Monthly Indicators

Omaha 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 15.9 percent for New Construction and 10.5 percent for Existing Homes. Pending Sales decreased 43.5 percent for New Construction and 20.9 percent for Existing Homes. Inventory decreased 8.2 percent for New Construction but increased 0.9 percent for Existing Homes.

Median Closed Price increased 7.9 percent for New Construction and 3.3 percent for Existing Homes. Days on Market decreased 16.9 percent for New Construction but increased 11.1 percent for Existing Homes. Months Supply of Inventory decreased 1.6 percent for New Construction but remained flat 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

- 24.9%	+ 4.6%	- 2.3%
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 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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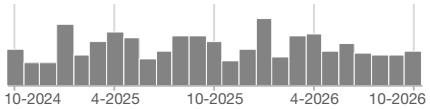
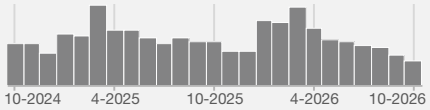
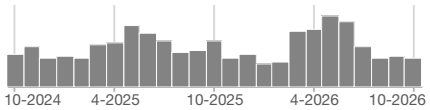
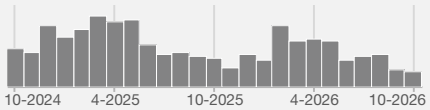
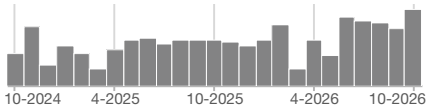
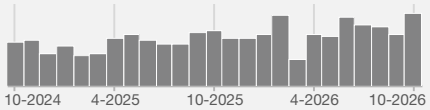
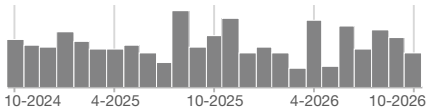
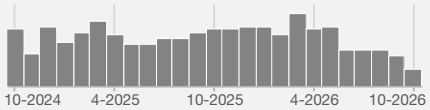
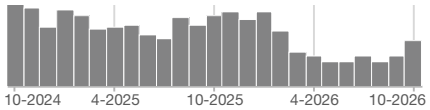
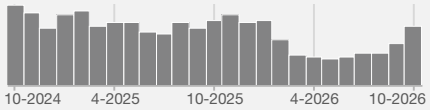
Current as of November 13, 2026. All data from Great Plains Regional MLS. Report © 2026 ShowingTime Plus, LLC.

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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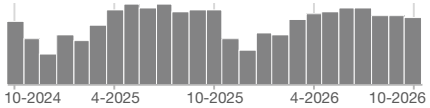
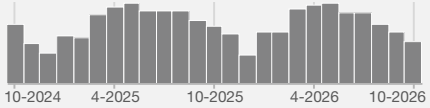
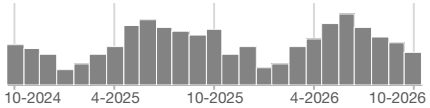
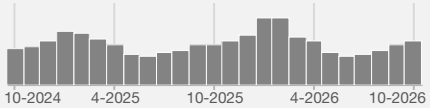
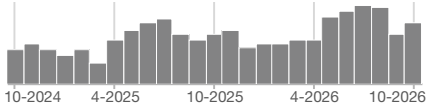
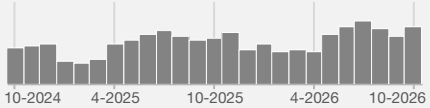
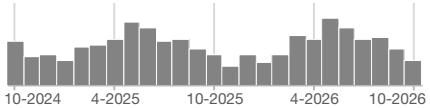
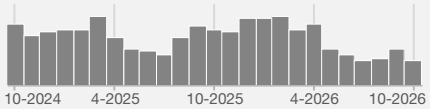
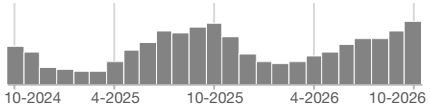
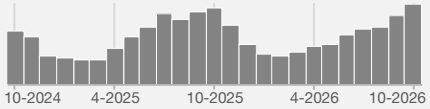
Key Metrics	Historical Sparkbars	10-2025	10-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		296	**249**	- 15.9%	2,976	**2,782**	- 6.5%
Pending Sales		147	**83**	- 43.5%	1,728	**1,620**	- 6.3%
Closed Sales		180	**128**	- 28.9%	1,681	**1,674**	- 0.4%
Days on Market Until Sale		65	**54**	- 16.9%	83	**72**	- 13.3%
Median Closed Price		$430,825	**$464,950**	+ 7.9%	$425,000	**$435,000**	+ 2.4%
Average Closed Price		$498,717	**$528,313**	+ 5.9%	$480,033	**$498,138**	+ 3.8%
Percent of List Price Received		100.9%	**100.5%**	- 0.4%	100.7%	**100.7%**	0.0%
Housing Affordability Index		89	**76**	- 14.6%	90	**81**	- 10.0%
Inventory of Homes for Sale		1,036	**951**	- 8.2%	—	**—**	—
Months Supply of Inventory		6.3	**6.2**	- 1.6%	—	**—**	—

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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Omaha Area Region

Key Metrics	Historical Sparkbars	10-2025	10-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,668	**1,493**	- 10.5%	15,243	**14,846**	- 2.6%
Pending Sales		833	**659**	- 20.9%	9,278	**9,039**	- 2.6%
Closed Sales		1,011	**766**	- 24.2%	8,970	**8,814**	- 1.7%
Days on Market Until Sale		18	**20**	+ 11.1%	17	**18**	+ 5.9%
Median Closed Price		$305,000	**$315,000**	+ 3.3%	$300,000	**$314,000**	+ 4.7%
Average Closed Price		$361,523	**$381,104**	+ 5.4%	$353,655	**$366,577**	+ 3.7%
Percent of List Price Received		98.4%	**98.1%**	- 0.3%	99.0%	**99.0%**	0.0%
Housing Affordability Index		125	**111**	- 11.2%	127	**111**	- 12.6%
Inventory of Homes for Sale		1,896	**1,914**	+ 0.9%	—	**—**	—
Months Supply of Inventory		2.2	**2.2**	0.0%	—	**—**	—

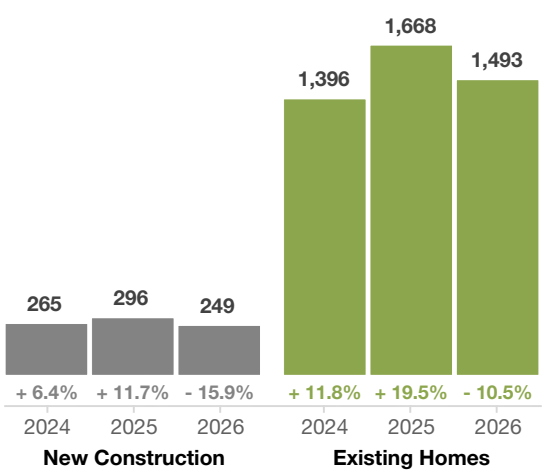
New Listings

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

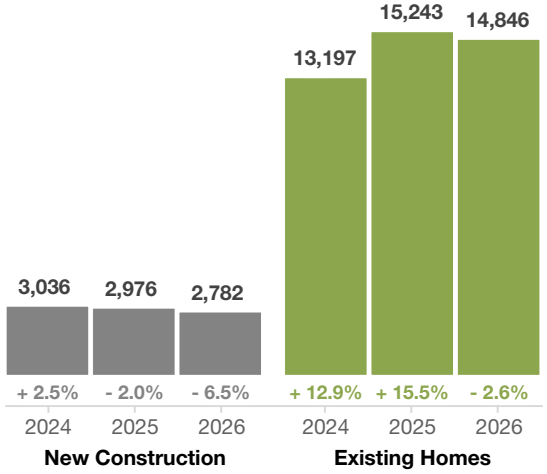
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October

