until Sale		15	19	+ 26.7%	21	22	+ 4.8%
Median Closed Price		\$309,900	\$342,000	+ 10.4%	\$310,000	\$315,000	+ 1.6%
Average Closed Price		\$363,723	\$388,341	+ 6.8%	\$355,892	\$363,275	+ 2.1%
Percent of List Price Received		99.0%	99.2%	+ 0.2%	99.1%	99.0%	- 0.1%
Housing Affordability Index		118	108	- 8.5%	118	117	- 0.8%
Inventory of Homes for Sale		964	1,086	+ 12.7%	—	—	—
Months Supply of Inventory		2.5	2.8	+ 12.0%	—	—	—