

# Monthly Indicators

Omaha 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 8.0 percent for New Construction but increased 7.5 percent for Existing Homes. Pending Sales increased 19.8 percent for New Construction and 9.3 percent for Existing Homes. Inventory decreased 5.5 percent for New Construction but increased 4.6 percent for Existing Homes.

Median Closed Price increased 7.1 percent for New Construction and 1.9 percent for Existing Homes. Days on Market increased 5.6 percent for New Construction and 26.1 percent for Existing Homes. Months Supply of Inventory decreased 10.6 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

**- 5.7%**

Change in  
**Closed Sales**  
All Properties

**+ 1.9%**

Change in  
**Median Closed Price**  
All Properties

**- 0.4%**

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	2-2025	2-2026	% Change	YTD 2025	YTD 2026	% Change
<b>New Listings</b>		238	<b>219</b>	- 8.0%	609	<b>614</b>	+ 0.8%
<b>Pending Sales</b>		167	<b>200</b>	+ 19.8%	337	<b>404</b>	+ 19.9%
<b>Closed Sales</b>		128	<b>117</b>	- 8.6%	263	<b>229</b>	- 12.9%
<b>Days on Market Until Sale</b>		90	<b>95</b>	+ 5.6%	87	<b>81</b>	- 6.9%
<b>Median Closed Price</b>		\$417,915	<b>\$447,775</b>	+ 7.1%	\$424,075	<b>\$435,000</b>	+ 2.6%
<b>Average Closed Price</b>		\$455,473	<b>\$527,271</b>	+ 15.8%	\$463,549	<b>\$506,385</b>	+ 9.2%
<b>Percent of List Price Received</b>		100.8%	<b>100.5%</b>	- 0.3%	100.9%	<b>100.5%</b>	- 0.4%
<b>Housing Affordability Index</b>		87	<b>87</b>	0.0%	86	<b>90</b>	+ 4.7%
<b>Inventory of Homes for Sale</b>		1,038	<b>981</b>	- 5.5%	—	—	—
<b>Months Supply of Inventory</b>		6.6	<b>5.9</b>	- 10.6%	—	—	—

# 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.



Omaha Area Region

Key Metrics	Historical Sparkbars	2-2025	2-2026	% Change	YTD 2025	YTD 2026	% Change
<b>New Listings</b>		971	<b>1,044</b>	+ 7.5%	2,071	<b>2,179</b>	+ 5.2%
<b>Pending Sales</b>		712	<b>778</b>	+ 9.3%	1,438	<b>1,551</b>	+ 7.9%
<b>Closed Sales</b>		641	<b>608</b>	- 5.1%	1,211	<b>1,181</b>	- 2.5%
<b>Days on Market Until Sale</b>		23	<b>29</b>	+ 26.1%	23	<b>30</b>	+ 30.4%
<b>Median Closed Price</b>		\$289,900	<b>\$295,500</b>	+ 1.9%	\$287,000	<b>\$295,000</b>	+ 2.8%
<b>Average Closed Price</b>		\$316,343	<b>\$339,132</b>	+ 7.2%	\$318,943	<b>\$345,225</b>	+ 8.2%
<b>Percent of List Price Received</b>		98.7%	<b>98.4%</b>	- 0.3%	98.4%	<b>98.2%</b>	- 0.2%
<b>Housing Affordability Index</b>		125	<b>131</b>	+ 4.8%	126	<b>131</b>	+ 4.0%
<b>Inventory of Homes for Sale</b>		1,050	<b>1,098</b>	+ 4.6%	—	—	—
<b>Months Supply of Inventory</b>		1.3	<b>1.2</b>	- 7.7%	—	—	—

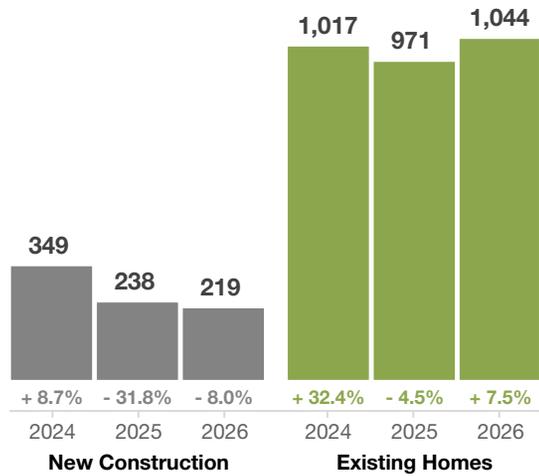
# New Listings

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

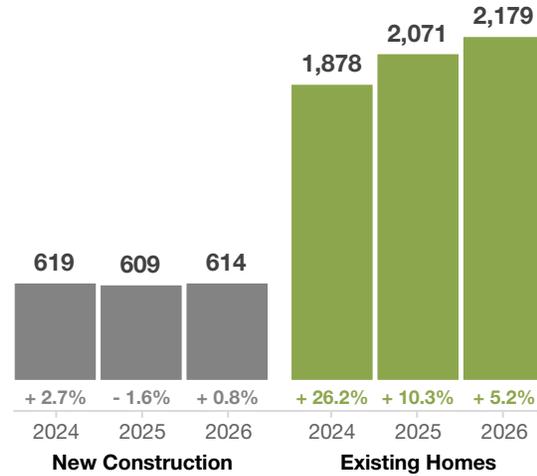


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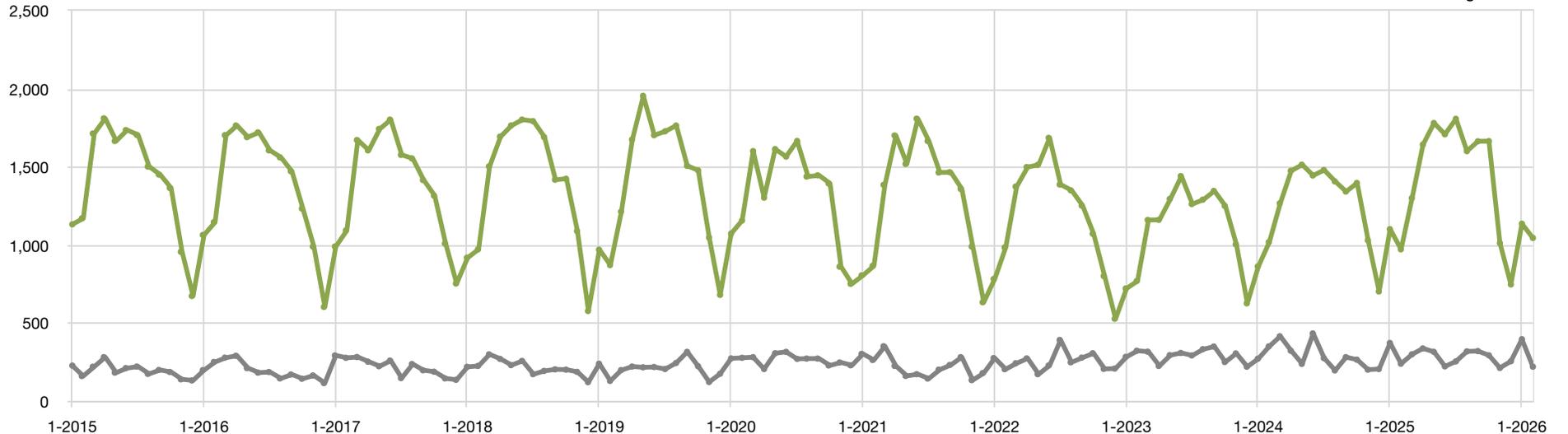