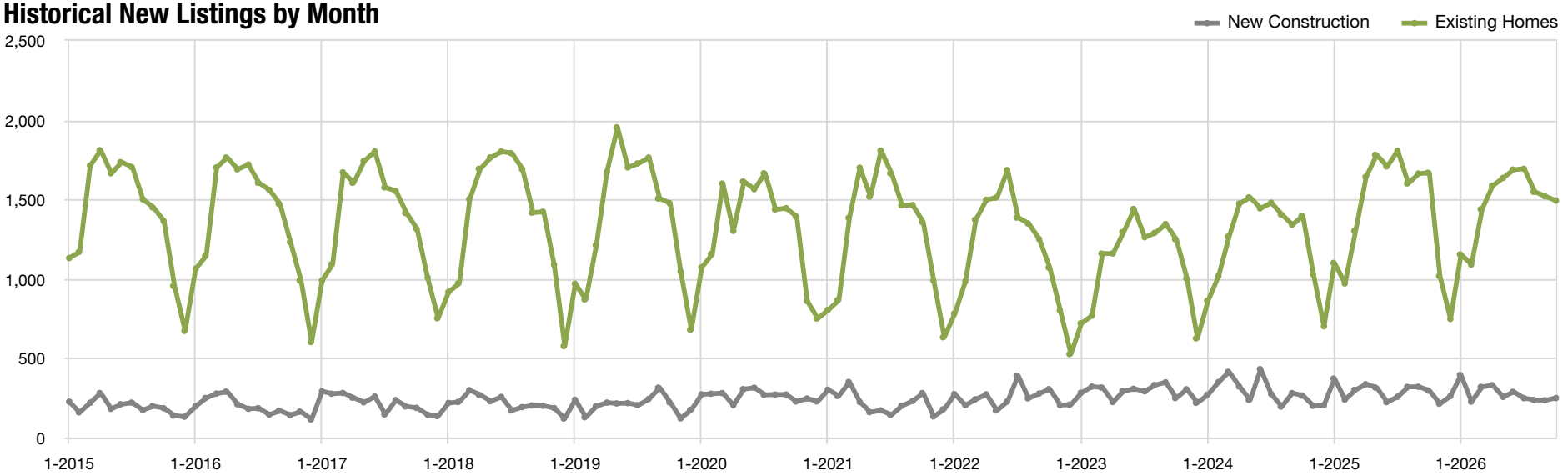


Year to Date



New Listings	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Nov-2025	213	+ 6.5%	1,018	- 1.1%
Dec-2025	261	+ 27.9%	747	+ 6.6%
Jan-2026	394	+ 6.2%	1,154	+ 4.9%
Feb-2026	226	- 5.4%	1,090	+ 12.3%
Mar-2026	319	+ 6.3%	1,438	+ 10.4%
Apr-2026	330	- 1.8%	1,586	- 3.4%
May-2026	256	- 18.7%	1,636	- 8.1%
Jun-2026	288	+ 29.1%	1,688	- 1.2%
Jul-2026	248	- 3.5%	1,693	- 6.3%
Aug-2026	237	- 25.7%	1,548	- 3.3%
Sep-2026	235	- 26.6%	1,520	- 8.6%
Oct-2026	**249**	**- 15.9%**	**1,493**	**- 10.5%**
12-Month Avg	271	- 3.9%	1,384	- 2.1%

Historical New Listings by Month



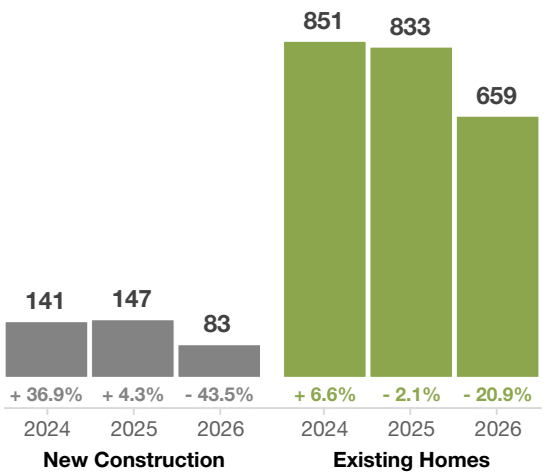
Pending Sales

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

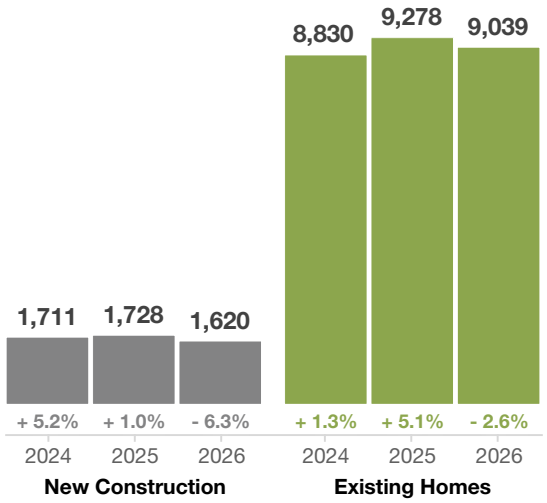
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October

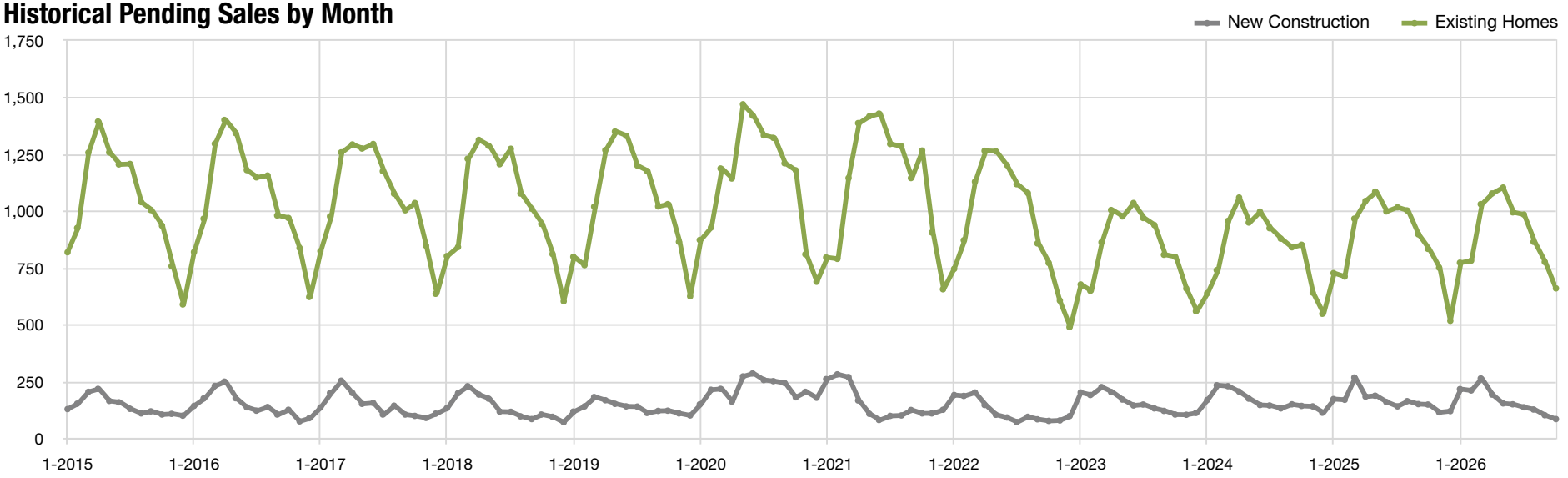


Year to Date



Pending Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Nov-2025	113	- 18.7%	750	+ 17.2%
Dec-2025	118	+ 6.3%	516	- 5.7%
Jan-2026	215	+ 25.7%	772	+ 6.3%
Feb-2026	209	+ 24.4%	781	+ 9.8%
Mar-2026	262	- 1.5%	1,030	+ 6.6%
Apr-2026	191	+ 4.9%	1,077	+ 3.2%
May-2026	152	- 18.3%	1,103	+ 1.7%
Jun-2026	148	- 6.3%	994	- 0.4%
Jul-2026	135	- 2.9%	984	- 3.1%
Aug-2026	125	- 22.8%	864	- 13.8%
Sep-2026	100	- 32.9%	775	- 13.6%
Oct-2026	**83**	**- 43.5%**	**659**	**- 20.9%**
12-Month Avg	154	- 6.7%	859	- 1.5%

