

Monthly Indicators

Omaha 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 5.7 percent for New Construction and 0.6 percent for Existing Homes. Pending Sales increased 13.6 percent for New Construction and 3.7 percent for Existing Homes. Inventory increased 0.4 percent for New Construction and 5.8 percent for Existing Homes.

Median Closed Price increased 0.5 percent for New Construction and 4.6 percent for Existing Homes. Days on Market decreased 19.3 percent for New Construction but increased 25.0 percent for Existing Homes. Months Supply of Inventory were dead even with last year for both property types.

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

- 4.7%

Change in
Closed Sales
All Properties

+ 3.2%

Change in
Median Closed Price
All Properties

+ 3.1%

Change in
Homes for Sale
All Properties

This report covers residential real estate activity in the Omaha area, which includes the counties of Dodge, Douglas, Sarpy, Saunders and Washington in Nebraska; the counties of Harrison, Mills and Pottawattamie in Iowa; and the following ZIP codes: 68016, 68037, 68048, 68307, 68403, 68409, 68413, 68455 and 68463. 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	1-2025	1-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		371	392	+ 5.7%	371	392	+ 5.7%
Pending Sales		169	192	+ 13.6%	169	192	+ 13.6%
Closed Sales		135	108	- 20.0%	135	108	- 20.0%
Days on Market Until Sale		83	67	- 19.3%	83	67	- 19.3%
Median Closed Price		\$424,379	\$426,367	+ 0.5%	\$424,379	\$426,367	+ 0.5%
Average Closed Price		\$471,207	\$482,944	+ 2.5%	\$471,207	\$482,944	+ 2.5%
Percent of List Price Received		101.1%	100.4%	- 0.7%	101.1%	100.4%	- 0.7%
Housing Affordability Index		85	91	+ 7.1%	85	91	+ 7.1%
Inventory of Homes for Sale		1,057	1,061	+ 0.4%	—	—	—
Months Supply of Inventory		6.5	6.5	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.



Omaha Area Region

Key Metrics	Historical Sparkbars	1-2025	1-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,100	1,107	+ 0.6%	1,100	1,107	+ 0.6%
Pending Sales		726	753	+ 3.7%	726	753	+ 3.7%
Closed Sales		570	564	- 1.1%	570	564	- 1.1%
Days on Market Until Sale		24	30	+ 25.0%	24	30	+ 25.0%
Median Closed Price		\$285,000	\$298,000	+ 4.6%	\$285,000	\$298,000	+ 4.6%
Average Closed Price		\$321,866	\$353,607	+ 9.9%	\$321,866	\$353,607	+ 9.9%
Percent of List Price Received		98.1%	98.0%	- 0.1%	98.1%	98.0%	- 0.1%
Housing Affordability Index		125	129	+ 3.2%	125	129	+ 3.2%
Inventory of Homes for Sale		1,076	1,138	+ 5.8%	—	—	—
Months Supply of Inventory		1.3	1.3	0.0%	—	—	—