## Year to Date



New Listings	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Mar-2025	298	- 28.0%	1,299	+ 2.6%
Apr-2025	336	+ 4.7%	1,642	+ 11.4%
May-2025	314	+ 32.5%	1,780	+ 17.6%
Jun-2025	221	- 48.8%	1,708	+ 18.3%
Jul-2025	253	- 7.7%	1,807	+ 22.2%
Aug-2025	317	+ 62.6%	1,600	+ 13.8%
Sep-2025	319	+ 13.9%	1,663	+ 24.0%
Oct-2025	292	+ 10.6%	1,664	+ 19.2%
Nov-2025	211	+ 5.5%	1,011	- 1.7%
Dec-2025	254	+ 24.5%	746	+ 6.4%
Jan-2026	395	+ 6.5%	1,135	+ 3.2%
<b>Feb-2026</b>	<b>219</b>	<b>- 8.0%</b>	<b>1,044</b>	<b>+ 7.5%</b>
12-Month Avg	286	0.0%	1,425	+ 13.1%

## Historical New Listings by Month



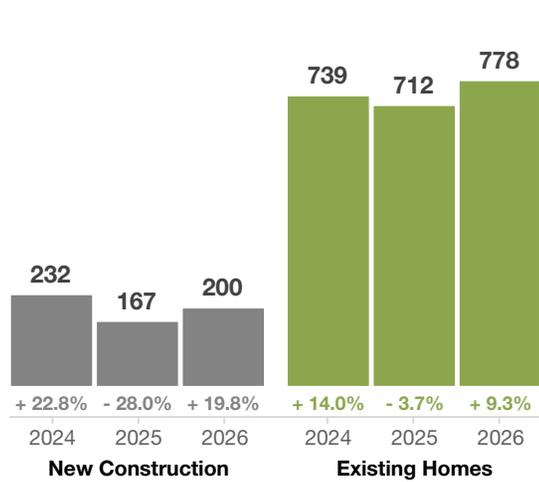
# Pending Sales

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

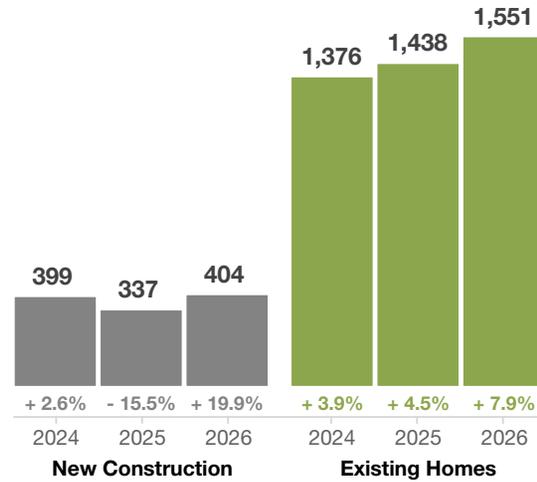


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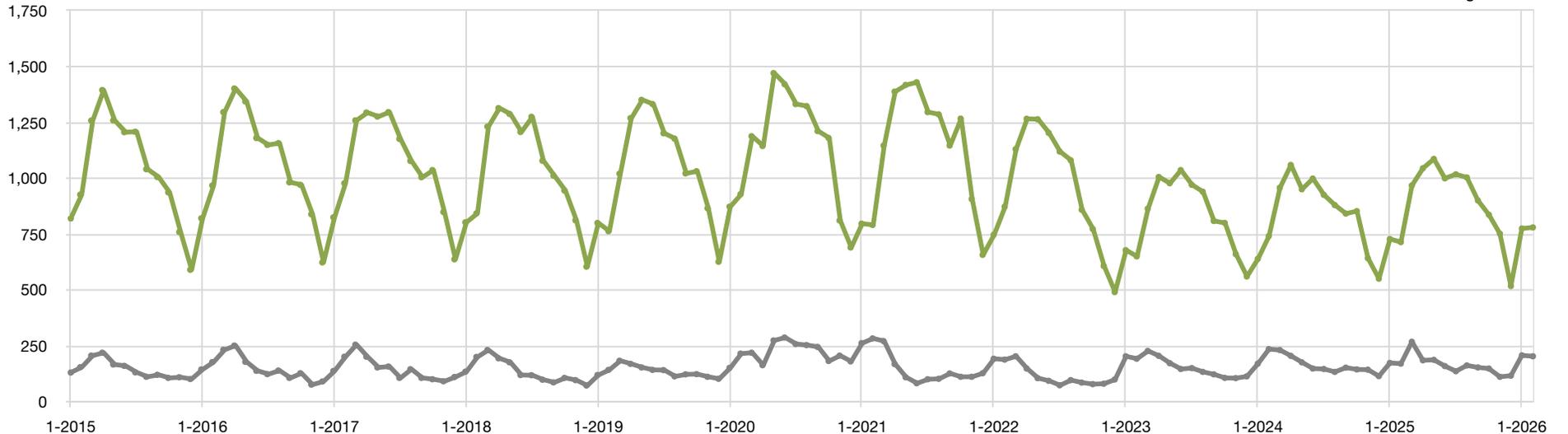


## Year to Date



Pending Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Mar-2025	265	+ 16.2%	966	+ 1.0%
Apr-2025	182	- 9.9%	1,043	- 1.4%
May-2025	184	+ 6.4%	1,085	+ 14.3%
Jun-2025	156	+ 7.6%	998	+ 0.1%
Jul-2025	133	- 7.0%	1,016	+ 10.0%
Aug-2025	159	+ 22.3%	1,002	+ 14.1%
Sep-2025	150	+ 0.7%	899	+ 7.0%
Oct-2025	145	+ 2.8%	835	- 1.9%
Nov-2025	108	- 22.9%	750	+ 17.2%
Dec-2025	113	+ 1.8%	515	- 6.0%
Jan-2026	204	+ 20.0%	773	+ 6.5%
<b>Feb-2026</b>	<b>200</b>	<b>+ 19.8%</b>	<b>778</b>	<b>+ 9.3%</b>
12-Month Avg	167	+ 5.7%	888	+ 5.7%