Historical Pending Sales by Month



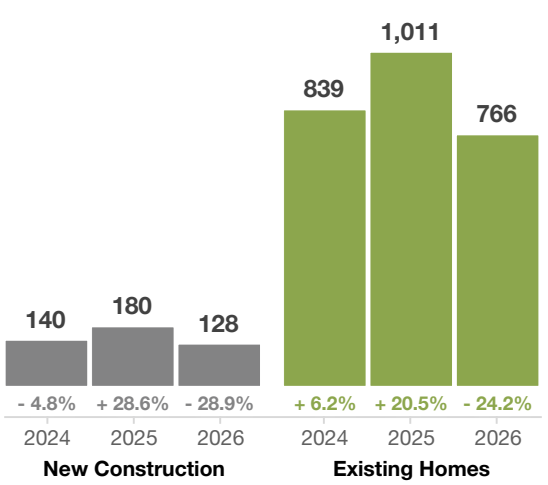
Closed Sales

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

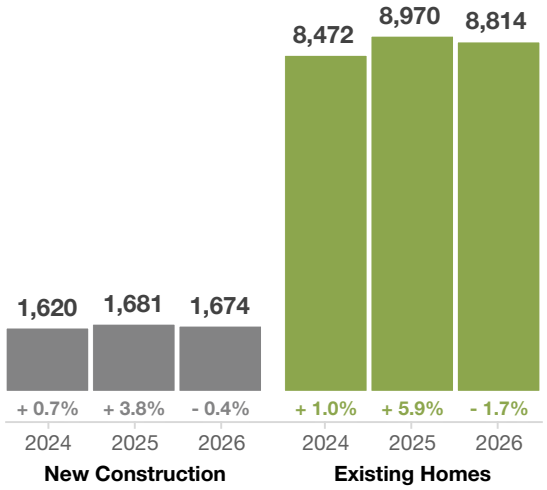
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October

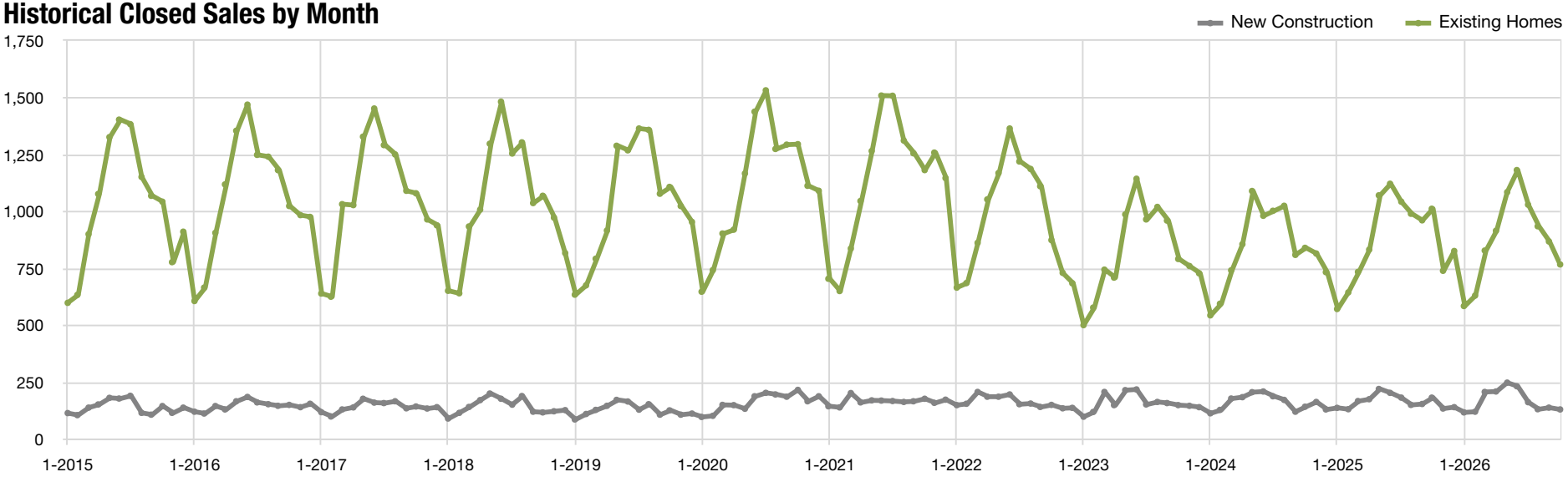


Year to Date



Closed Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Nov-2025	132	- 18.0%	738	- 9.3%
Dec-2025	138	+ 7.8%	825	+ 12.7%
Jan-2026	115	- 14.8%	583	+ 2.3%
Feb-2026	118	- 8.5%	629	- 2.2%
Mar-2026	205	+ 24.2%	827	+ 12.8%
Apr-2026	207	+ 19.7%	914	+ 10.0%
May-2026	246	+ 12.8%	1,084	+ 1.3%
Jun-2026	230	+ 14.4%	1,181	+ 5.4%
Jul-2026	160	- 11.1%	1,029	- 1.2%
Aug-2026	129	- 12.8%	934	- 5.6%
Sep-2026	136	- 10.5%	867	- 9.7%
Oct-2026	**128**	**- 28.9%**	**766**	**- 24.2%**
12-Month Avg	162	- 1.2%	865	- 1.3%

Historical Closed Sales by Month



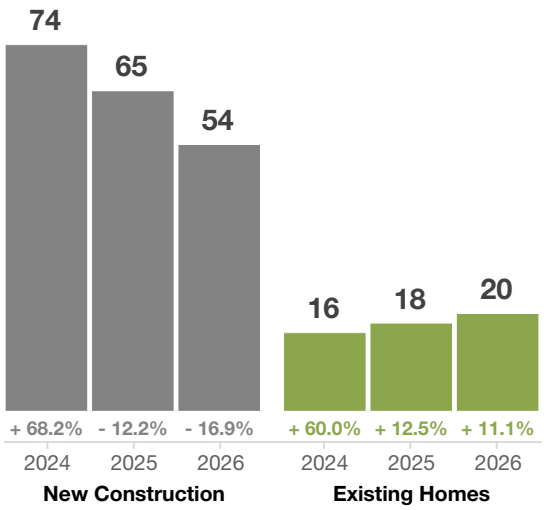
Days on Market Until Sale

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

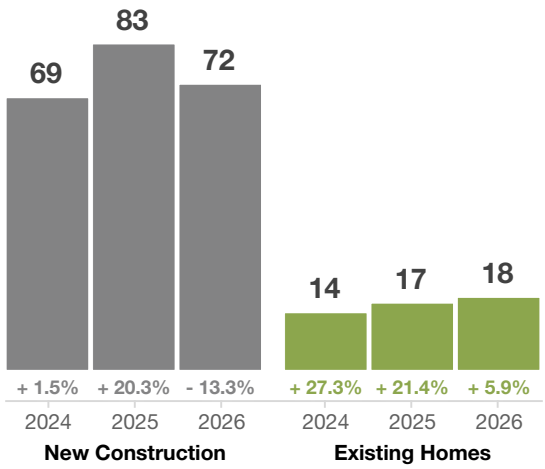
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October