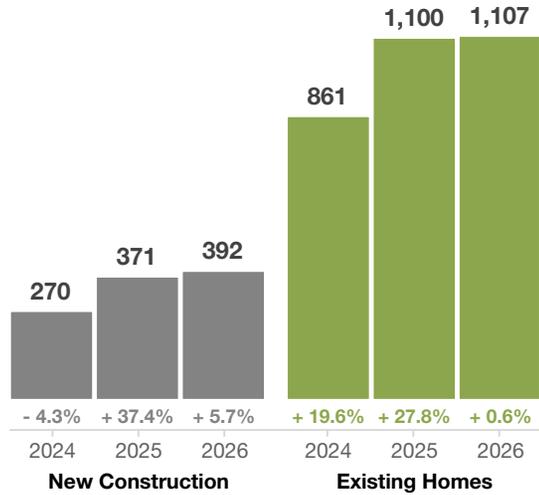
New Listings

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

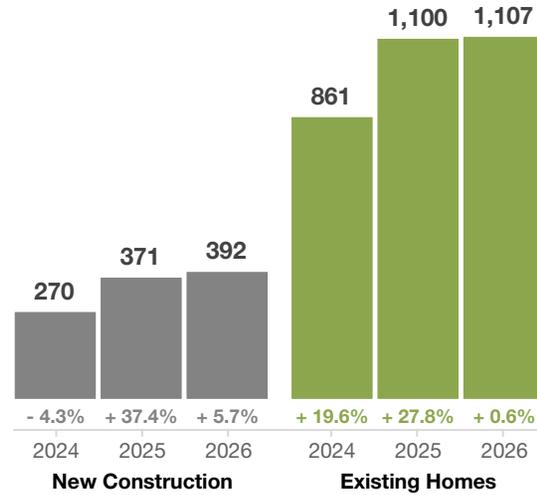


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January

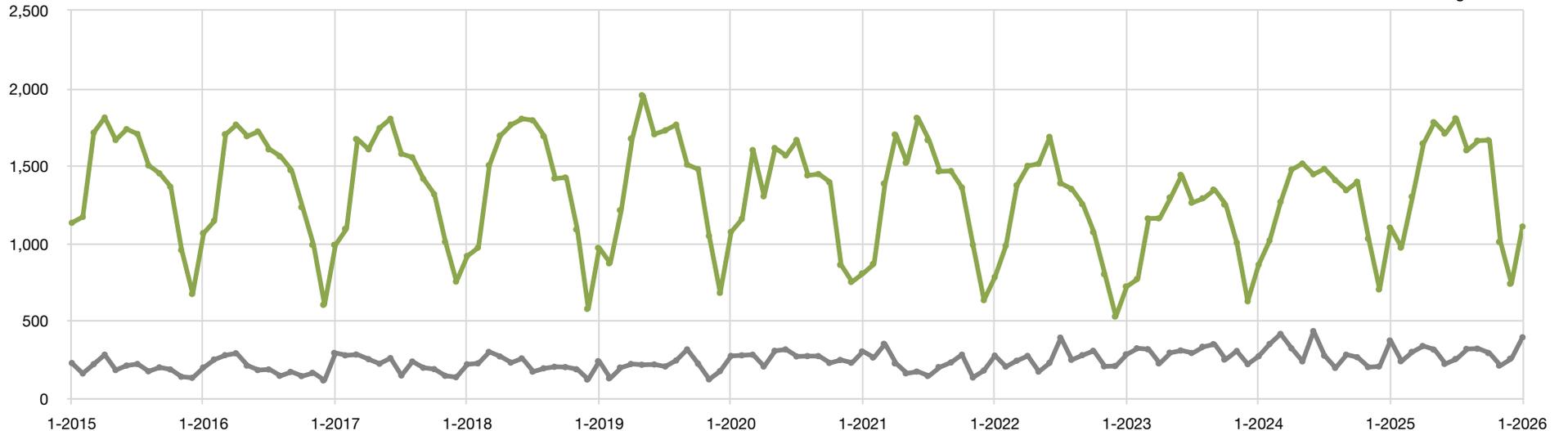


Year to Date



New Listings	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Feb-2025	238	- 31.8%	971	- 4.5%
Mar-2025	298	- 28.0%	1,299	+ 2.6%
Apr-2025	336	+ 4.7%	1,642	+ 11.4%
May-2025	313	+ 32.1%	1,780	+ 17.6%
Jun-2025	221	- 48.8%	1,707	+ 18.2%
Jul-2025	252	- 8.0%	1,805	+ 22.0%
Aug-2025	317	+ 62.6%	1,599	+ 13.7%
Sep-2025	319	+ 13.9%	1,661	+ 23.9%
Oct-2025	291	+ 10.2%	1,664	+ 19.2%
Nov-2025	210	+ 5.0%	1,008	- 2.0%
Dec-2025	254	+ 24.5%	738	+ 5.3%
Jan-2026	392	+ 5.7%	1,107	+ 0.6%
12-Month Avg	287	- 2.7%	1,415	+ 11.9%

Historical New Listings by Month



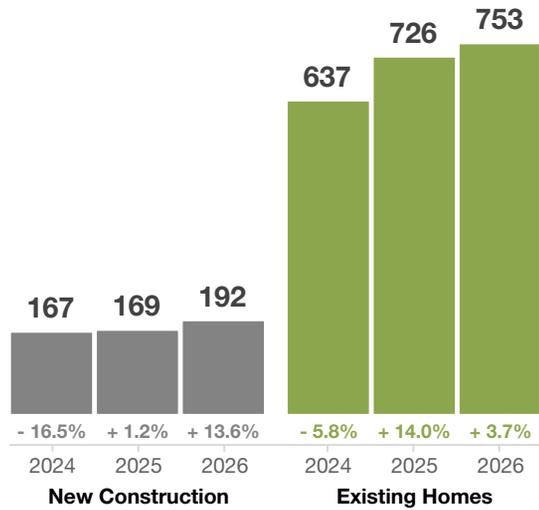
Pending Sales

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

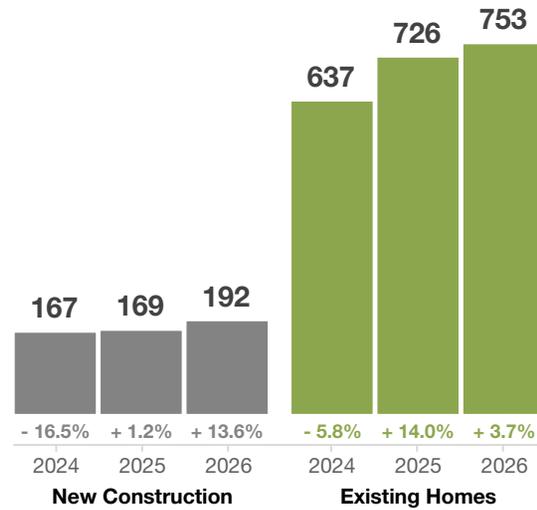


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January

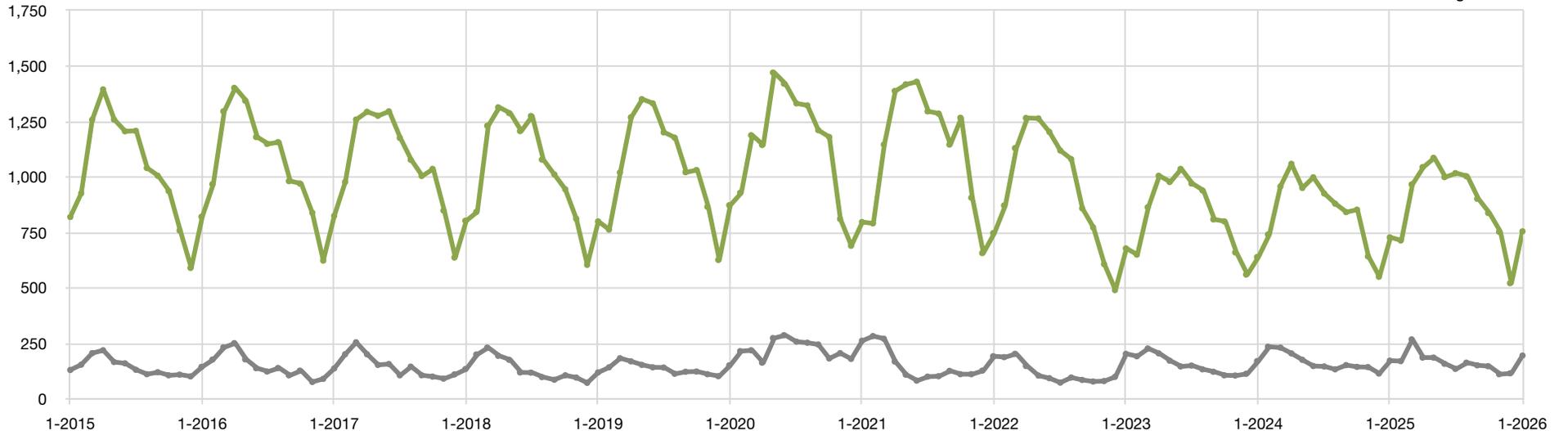


Year to Date



Pending Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Feb-2025	167	- 28.0%	712	- 3.7%
Mar-2025	265	+ 16.2%	965	+ 0.9%
Apr-2025	183	- 9.4%	1,043	- 1.4%
May-2025	183	+ 5.8%	1,085	+ 14.3%
Jun-2025	155	+ 6.9%	998	+ 0.1%
Jul-2025	132	- 7.7%	1,016	+ 10.0%
Aug-2025	160	+ 23.1%	1,002	+ 14.1%
Sep-2025	148	- 0.7%	900	+ 7.1%
Oct-2025	144	+ 2.1%	836	- 1.8%
Nov-2025	108	- 22.9%	751	+ 17.3%
Dec-2025	112	+ 0.9%	519	- 5.3%
Jan-2026	192	+ 13.6%	753	+ 3.7%
12-Month Avg	162	- 1.2%	882	+ 4.8%