## Historical Pending Sales by Month



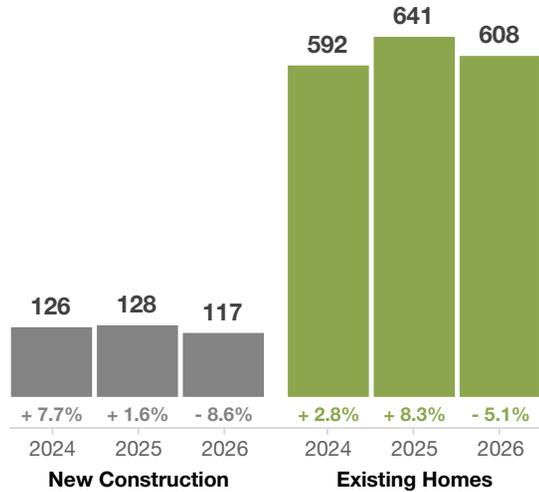
# Closed Sales

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

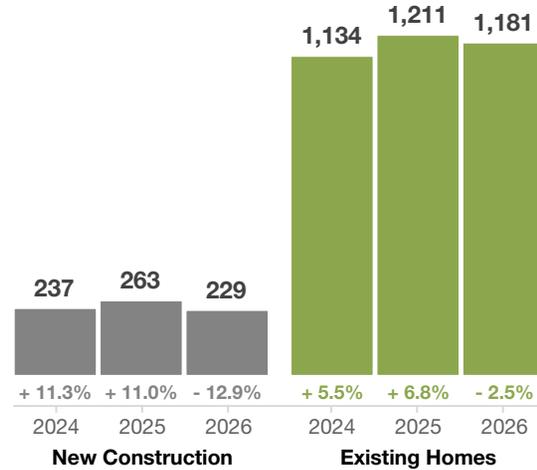


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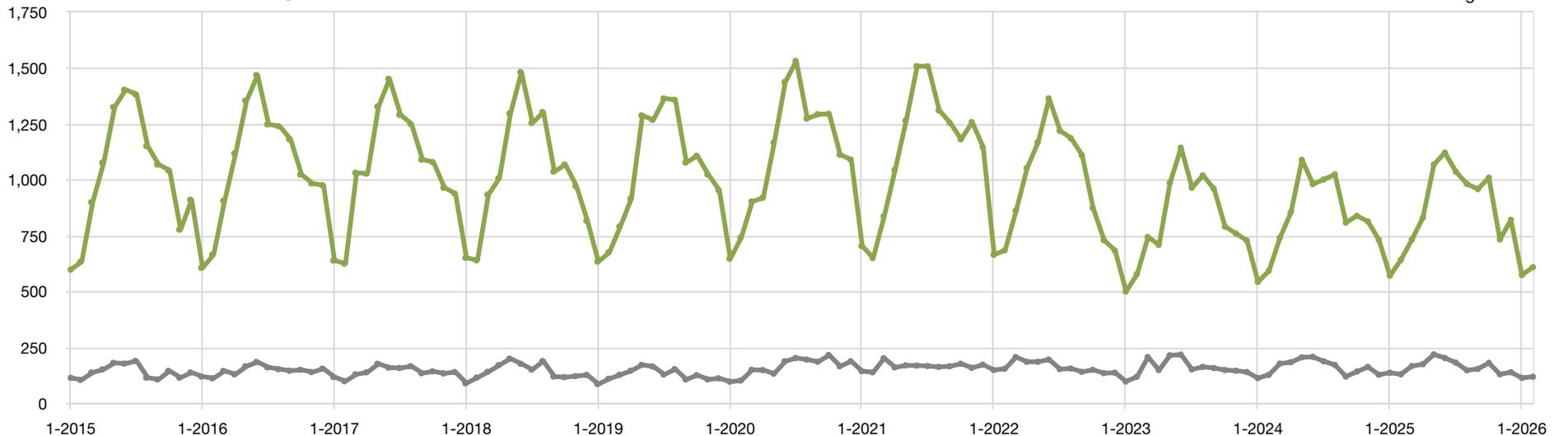


## Year to Date



Closed Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Mar-2025	165	- 6.3%	732	- 1.1%
Apr-2025	173	- 4.9%	830	- 2.8%
May-2025	217	+ 6.4%	1,068	- 1.9%
Jun-2025	201	- 2.4%	1,121	+ 14.4%
Jul-2025	180	- 3.2%	1,036	+ 3.5%
Aug-2025	146	- 14.1%	981	- 4.2%
Sep-2025	152	+ 28.8%	958	+ 18.6%
Oct-2025	179	+ 27.9%	1,009	+ 20.4%
Nov-2025	128	- 20.5%	732	- 10.0%
Dec-2025	137	+ 8.7%	820	+ 12.3%
Jan-2026	112	- 17.0%	573	+ 0.5%
<b>Feb-2026</b>	<b>117</b>	<b>- 8.6%</b>	<b>608</b>	<b>- 5.1%</b>
12-Month Avg	159	- 1.2%	872	+ 3.7%