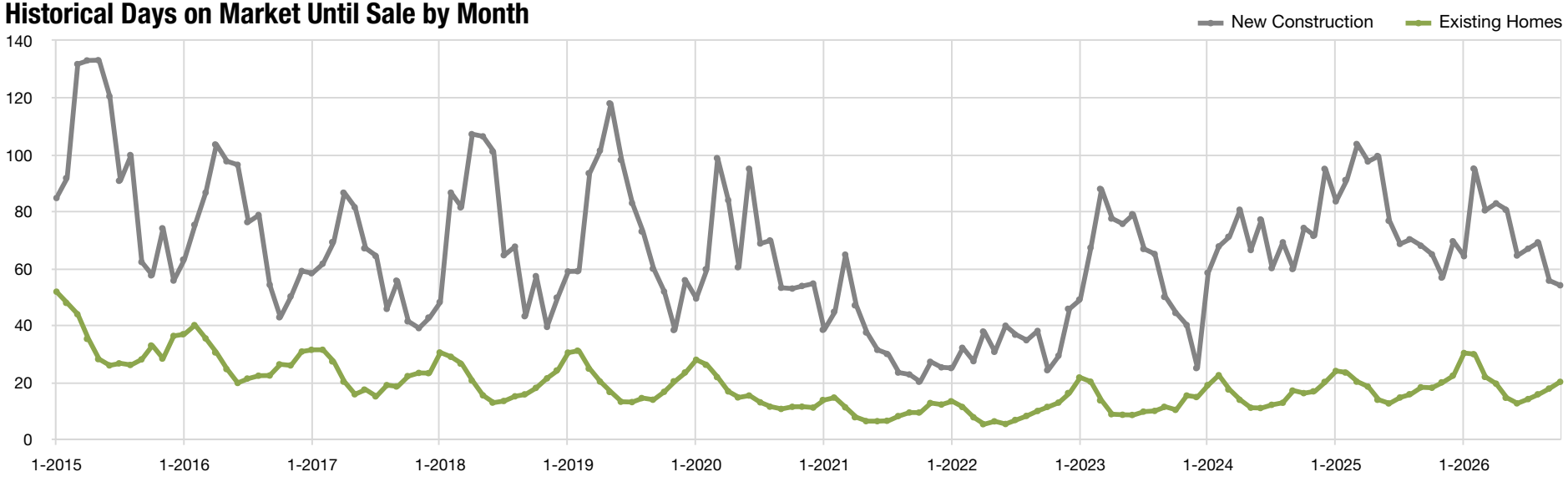
Year to Date



Days on Market	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Nov-2025	57	- 19.7%	20	+ 17.6%
Dec-2025	69	- 27.4%	22	+ 10.0%
Jan-2026	64	- 22.9%	30	+ 25.0%
Feb-2026	95	+ 4.4%	30	+ 30.4%
Mar-2026	80	- 23.1%	22	+ 10.0%
Apr-2026	83	- 15.3%	19	+ 5.6%
May-2026	81	- 18.2%	14	0.0%
Jun-2026	64	- 16.9%	12	0.0%
Jul-2026	67	- 2.9%	14	0.0%
Aug-2026	69	- 1.4%	16	0.0%
Sep-2026	56	- 17.6%	18	0.0%
Oct-2026	**54**	**- 16.9%**	**20**	**+ 11.1%**
12-Month Avg*	71	- 13.9%	19	+ 8.9%

* 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



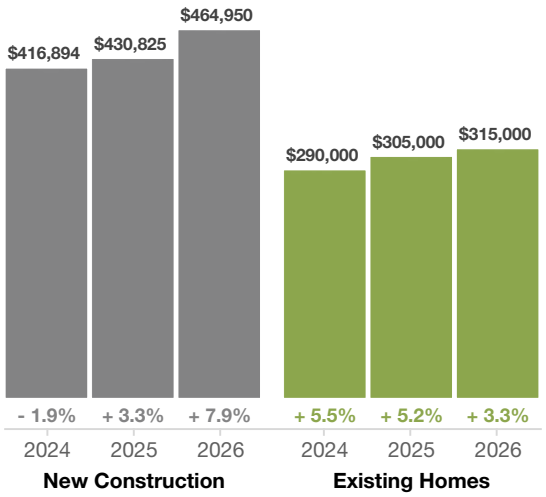
Median Closed Price

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

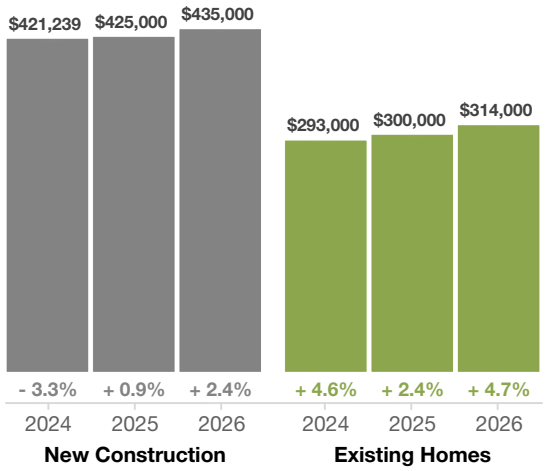
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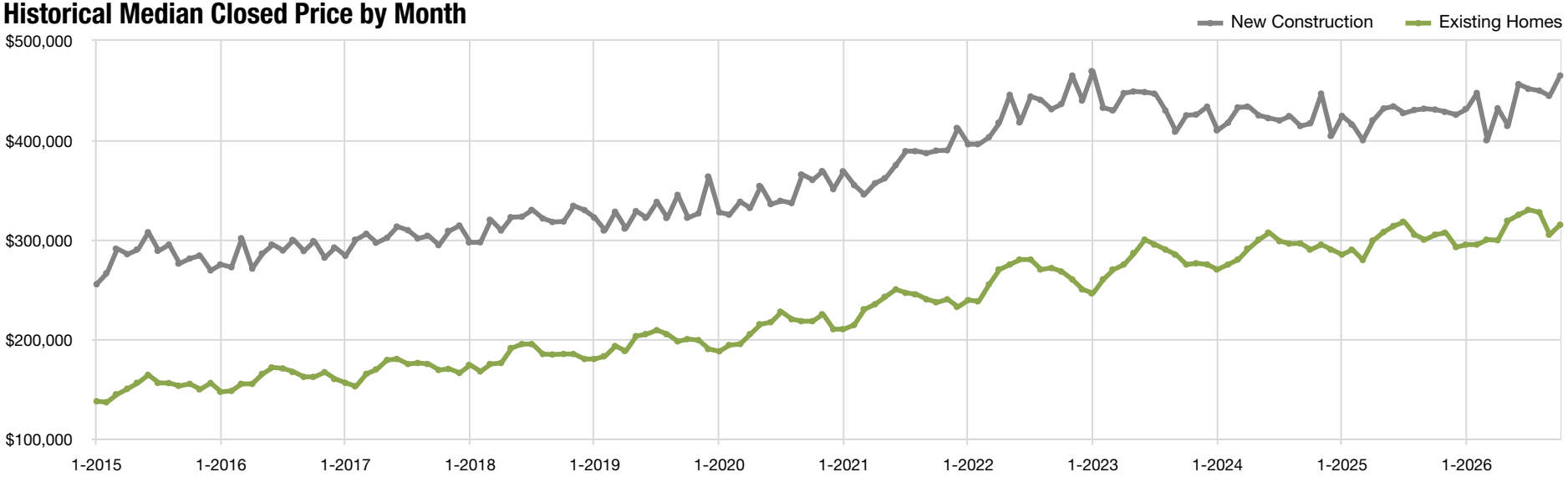
Year to Date