Historical Pending Sales by Month



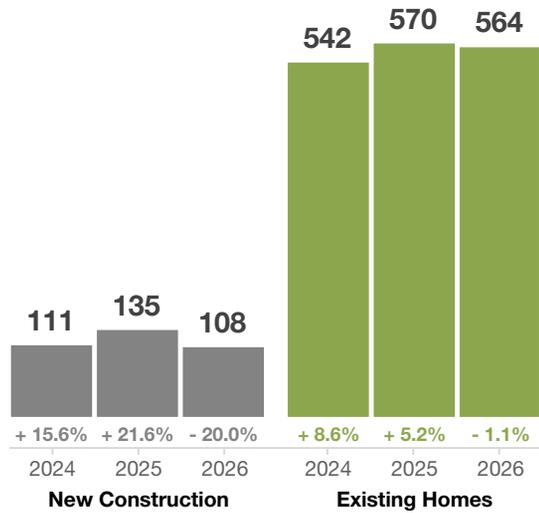
Closed Sales

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

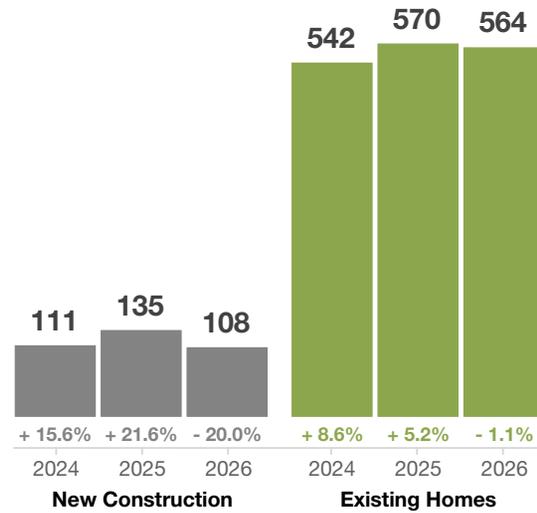


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January

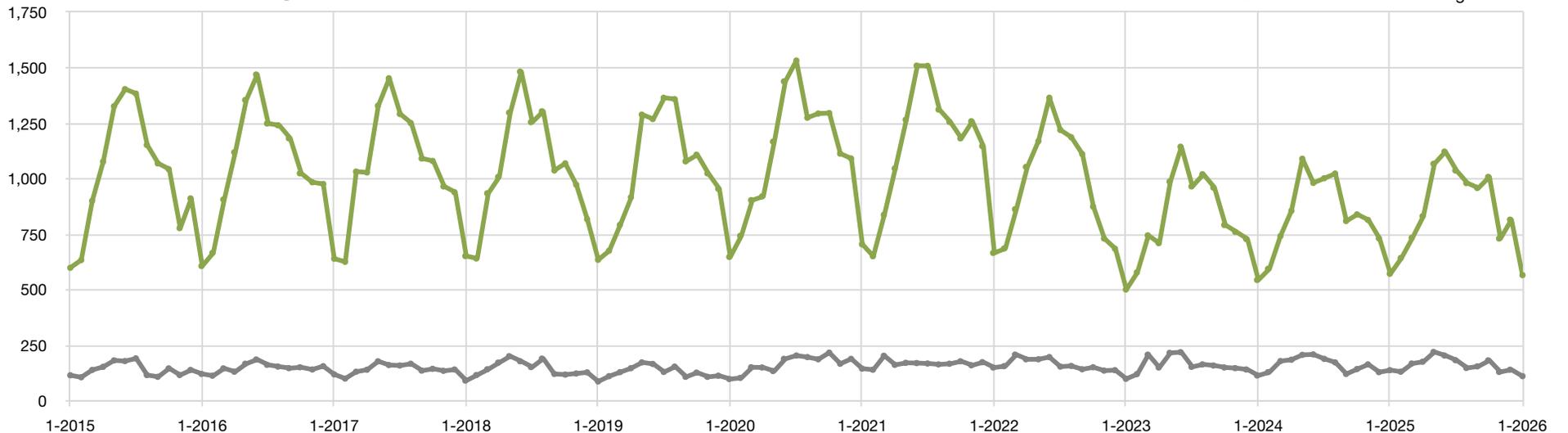


Year to Date



Closed Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Feb-2025	128	+ 1.6%	641	+ 8.3%
Mar-2025	165	- 6.3%	732	- 1.1%
Apr-2025	173	- 4.9%	830	- 2.8%
May-2025	217	+ 6.4%	1,066	- 2.1%
Jun-2025	201	- 2.4%	1,121	+ 14.4%
Jul-2025	180	- 3.2%	1,036	+ 3.5%
Aug-2025	145	- 14.7%	979	- 4.2%
Sep-2025	152	+ 28.8%	957	+ 18.4%
Oct-2025	179	+ 27.9%	1,007	+ 20.2%
Nov-2025	127	- 21.1%	729	- 10.3%
Dec-2025	137	+ 8.7%	814	+ 11.5%
Jan-2026	108	- 20.0%	564	- 1.1%
12-Month Avg	159	- 1.2%	873	+ 4.4%