## Historical Closed Sales by Month



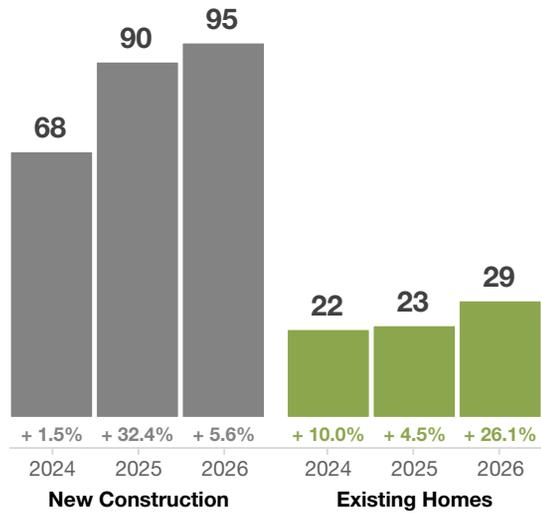
# Days on Market Until Sale

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

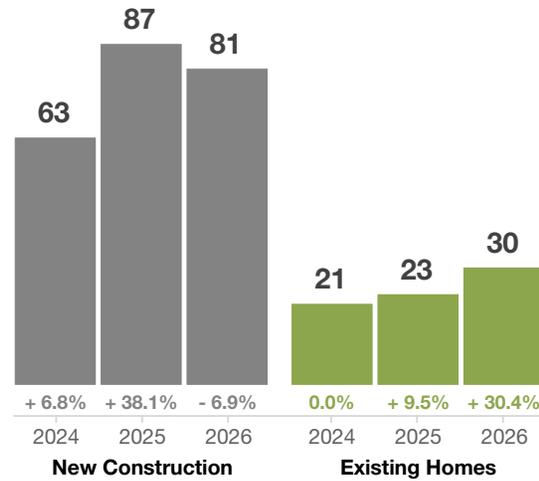


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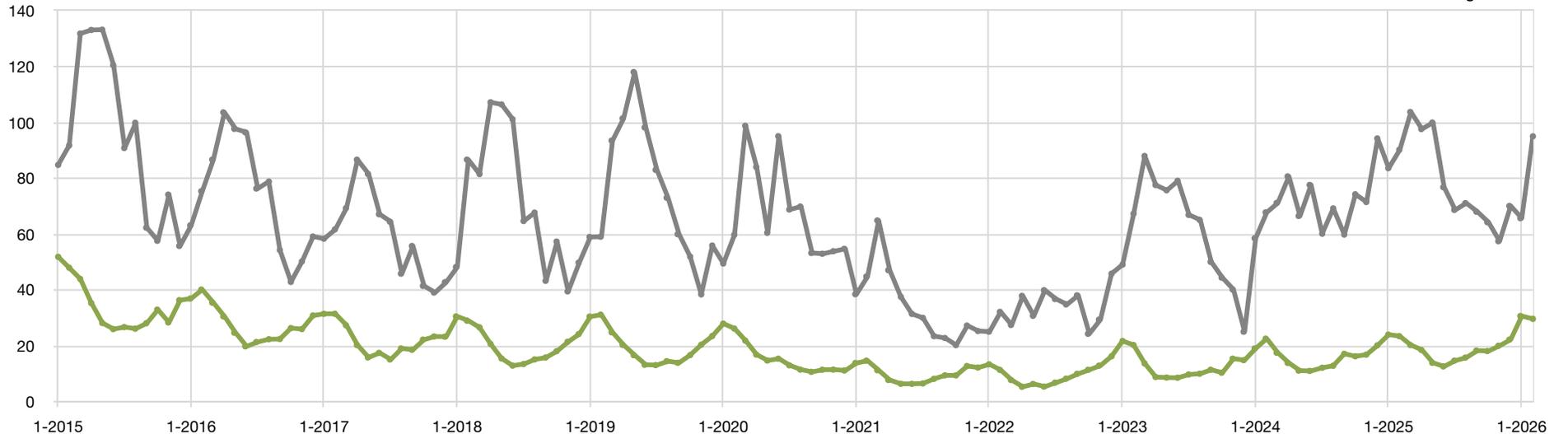
## Year to Date



Days on Market	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Mar-2025	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	57	- 19.7%	20	+ 17.6%
Dec-2025	70	- 25.5%	22	+ 10.0%
Jan-2026	66	- 20.5%	30	+ 25.0%
<b>Feb-2026</b>	<b>95</b>	<b>+ 5.6%</b>	<b>29</b>	<b>+ 26.1%</b>
12-Month Avg*	79	+ 6.8%	18	+ 19.1%

\* 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



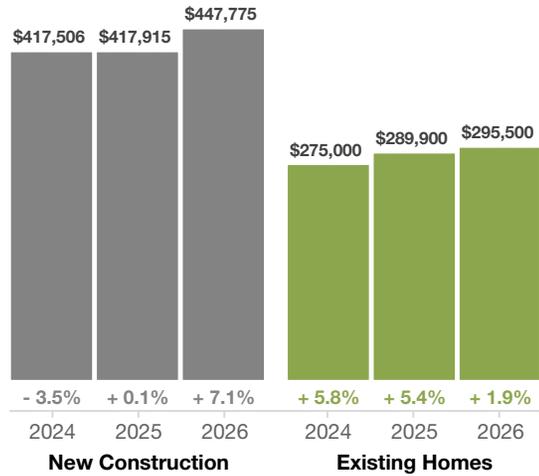
# Median Closed Price

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

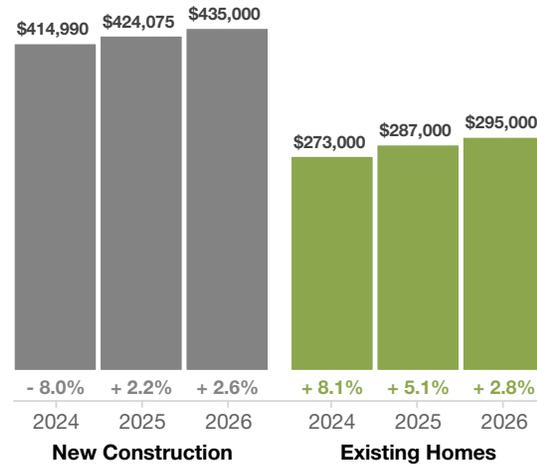


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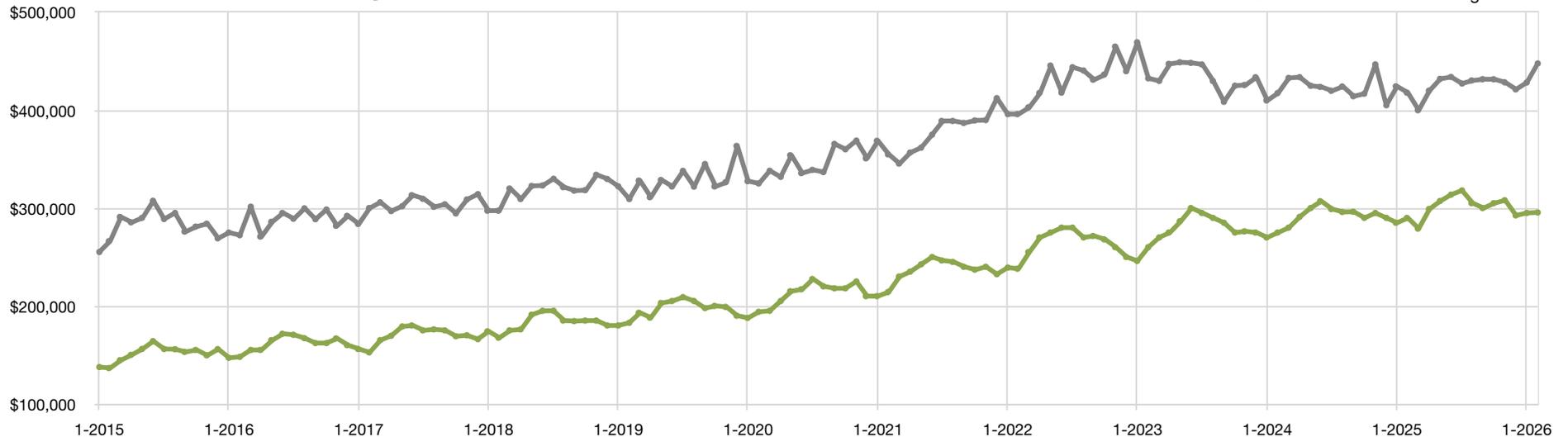
## Year to Date