Median Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Nov-2025	$428,481	- 4.1%	$307,000	+ 4.1%
Dec-2025	$425,648	+ 5.3%	$292,500	+ 0.9%
Jan-2026	$431,288	+ 1.6%	$295,000	+ 3.5%
Feb-2026	$447,458	+ 7.6%	$295,000	+ 1.8%
Mar-2026	$399,990	- 0.0%	$300,000	+ 7.3%
Apr-2026	$432,110	+ 2.9%	$299,464	+ 0.2%
May-2026	$414,375	- 4.1%	$319,000	+ 3.7%
Jun-2026	$456,406	+ 5.2%	$325,000	+ 3.6%
Jul-2026	$451,700	+ 5.7%	$330,000	+ 3.8%
Aug-2026	$449,900	+ 4.5%	$327,500	+ 7.4%
Sep-2026	$444,595	+ 3.0%	$305,000	+ 1.7%
Oct-2026	**$464,950**	**+ 7.9%**	**$315,000**	**+ 3.3%**
12-Month Avg*	$434,048	+ 2.1%	$310,000	+ 3.3%

* 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



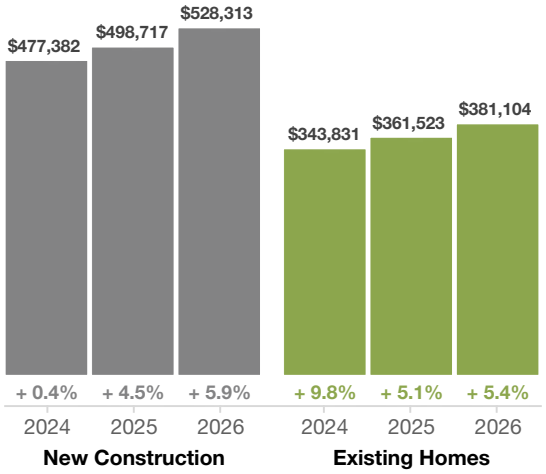
Average Closed Price

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

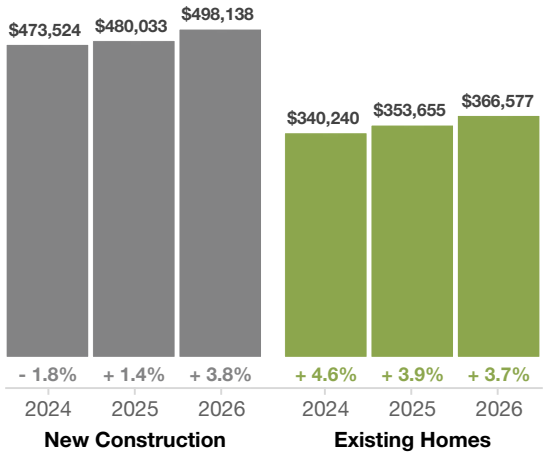
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Omaha Area Region

October



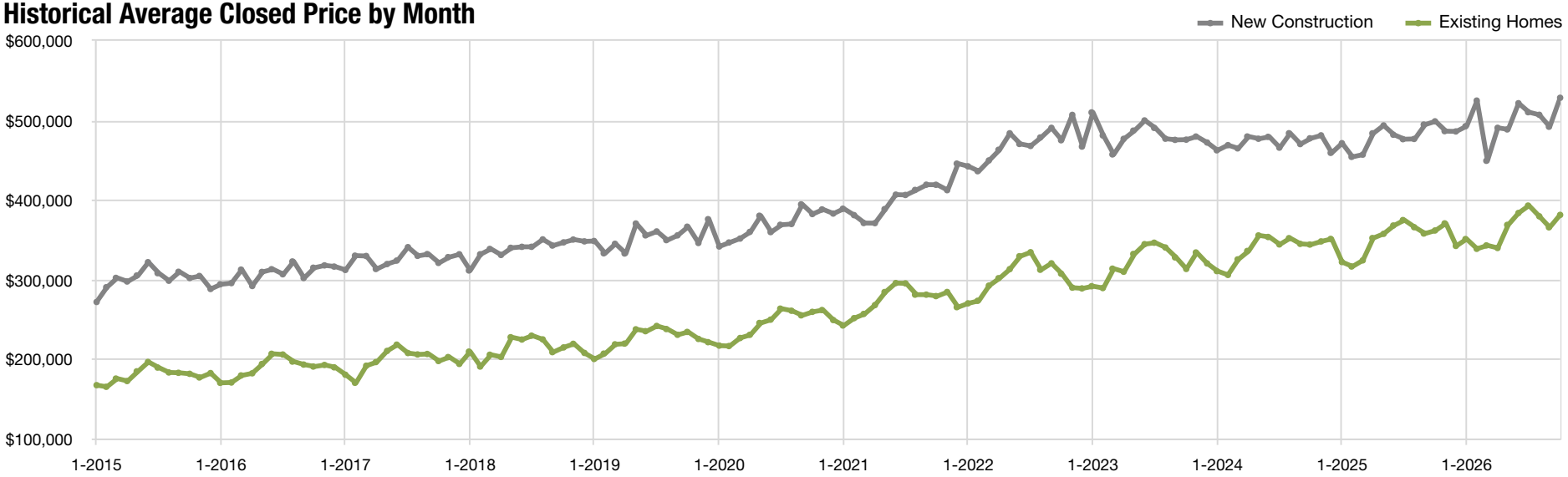
Year to Date



Average Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Nov-2025	$486,392	+ 1.1%	$370,451	+ 6.5%
Dec-2025	$486,036	+ 5.9%	$342,113	- 2.5%
Jan-2026	$492,622	+ 4.5%	$350,751	+ 9.0%
Feb-2026	$524,794	+ 15.6%	$338,493	+ 7.0%
Mar-2026	$449,145	- 1.7%	$342,778	+ 5.8%
Apr-2026	$490,569	+ 1.4%	$339,528	- 3.5%
May-2026	$488,566	- 1.0%	$368,541	+ 3.1%
Jun-2026	$521,480	+ 8.2%	$383,511	+ 4.3%
Jul-2026	$510,212	+ 7.1%	$392,821	+ 4.9%
Aug-2026	$506,935	+ 6.4%	$379,351	+ 3.7%
Sep-2026	$491,936	- 0.6%	$365,499	+ 2.2%
Oct-2026	**$528,313**	**+ 5.9%**	**$381,104**	**+ 5.4%**
12-Month Avg*	$496,481	+ 3.7%	$364,906	+ 3.4%

* 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



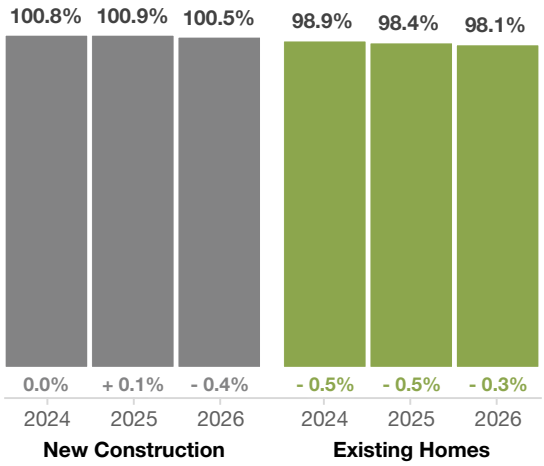
Percent of List Price Received

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.