Historical Closed Sales by Month



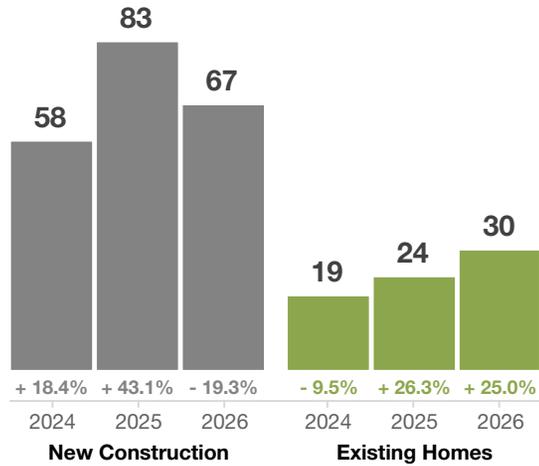
Days on Market Until Sale

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

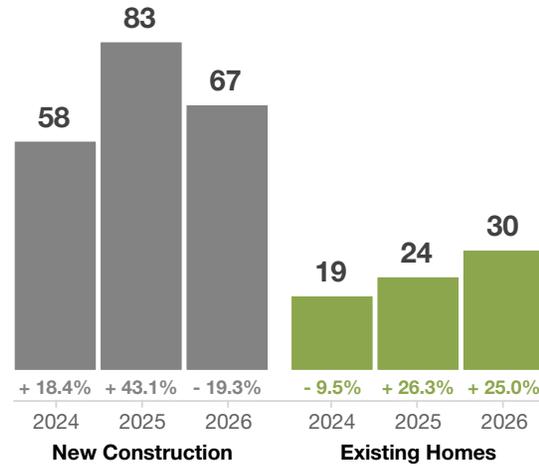


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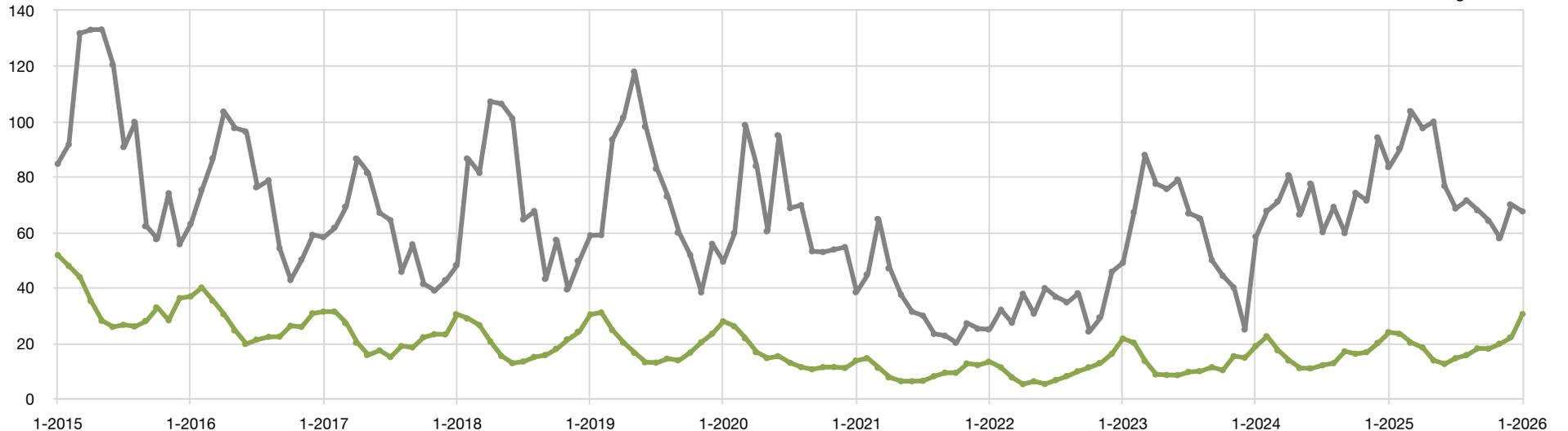
Year to Date



Days on Market	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Feb-2025	90	+ 32.4%	23	+ 4.5%
Mar-2025	104	+ 46.5%	20	+ 17.6%
Apr-2025	98	+ 21.0%	18	+ 28.6%
May-2025	100	+ 51.5%	14	+ 27.3%
Jun-2025	77	0.0%	12	+ 9.1%
Jul-2025	69	+ 15.0%	14	+ 16.7%
Aug-2025	71	+ 2.9%	16	+ 23.1%
Sep-2025	68	+ 13.3%	18	+ 5.9%
Oct-2025	64	- 13.5%	18	+ 12.5%
Nov-2025	58	- 18.3%	20	+ 17.6%
Dec-2025	70	- 25.5%	22	+ 10.0%
Jan-2026	67	- 19.3%	30	+ 25.0%
12-Month Avg*	79	+ 9.0%	18	+ 17.2%

* 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



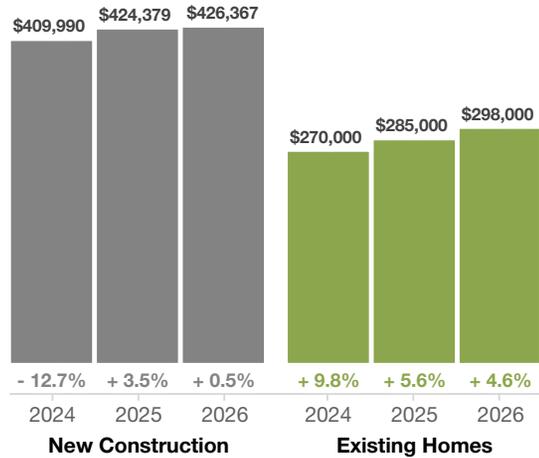
Median Closed Price

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

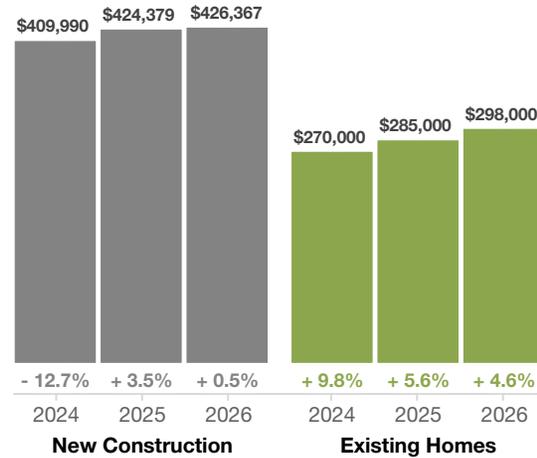


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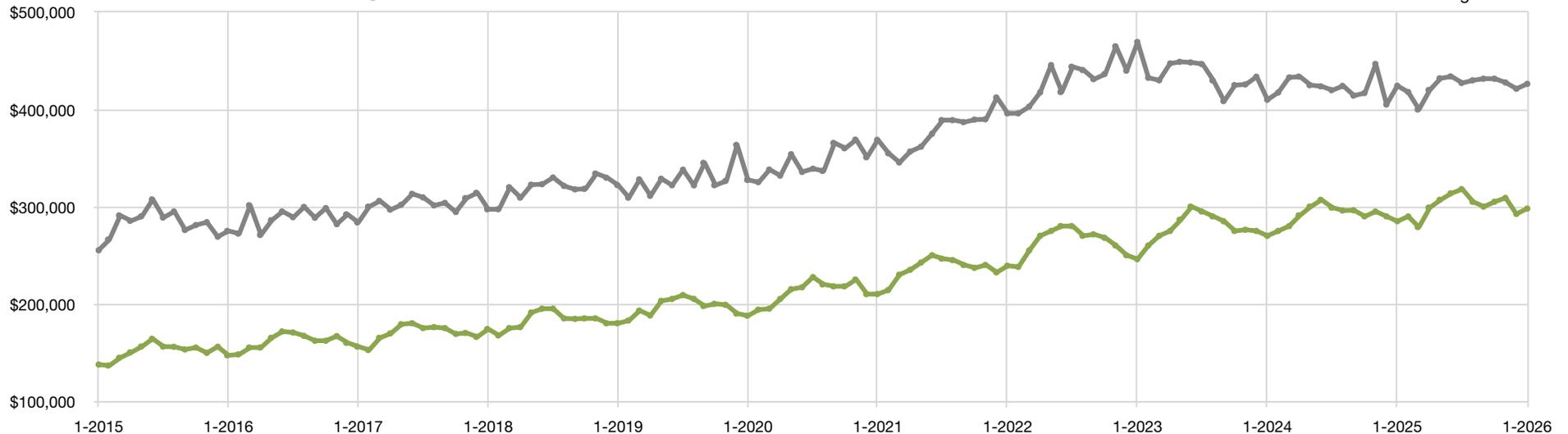
Year to Date