Median Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Mar-2025	\$400,000	-7.6%	\$279,000	-0.4%
Apr-2025	\$419,990	-3.2%	\$299,000	+2.7%
May-2025	\$432,022	+1.7%	\$307,200	+2.4%
Jun-2025	\$434,000	+2.4%	\$313,700	+2.2%
Jul-2025	\$427,276	+1.8%	\$318,000	+6.4%
Aug-2025	\$430,395	+1.5%	\$305,000	+3.0%
Sep-2025	\$431,682	+4.2%	\$300,000	+1.3%
Oct-2025	\$431,650	+3.5%	\$305,000	+5.2%
Nov-2025	\$428,481	-4.1%	\$308,000	+4.4%
Dec-2025	\$421,306	+4.0%	\$292,500	+0.9%
Jan-2026	\$428,333	+0.9%	\$295,000	+3.5%
<b>Feb-2026</b>	<b>\$447,775</b>	<b>+7.1%</b>	<b>\$295,500</b>	<b>+1.9%</b>
12-Month Avg*	\$427,990	+0.8%	\$301,500	+2.2%

\* 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



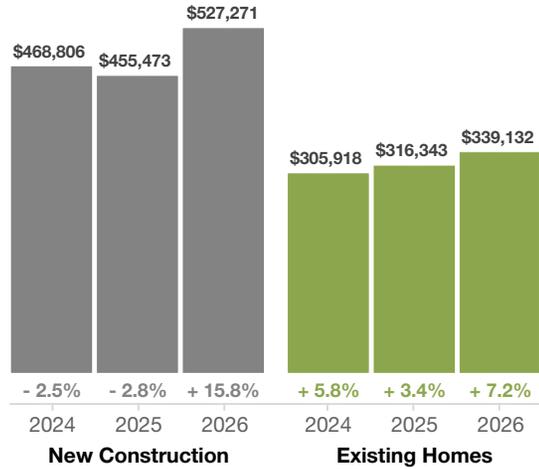
# Average Closed Price

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

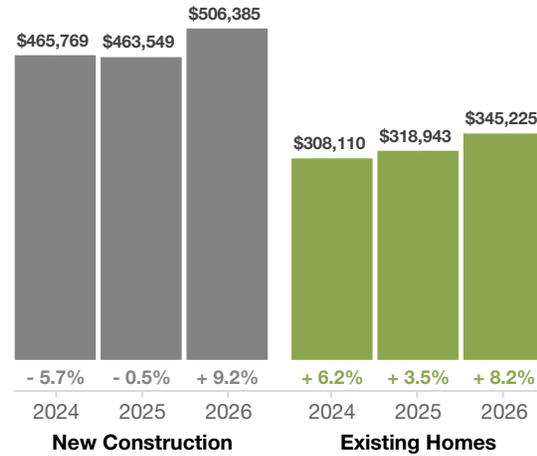


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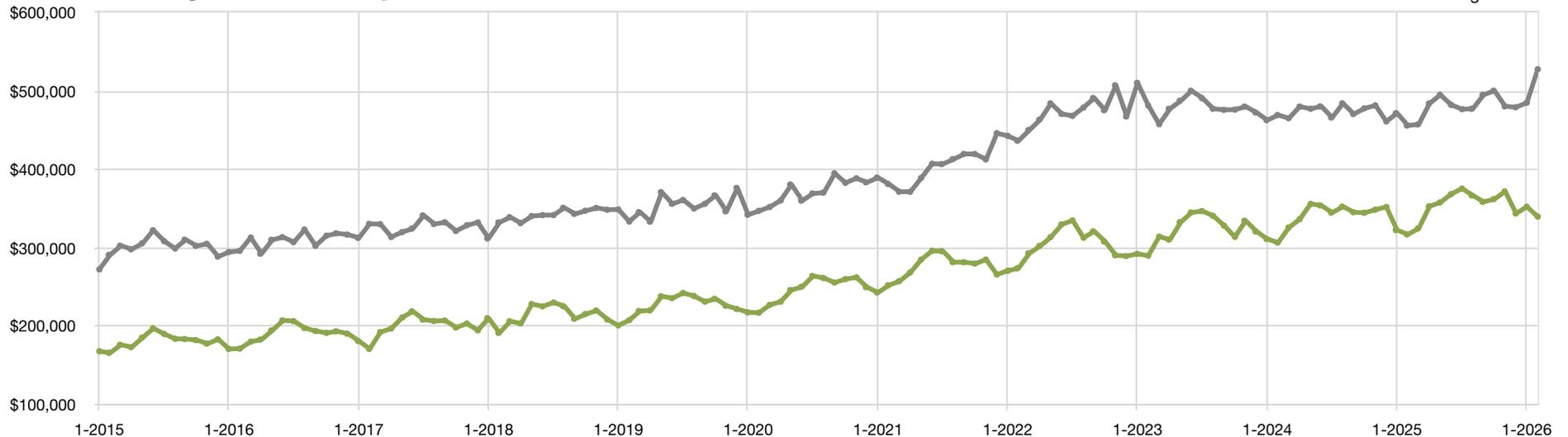
## Year to Date



Average Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Mar-2025	\$456,875	- 1.7%	\$323,957	- 0.4%
Apr-2025	\$483,658	+ 0.8%	\$352,174	+ 4.9%
May-2025	\$494,733	+ 3.8%	\$357,186	+ 0.5%
Jun-2025	\$481,888	+ 0.4%	\$367,780	+ 4.1%
Jul-2025	\$476,294	+ 2.3%	\$374,961	+ 9.0%
Aug-2025	\$476,810	- 1.4%	\$366,163	+ 4.1%
Sep-2025	\$494,664	+ 5.2%	\$357,875	+ 3.8%
Oct-2025	\$499,939	+ 4.7%	\$361,359	+ 5.1%
Nov-2025	\$479,984	- 0.2%	\$371,262	+ 6.7%
Dec-2025	\$478,839	+ 3.9%	\$343,067	- 2.4%
Jan-2026	\$484,566	+ 2.8%	\$351,702	+ 9.3%
<b>Feb-2026</b>	<b>\$527,271</b>	<b>+ 15.8%</b>	<b>\$339,132</b>	<b>+ 7.2%</b>
12-Month Avg*	\$485,737	+ 2.7%	\$357,193	+ 4.2%

\* 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



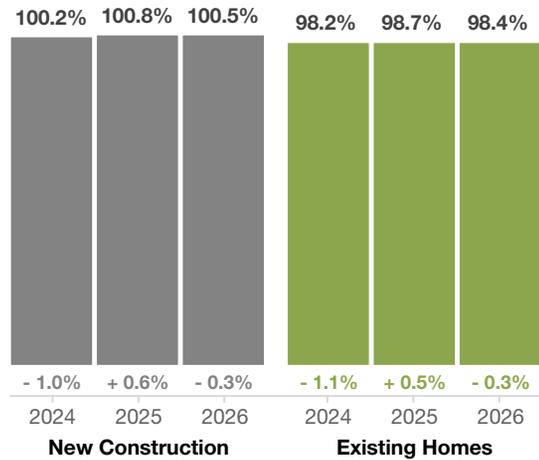
# Percent of List Price Received

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.