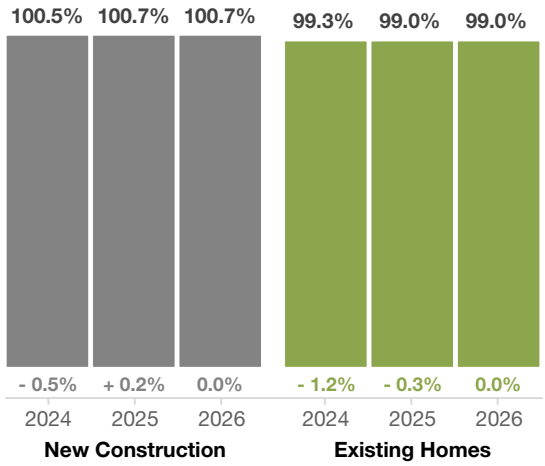
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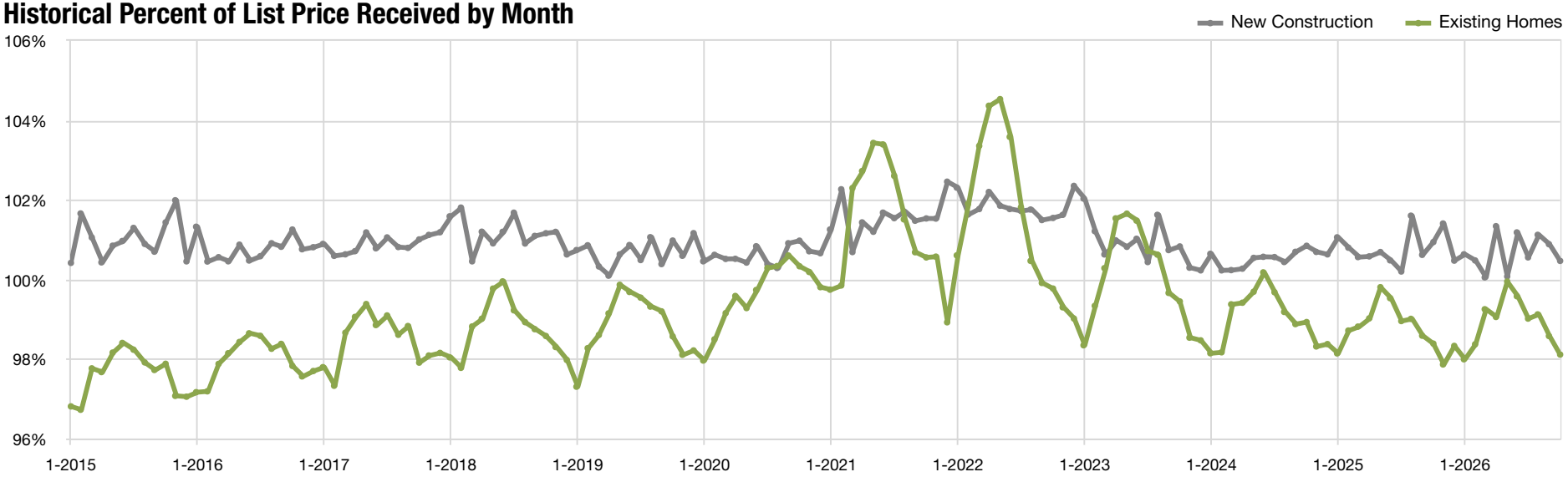
Year to Date



Pct. of List Price Received	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Nov-2025	101.4%	+ 0.7%	97.9%	- 0.4%
Dec-2025	100.5%	- 0.1%	98.3%	- 0.1%
Jan-2026	100.6%	- 0.5%	98.0%	- 0.1%
Feb-2026	100.5%	- 0.3%	98.4%	- 0.3%
Mar-2026	100.1%	- 0.5%	99.3%	+ 0.5%
Apr-2026	101.3%	+ 0.7%	99.1%	+ 0.1%
May-2026	100.1%	- 0.6%	99.9%	+ 0.1%
Jun-2026	101.2%	+ 0.7%	99.6%	+ 0.1%
Jul-2026	100.6%	+ 0.4%	99.0%	0.0%
Aug-2026	101.1%	- 0.5%	99.1%	+ 0.1%
Sep-2026	100.9%	+ 0.3%	98.6%	0.0%
Oct-2026	**100.5%**	**- 0.4%**	**98.1%**	**- 0.3%**
12-Month Avg*	100.7%	- 0.0%	98.9%	+ 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



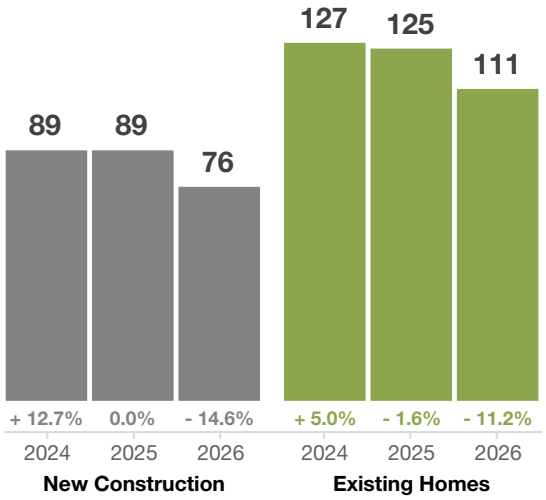
Housing Affordability Index

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.

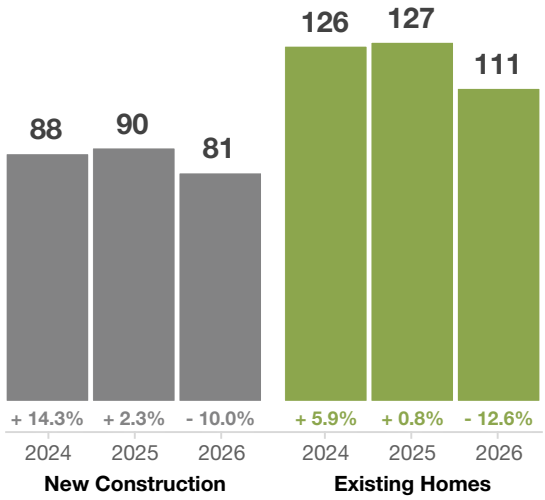
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Omaha Area Region

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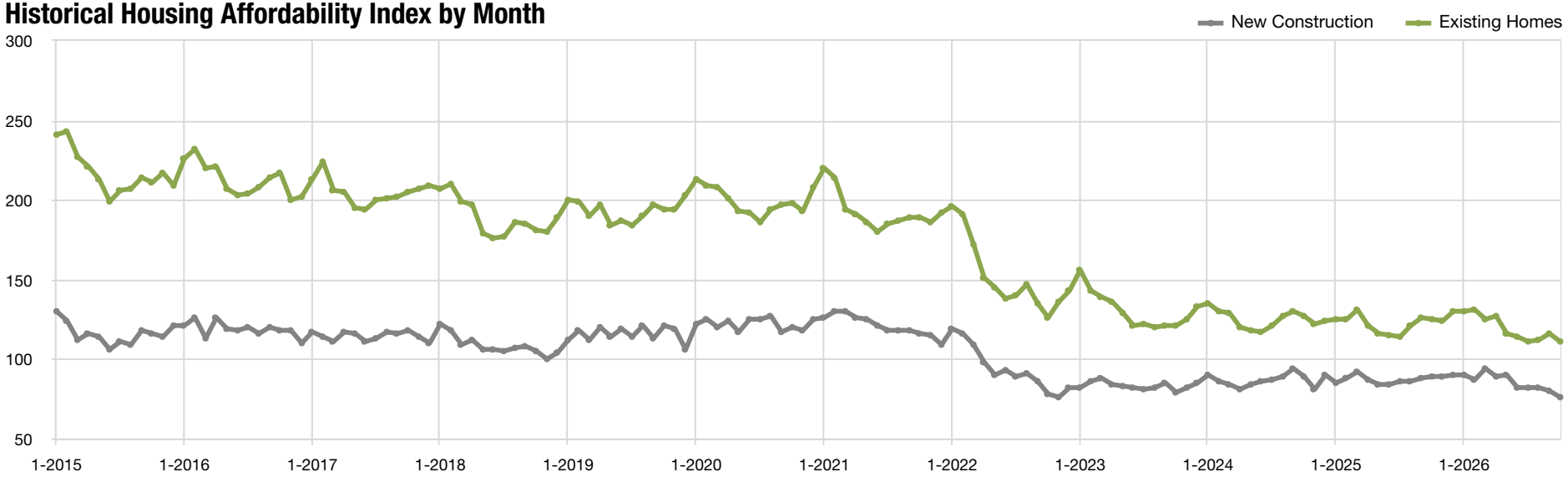