Month	Median Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Feb-2025	\$417,915	\$417,915	+ 0.1%	\$289,900	+ 5.4%
Mar-2025	\$400,000	\$400,000	- 7.6%	\$279,000	- 0.4%
Apr-2025	\$419,990	\$419,990	- 3.2%	\$299,000	+ 2.7%
May-2025	\$432,022	\$432,022	+ 1.7%	\$307,000	+ 2.3%
Jun-2025	\$434,000	\$434,000	+ 2.4%	\$313,700	+ 2.2%
Jul-2025	\$427,276	\$427,276	+ 1.8%	\$318,000	+ 6.4%
Aug-2025	\$429,990	\$429,990	+ 1.4%	\$305,000	+ 3.0%
Sep-2025	\$431,682	\$431,682	+ 4.2%	\$300,000	+ 1.3%
Oct-2025	\$431,650	\$431,650	+ 3.5%	\$305,000	+ 5.2%
Nov-2025	\$427,789	\$427,789	- 4.3%	\$309,000	+ 4.7%
Dec-2025	\$421,306	\$421,306	+ 4.0%	\$292,500	+ 0.9%
Jan-2026	\$426,367	\$426,367	+ 0.5%	\$298,000	+ 4.6%
12-Month Avg*	\$425,803	\$425,803	+ 0.3%	\$300,000	+ 1.7%

* 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



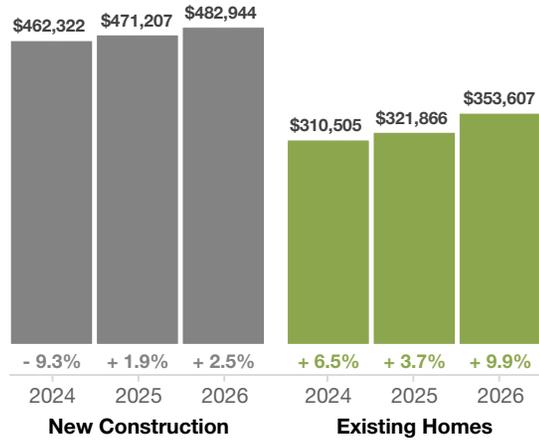
Average Closed Price

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

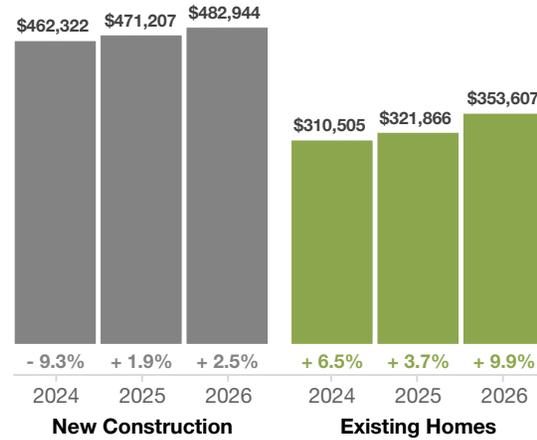


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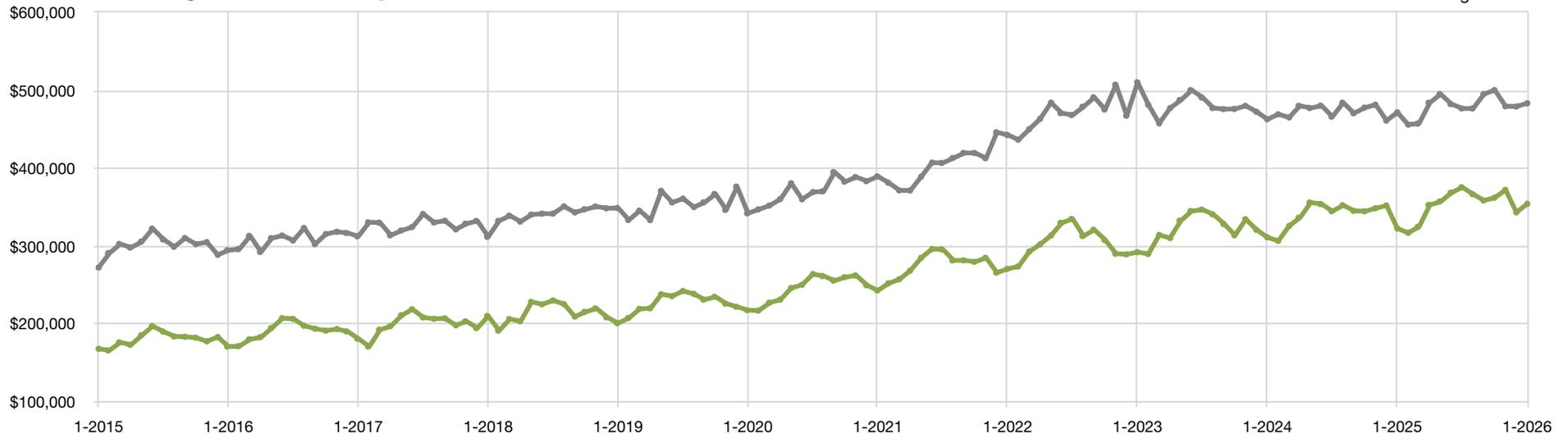
Year to Date



Average Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Feb-2025	\$455,473	- 2.8%	\$316,343	+ 3.4%
Mar-2025	\$456,875	- 1.7%	\$323,957	- 0.4%
Apr-2025	\$483,658	+ 0.8%	\$352,174	+ 4.9%
May-2025	\$494,733	+ 3.8%	\$356,552	+ 0.4%
Jun-2025	\$481,888	+ 0.4%	\$367,780	+ 4.1%
Jul-2025	\$476,294	+ 2.3%	\$374,961	+ 9.0%
Aug-2025	\$476,210	- 1.6%	\$366,018	+ 4.1%
Sep-2025	\$494,664	+ 5.2%	\$357,875	+ 3.8%
Oct-2025	\$499,939	+ 4.7%	\$361,456	+ 5.1%
Nov-2025	\$479,114	- 0.4%	\$371,520	+ 6.8%
Dec-2025	\$478,839	+ 3.9%	\$342,631	- 2.5%
Jan-2026	\$482,944	+ 2.5%	\$353,607	+ 9.9%
12-Month Avg*	\$480,984	+ 1.5%	\$355,765	+ 3.9%

* 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



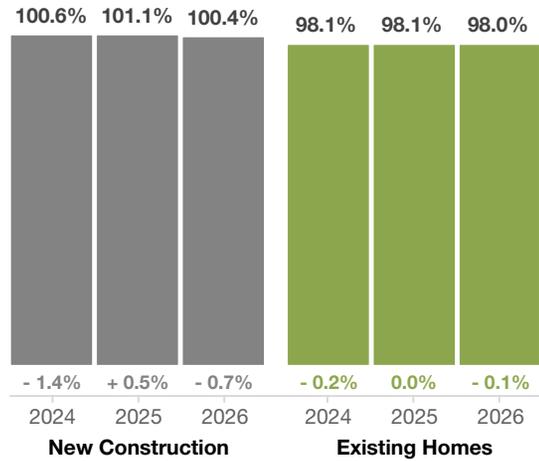
Percent of List Price Received

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.