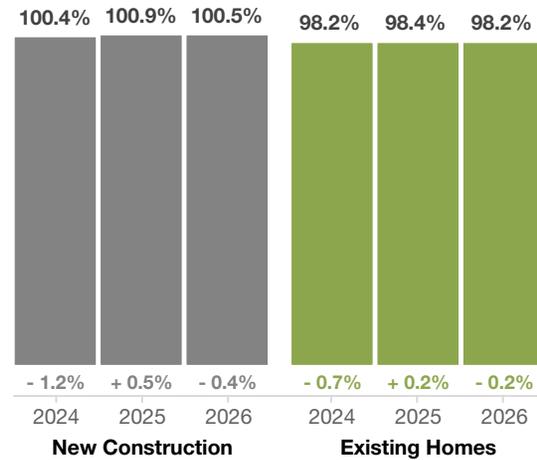


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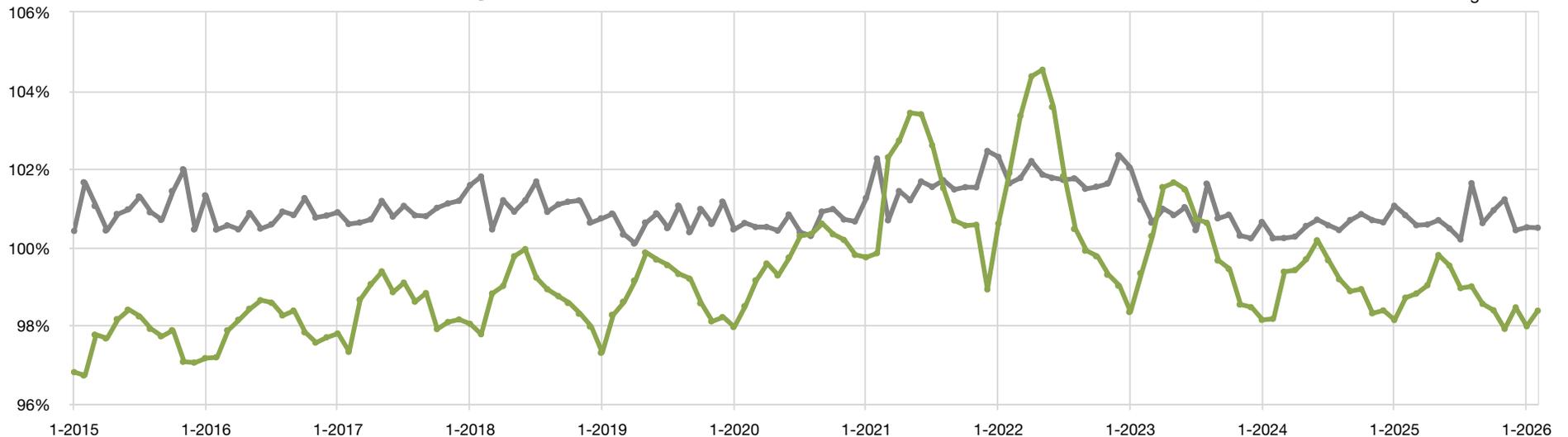
## Year to Date



Pct. of List Price Received	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Mar-2025	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	100.5%	- 0.6%	98.0%	- 0.1%
<b>Feb-2026</b>	<b>100.5%</b>	<b>- 0.3%</b>	<b>98.4%</b>	<b>- 0.3%</b>
12-Month Avg*	100.7%	+ 0.1%	98.8%	- 0.3%

\* 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



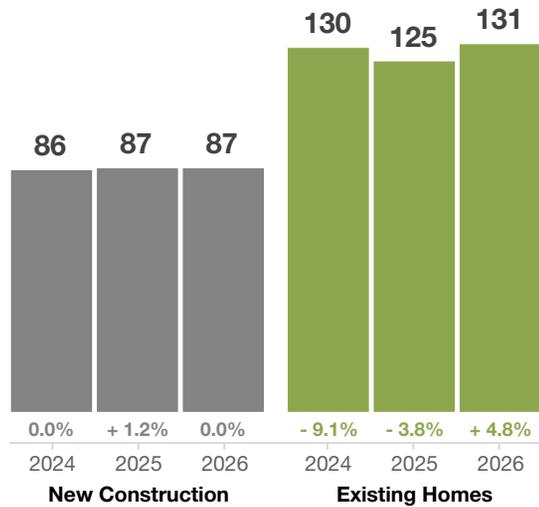
# Housing Affordability Index

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.