Year to Date



Affordability Index	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Nov-2025	89	+ 9.9%	124	+ 1.6%
Dec-2025	90	0.0%	130	+ 4.8%
Jan-2026	90	+ 5.9%	130	+ 4.0%
Feb-2026	87	- 1.1%	131	+ 4.8%
Mar-2026	94	+ 2.2%	125	- 4.6%
Apr-2026	89	+ 2.3%	127	+ 5.0%
May-2026	90	+ 7.1%	116	0.0%
Jun-2026	82	- 2.4%	114	- 0.9%
Jul-2026	82	- 4.7%	111	- 2.6%
Aug-2026	82	- 4.7%	112	- 7.4%
Sep-2026	80	- 9.1%	116	- 7.9%
Oct-2026	**76**	**- 14.6%**	**111**	**- 11.2%**
12-Month Avg	86	- 1.1%	121	- 0.8%

Historical Housing Affordability Index by Month



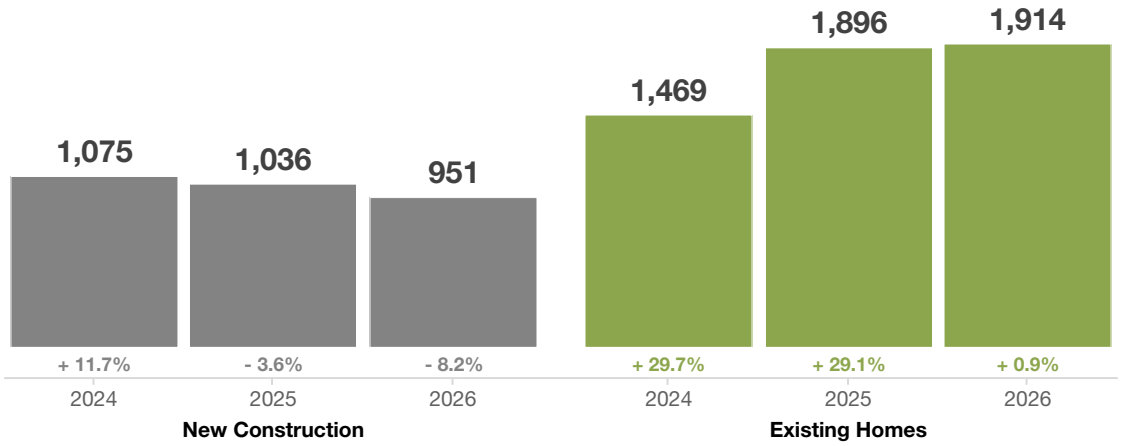
Inventory of Homes for Sale

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

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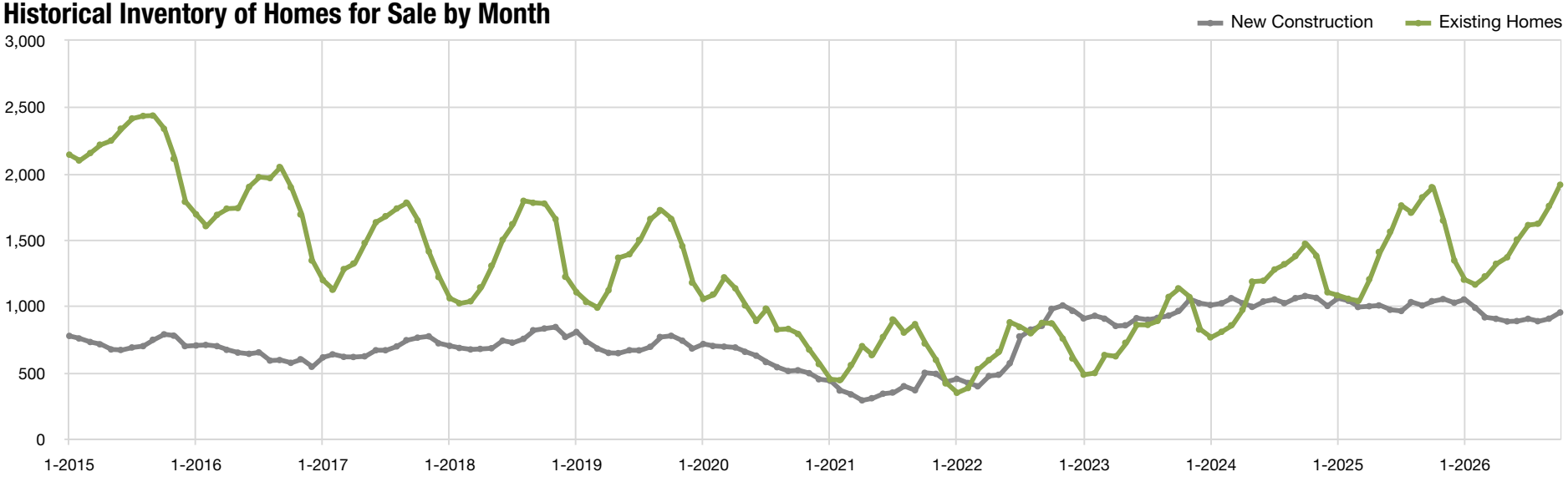
Omaha Area Region

October



Homes for Sale	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Nov-2025	1,052	- 0.8%	1,644	+ 19.3%
Dec-2025	1,024	+ 2.4%	1,343	+ 21.8%
Jan-2026	1,049	- 0.9%	1,198	+ 10.9%
Feb-2026	986	- 5.1%	1,161	+ 10.2%
Mar-2026	914	- 7.9%	1,223	+ 17.9%
Apr-2026	903	- 9.5%	1,318	+ 9.7%
May-2026	883	- 12.1%	1,367	- 2.8%
Jun-2026	886	- 8.8%	1,500	- 3.8%
Jul-2026	903	- 6.1%	1,610	- 8.4%
Aug-2026	885	- 14.0%	1,620	- 4.9%
Sep-2026	904	- 10.0%	1,754	- 3.6%
Oct-2026	**951**	**- 8.2%**	**1,914**	**+ 0.9%**
12-Month Avg	945	- 6.7%	1,471	+ 3.9%