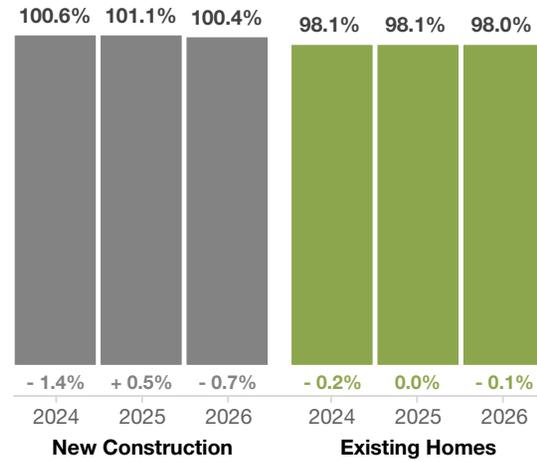


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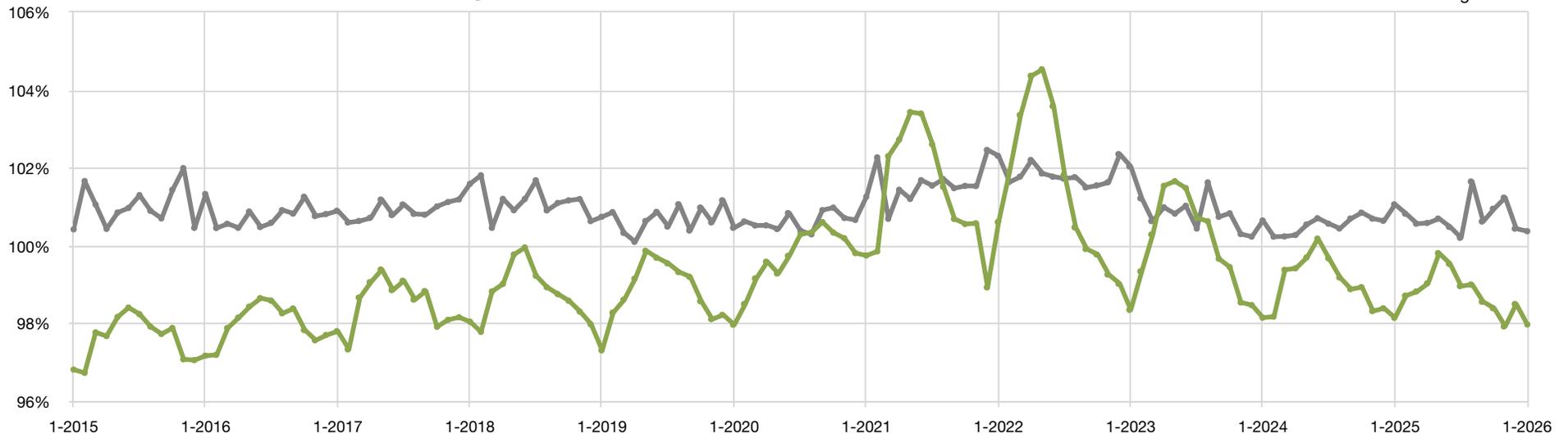
Year to Date



Pct. of List Price Received	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Feb-2025	100.8%	+ 0.6%	98.7%	+ 0.5%
Mar-2025	100.6%	+ 0.4%	98.8%	- 0.6%
Apr-2025	100.6%	+ 0.3%	99.0%	- 0.4%
May-2025	100.7%	+ 0.2%	99.8%	+ 0.1%
Jun-2025	100.5%	- 0.2%	99.5%	- 0.7%
Jul-2025	100.2%	- 0.4%	99.0%	- 0.7%
Aug-2025	101.6%	+ 1.2%	99.0%	- 0.2%
Sep-2025	100.6%	- 0.1%	98.6%	- 0.3%
Oct-2025	100.9%	+ 0.1%	98.4%	- 0.5%
Nov-2025	101.2%	+ 0.5%	97.9%	- 0.4%
Dec-2025	100.4%	- 0.2%	98.5%	+ 0.1%
Jan-2026	100.4%	- 0.7%	98.0%	- 0.1%
12-Month Avg*	100.7%	+ 0.1%	98.8%	- 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



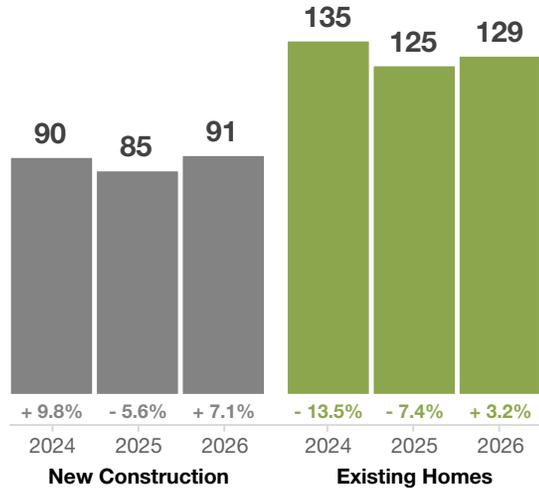
Housing Affordability Index

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.