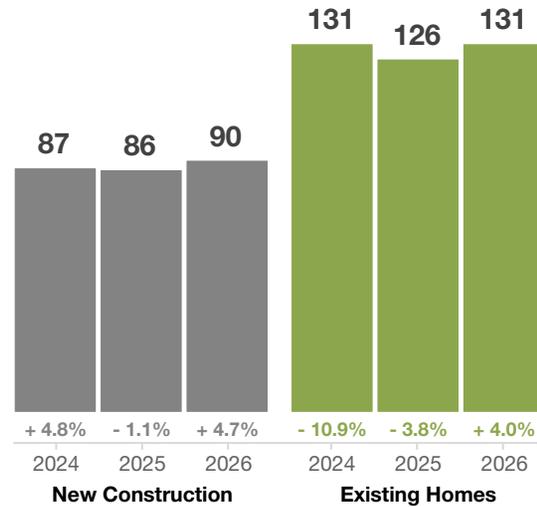


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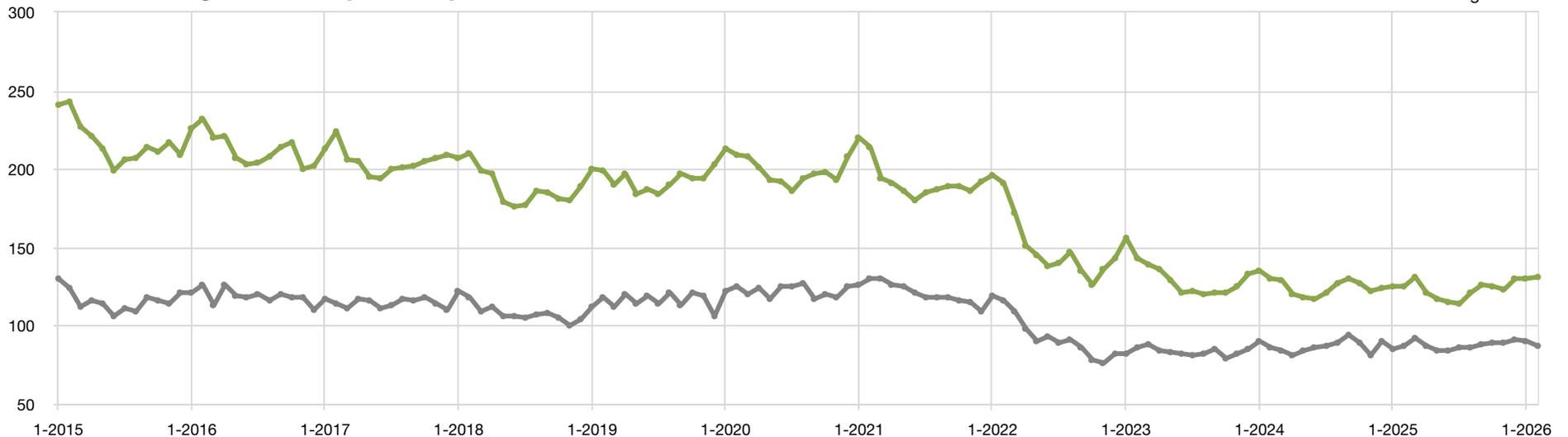


## Year to Date



Affordability Index	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Mar-2025	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	90	+ 5.9%	130	+ 4.0%
<b>Feb-2026</b>	<b>87</b>	<b>0.0%</b>	<b>131</b>	<b>+ 4.8%</b>
12-Month Avg	88	+ 2.3%	124	0.0%

## Historical Housing Affordability Index by Month



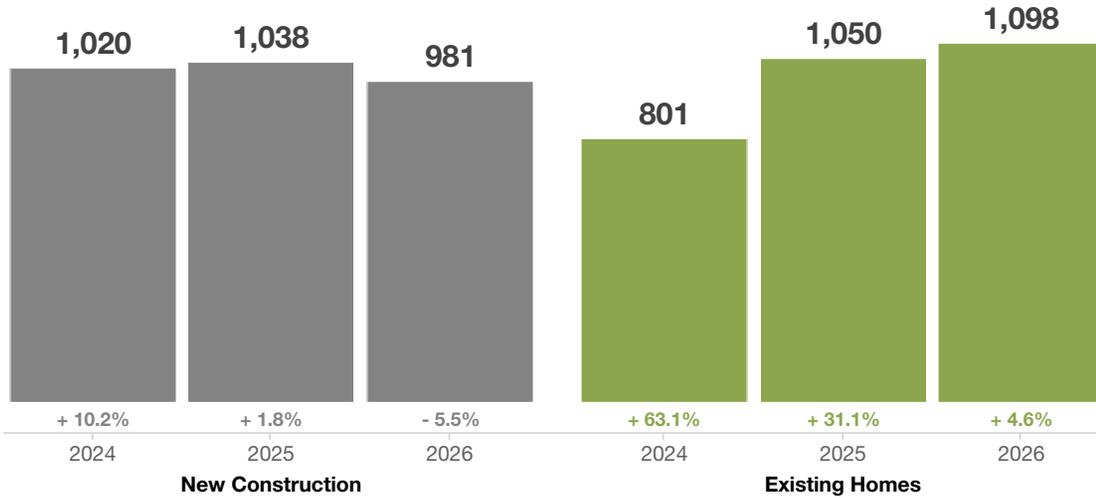
# Inventory of Homes for Sale

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



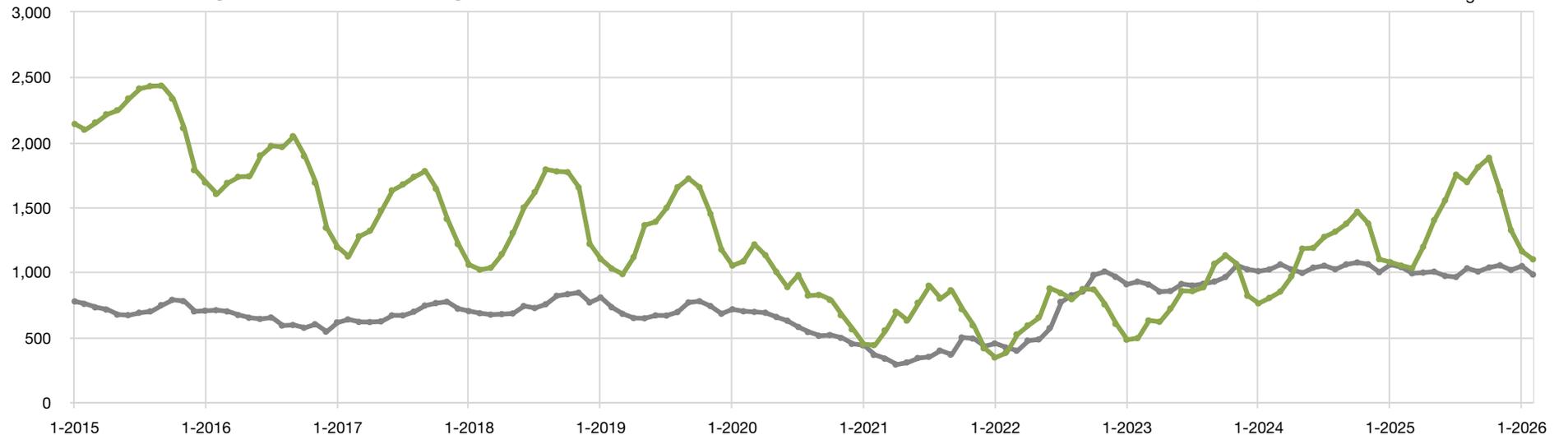
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Homes for Sale	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Mar-2025	990	- 6.5%	1,030	+ 21.2%
Apr-2025	996	- 2.4%	1,194	+ 23.5%
May-2025	1,003	+ 1.0%	1,399	+ 18.6%
Jun-2025	970	- 6.2%	1,552	+ 30.9%
Jul-2025	962	- 8.3%	1,750	+ 37.7%
Aug-2025	1,029	+ 0.8%	1,692	+ 29.1%
Sep-2025	1,004	- 5.2%	1,807	+ 31.7%
Oct-2025	1,035	- 3.6%	1,880	+ 28.3%
Nov-2025	1,052	- 0.8%	1,624	+ 18.2%
Dec-2025	1,016	+ 1.7%	1,322	+ 20.3%
Jan-2026	1,046	- 1.0%	1,160	+ 7.8%
<b>Feb-2026</b>	<b>981</b>	<b>- 5.5%</b>	<b>1,098</b>	<b>+ 4.6%</b>
12-Month Avg	1,007	- 3.1%	1,459	+ 23.3%