Historical Inventory of Homes for Sale by Month



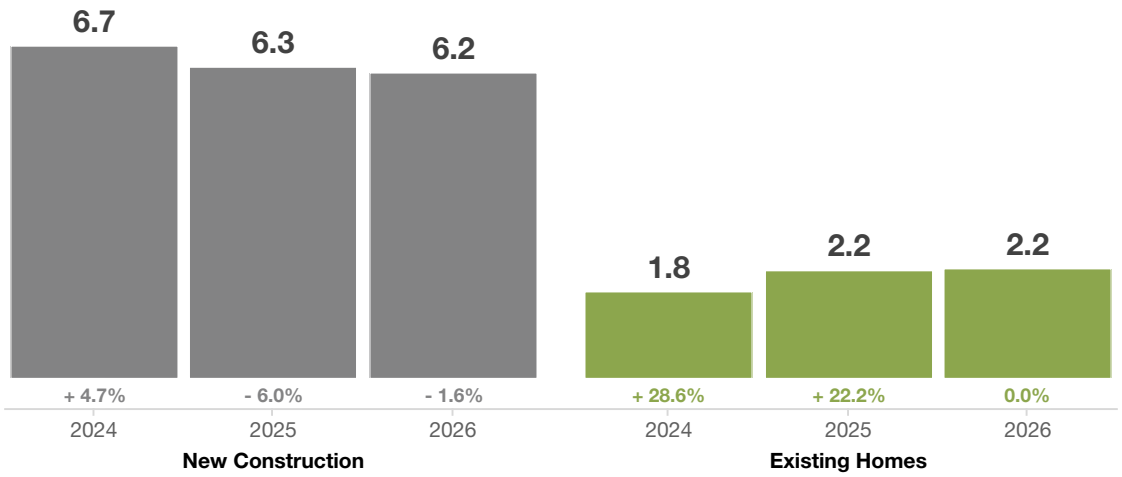
Months Supply of Inventory

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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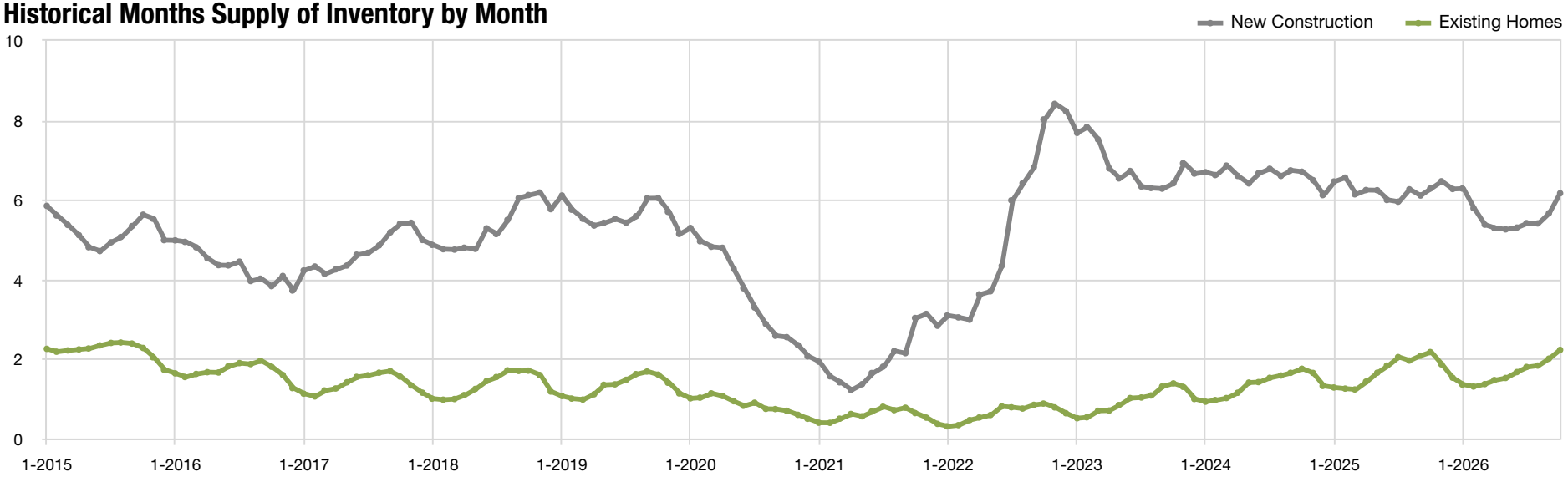
October



Months Supply	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Nov-2025	6.5	0.0%	1.9	+ 18.8%
Dec-2025	6.3	+ 3.3%	1.5	+ 15.4%
Jan-2026	6.3	- 3.1%	1.4	+ 7.7%
Feb-2026	5.8	- 12.1%	1.3	0.0%
Mar-2026	5.4	- 11.5%	1.4	+ 16.7%
Apr-2026	5.3	- 14.5%	1.5	+ 7.1%
May-2026	5.3	- 14.5%	1.5	- 11.8%
Jun-2026	5.3	- 11.7%	1.7	- 5.6%
Jul-2026	5.4	- 10.0%	1.8	- 10.0%
Aug-2026	5.4	- 14.3%	1.8	- 10.0%
Sep-2026	5.7	- 6.6%	2.0	- 4.8%
Oct-2026	**6.2**	**- 1.6%**	**2.2**	**0.0%**
12-Month Avg*	5.7	- 8.3%	1.7	+ 0.2%

* 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

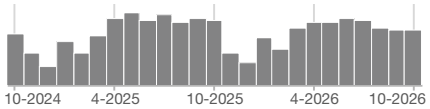
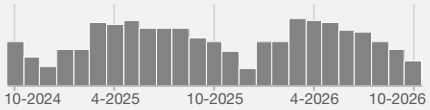
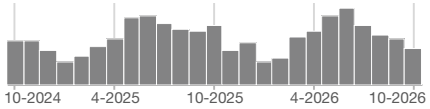
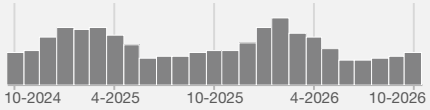
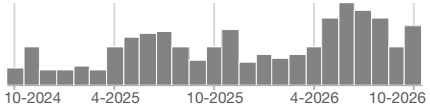
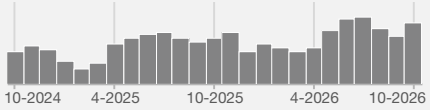
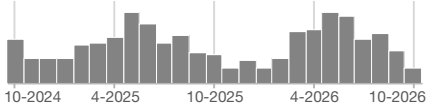
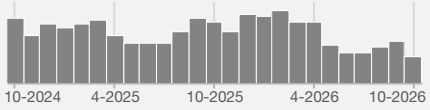
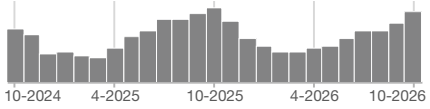
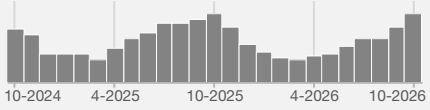


New and Existing Homes Combined

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

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Omaha Area Region

Key Metrics	Historical Sparkbars	10-2025	10-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,964	**1,742**	- 11.3%	18,219	**17,628**	- 3.2%
Pending Sales		980	**742**	- 24.3%	11,006	**10,659**	- 3.2%
Closed Sales		1,191	**894**	- 24.9%	10,651	**10,488**	- 1.5%
Days on Market Until Sale		25	**25**	0.0%	27	**27**	0.0%
Median Closed Price		$325,000	**$340,000**	+ 4.6%	$325,000	**$335,000**	+ 3.1%
Average Closed Price		$382,258	**$402,181**	+ 5.2%	$373,612	**$387,582**	+ 3.7%
Percent of List Price Received		98.8%	**98.4%**	- 0.4%	99.2%	**99.3%**	+ 0.1%
Housing Affordability Index		117	**102**	- 12.8%	117	**104**	- 11.1%
Inventory of Homes for Sale		2,932	**2,865**	- 2.3%	—	**—**	—
Months Supply of Inventory		2.8	**2.8**	0.0%	—	**—**	—