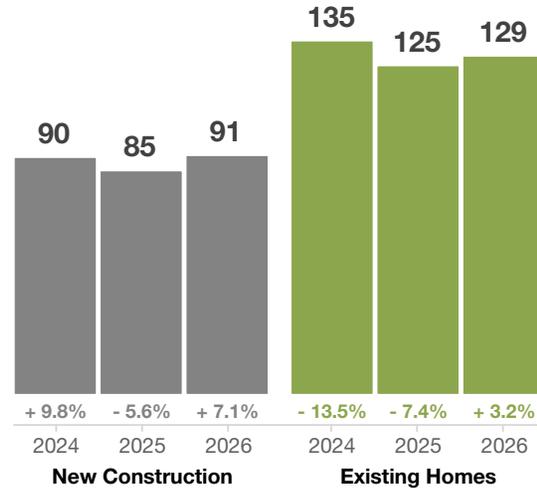


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January

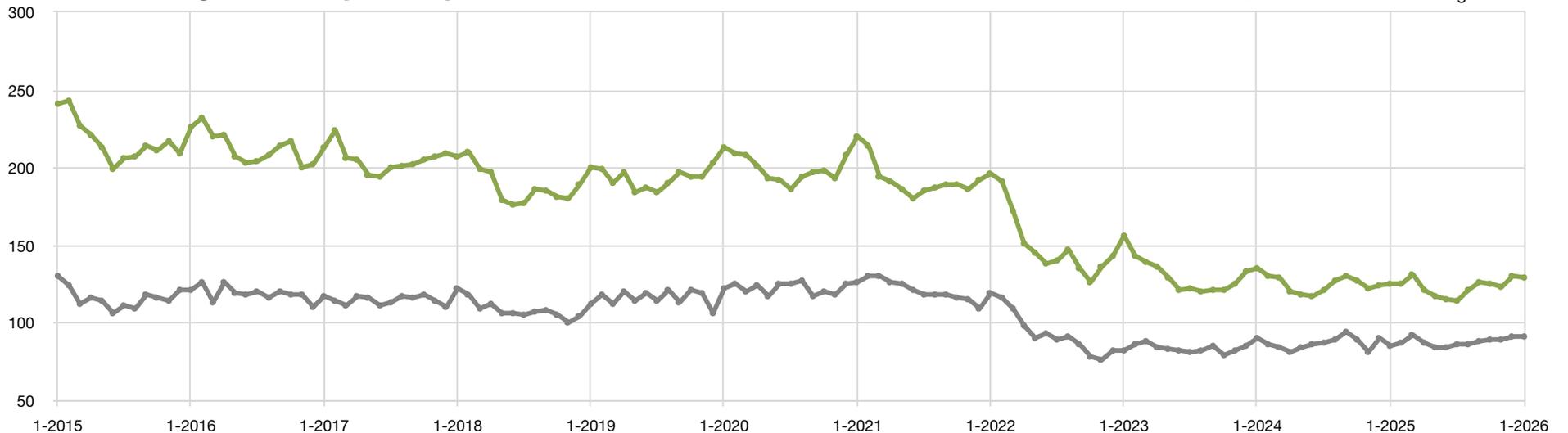


Year to Date



Affordability Index	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Feb-2025	87	+ 1.2%	125	- 3.8%
Mar-2025	92	+ 9.5%	131	+ 1.6%
Apr-2025	87	+ 7.4%	121	+ 0.8%
May-2025	84	0.0%	117	- 0.8%
Jun-2025	84	- 2.3%	115	- 1.7%
Jul-2025	86	- 1.1%	114	- 5.8%
Aug-2025	86	- 3.4%	121	- 4.7%
Sep-2025	88	- 6.4%	126	- 3.1%
Oct-2025	89	0.0%	125	- 1.6%
Nov-2025	89	+ 9.9%	123	+ 0.8%
Dec-2025	91	+ 1.1%	130	+ 4.8%
Jan-2026	91	+ 7.1%	129	+ 3.2%
12-Month Avg	88	+ 2.3%	123	- 0.8%

Historical Housing Affordability Index by Month



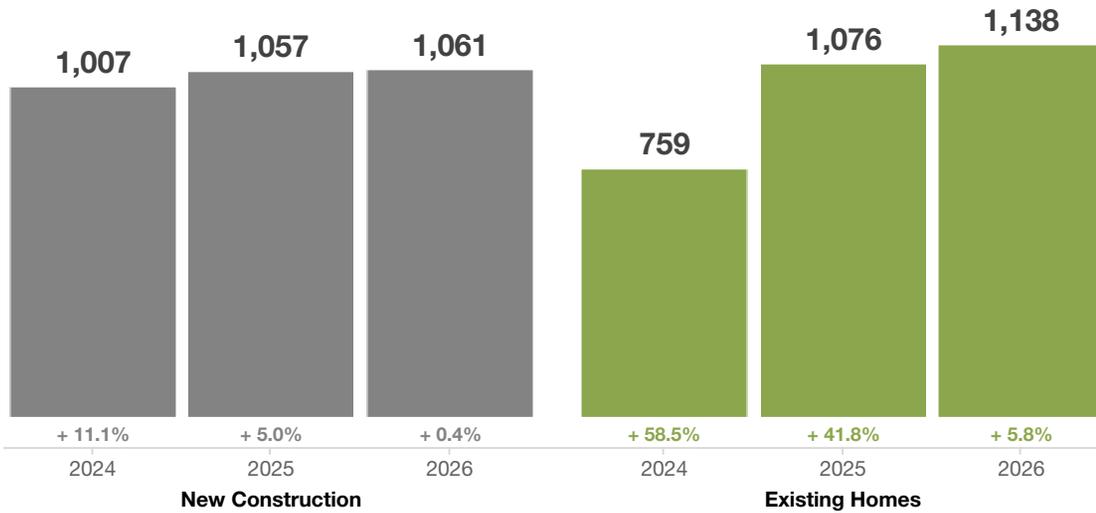
Inventory of Homes for Sale

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



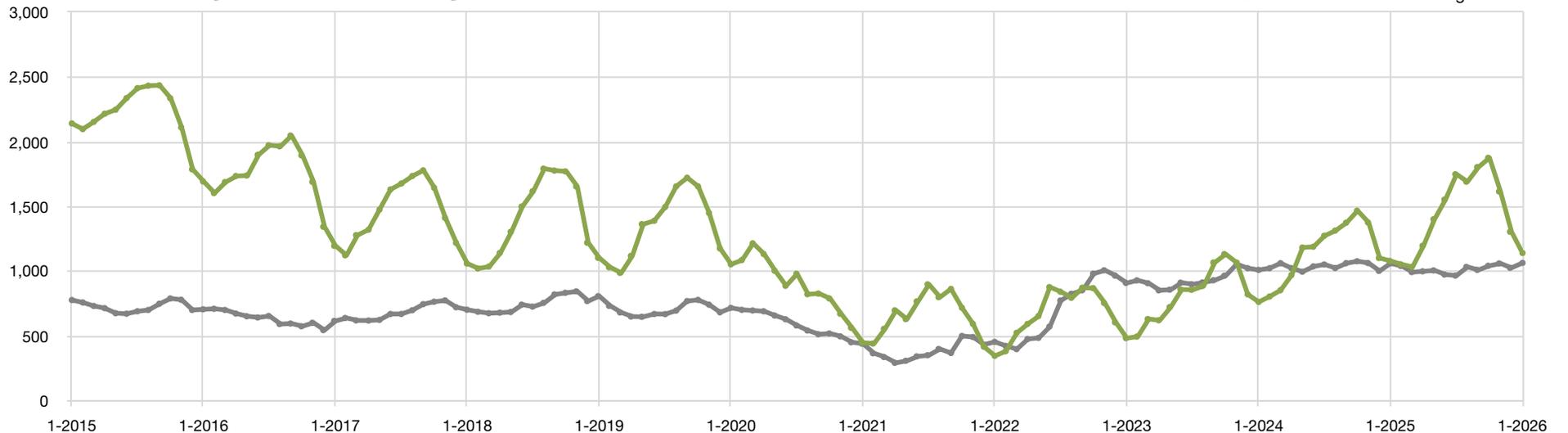
Omaha Area Region

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Homes for Sale	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Feb-2025	1,038	+ 1.8%	1,050	+ 31.1%
Mar-2025	990	- 6.5%	1,030	+ 21.2%
Apr-2025	996	- 2.4%	1,194	+ 23.5%
May-2025	1,003	+ 1.0%	1,399	+ 18.6%
Jun-2025	971	- 6.1%	1,551	+ 30.8%
Jul-2025	963	- 8.2%	1,747	+ 37.5%
Aug-2025	1,030	+ 0.9%	1,689	+ 28.8%
Sep-2025	1,007	- 4.9%	1,802	+ 31.3%
Oct-2025	1,039	- 3.3%	1,874	+ 27.9%
Nov-2025	1,057	- 0.3%	1,613	+ 17.4%
Dec-2025	1,023	+ 2.4%	1,302	+ 18.5%
Jan-2026	1,061	+ 0.4%	1,138	+ 5.8%
12-Month Avg	1,015	- 2.1%	1,449	+ 24.6%