## Historical Inventory of Homes for Sale by Month



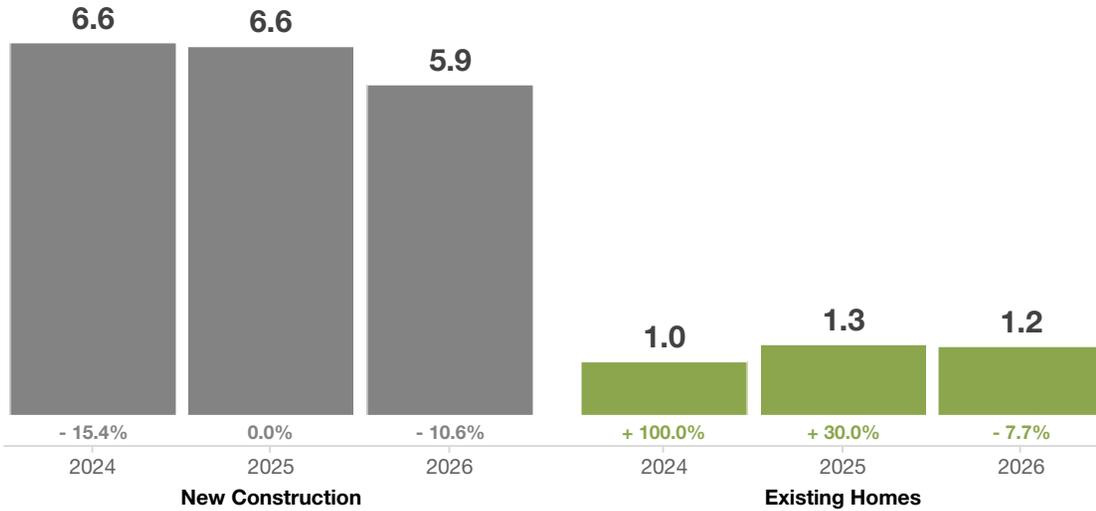
# Months Supply of Inventory

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

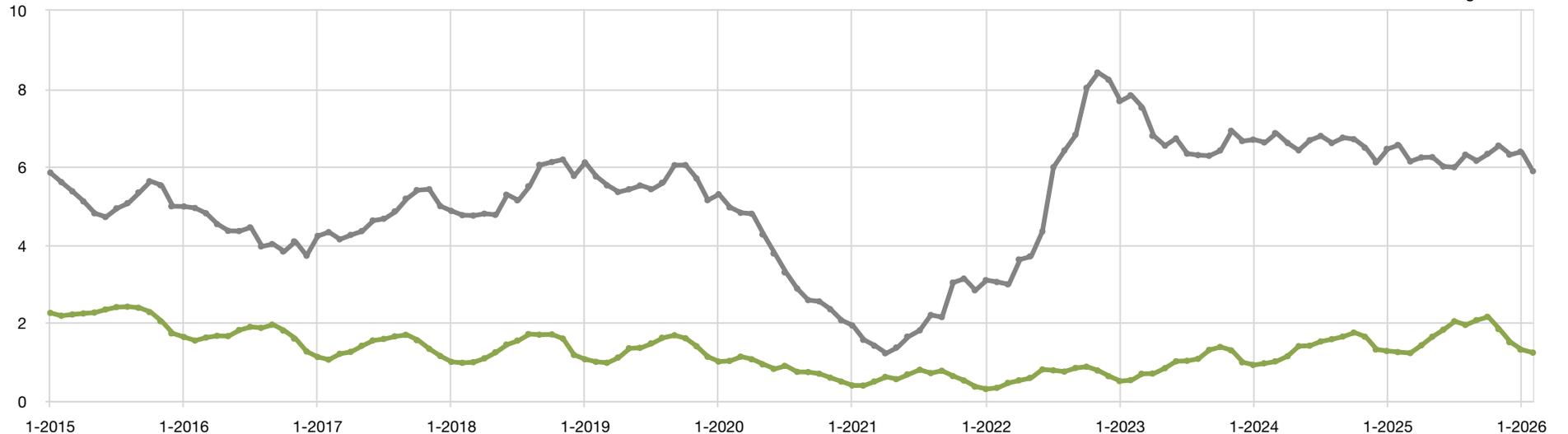
## February



Months Supply	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	6.3	- 6.0%	2.2	+ 22.2%
Nov-2025	6.5	0.0%	1.8	+ 12.5%
Dec-2025	6.3	+ 3.3%	1.5	+ 15.4%
Jan-2026	6.4	- 1.5%	1.3	0.0%
<b>Feb-2026</b>	<b>5.9</b>	<b>- 10.6%</b>	<b>1.2</b>	<b>- 7.7%</b>
12-Month Avg*	6.2	- 5.7%	1.7	+ 19.2%

\* 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.



Omaha Area Region

Key Metrics	Historical Sparkbars	2-2025	2-2026	% Change	YTD 2025	YTD 2026	% Change
<b>New Listings</b>		1,209	<b>1,263</b>	+ 4.5%	2,680	<b>2,793</b>	+ 4.2%
<b>Pending Sales</b>		879	<b>978</b>	+ 11.3%	1,775	<b>1,955</b>	+ 10.1%
<b>Closed Sales</b>		769	<b>725</b>	- 5.7%	1,474	<b>1,410</b>	- 4.3%
<b>Days on Market Until Sale</b>		34	<b>40</b>	+ 17.6%	35	<b>38</b>	+ 8.6%
<b>Median Closed Price</b>		\$314,000	<b>\$320,000</b>	+ 1.9%	\$310,000	<b>\$320,000</b>	+ 3.2%
<b>Average Closed Price</b>		\$339,501	<b>\$369,494</b>	+ 8.8%	\$344,744	<b>\$371,418</b>	+ 7.7%
<b>Percent of List Price Received</b>		99.1%	<b>98.7%</b>	- 0.4%	98.9%	<b>98.6%</b>	- 0.3%
<b>Housing Affordability Index</b>		115	<b>121</b>	+ 5.2%	117	<b>121</b>	+ 3.4%
<b>Inventory of Homes for Sale</b>		2,088	<b>2,079</b>	- 0.4%	—	—	—
<b>Months Supply of Inventory</b>		2.1	<b>2.0</b>	- 4.8%	—	—	—