Historical Inventory of Homes for Sale by Month



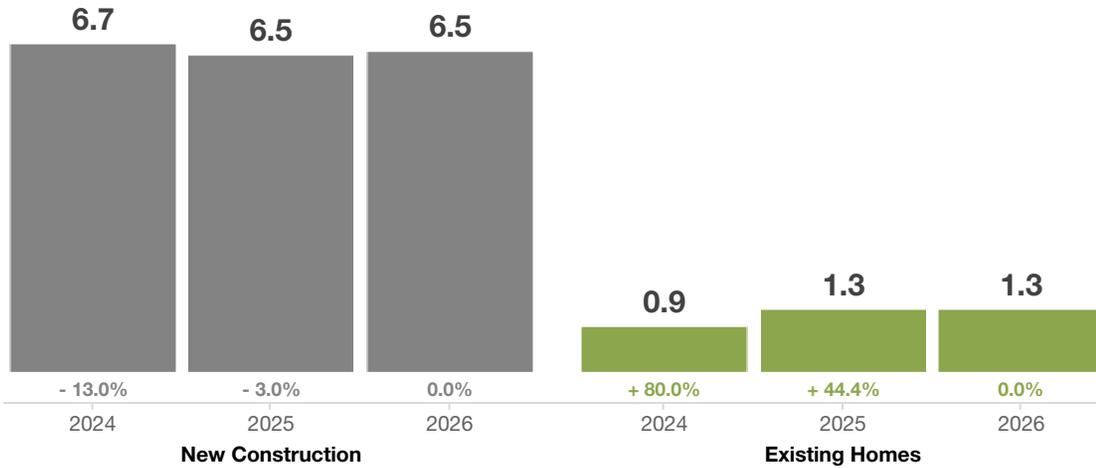
Months Supply of Inventory

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.



Omaha Area Region

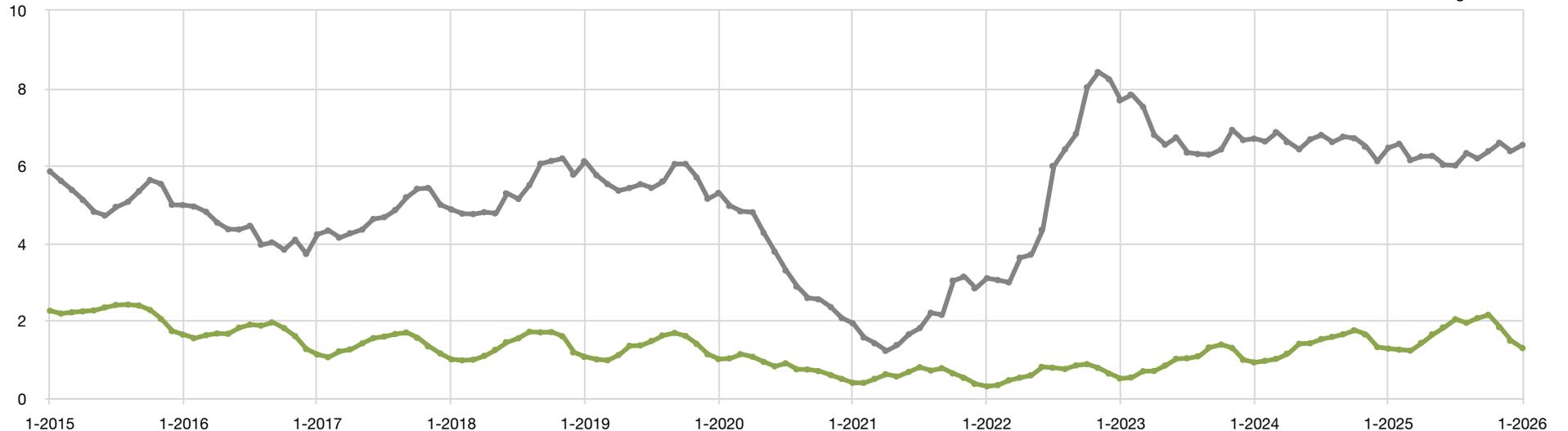
January



Months Supply	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Feb-2025	6.6	0.0%	1.3	+ 30.0%
Mar-2025	6.1	- 11.6%	1.2	+ 20.0%
Apr-2025	6.2	- 6.1%	1.4	+ 27.3%
May-2025	6.2	- 3.1%	1.6	+ 14.3%
Jun-2025	6.0	- 10.4%	1.8	+ 28.6%
Jul-2025	6.0	- 11.8%	2.0	+ 33.3%
Aug-2025	6.3	- 4.5%	1.9	+ 18.8%
Sep-2025	6.2	- 7.5%	2.1	+ 31.3%
Oct-2025	6.4	- 4.5%	2.1	+ 16.7%
Nov-2025	6.6	+ 1.5%	1.8	+ 12.5%
Dec-2025	6.4	+ 4.9%	1.5	+ 15.4%
Jan-2026	6.5	0.0%	1.3	0.0%
12-Month Avg*	6.3	- 4.5%	1.7	+ 20.9%

* 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.



Omaha Area Region

Key Metrics	Historical Sparkbars	1-2025	1-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,471	1,499	+ 1.9%	1,471	1,499	+ 1.9%
Pending Sales		895	945	+ 5.6%	895	945	+ 5.6%
Closed Sales		705	672	- 4.7%	705	672	- 4.7%
Days on Market Until Sale		35	36	+ 2.9%	35	36	+ 2.9%
Median Closed Price		\$310,000	\$320,000	+ 3.2%	\$310,000	\$320,000	+ 3.2%
Average Closed Price		\$350,463	\$374,424	+ 6.8%	\$350,463	\$374,424	+ 6.8%
Percent of List Price Received		98.7%	98.4%	- 0.3%	98.7%	98.4%	- 0.3%
Housing Affordability Index		115	120	+ 4.3%	115	120	+ 4.3%
Inventory of Homes for Sale		2,133	2,199	+ 3.1%	—	—	—
Months Supply of Inventory		2.1	2.1	0.0%	—	—	—