

Monthly Indicators

Omaha Area Region



April 2026

U.S. existing-home sales fell 3.6% month-over-month and 1.0% year-over-year to a seasonally adjusted annual rate of 3.98 million, according to the National Association of REALTORS® (NAR), as tight supply and ongoing affordability challenges constrained activity. Sales declined month-over-month in all four regions. Year-over-year, sales increased in the South and West but fell in the Midwest and Northeast.

New Listings decreased 6.0 percent for New Construction and 5.8 percent for Existing Homes. Pending Sales decreased 7.7 percent for New Construction and 0.7 percent for Existing Homes. Inventory decreased 8.9 percent for New Construction but increased 9.4 percent for Existing Homes.

Median Closed Price increased 3.4 percent for New Construction and 0.3 percent for Existing Homes. Days on Market decreased 13.3 percent for New Construction but increased 5.6 percent for Existing Homes. Months Supply of Inventory decreased 11.3 percent for New Construction but increased 7.1 percent for Existing Homes.

Nationally, the median existing-home price rose 1.4% from a year earlier to \$408,800, marking the 33rd consecutive month of year-over-year price increases as limited inventory continued to put upward pressure on prices, NAR said. There were 1.36 million homes for sale heading into April, up 2.3% from a year earlier, representing a 4.1-month supply at the current sales pace.

Quick Facts

+ 6.8%

Change in
Closed Sales
All Properties

0.0%

Change in
Median Closed Price
All Properties

+ 1.0%

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.

New Construction Overview	2
Existing Homes Overview	3
New Listings	4
Pending Sales	5
Closed Sales	6
Days on Market Until Sale	7
Median Closed Price	8
Average Closed Price	9
Percent of List Price Received	10
Housing Affordability Index	11
Inventory of Homes for Sale	12
Months Supply of Inventory	13
New and Existing Homes Combined	14



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.



Omaha Area Region

Key Metrics	Historical Sparkbars	4-2025	4-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		336	316	- 6.0%	1,244	1,251	+ 0.6%
Pending Sales		182	168	- 7.7%	786	831	+ 5.7%
Closed Sales		173	194	+ 12.1%	601	628	+ 4.5%
Days on Market Until Sale		98	85	- 13.3%	94	82	- 12.8%
Median Closed Price		\$419,990	\$434,373	+ 3.4%	\$414,990	\$427,960	+ 3.1%
Average Closed Price		\$483,658	\$492,771	+ 1.9%	\$467,505	\$483,681	+ 3.5%
Percent of List Price Received		100.6%	101.2%	+ 0.6%	100.7%	100.6%	- 0.1%
Housing Affordability Index		87	88	+ 1.1%	88	89	+ 1.1%
Inventory of Homes for Sale		997	908	- 8.9%	—	—	—
Months Supply of Inventory		6.2	5.5	- 11.3%	—	—	—

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.



Omaha Area Region

Key Metrics	Historical Sparkbars	4-2025	4-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,642	1,546	- 5.8%	5,014	5,205	+ 3.8%
Pending Sales		1,044	1,037	- 0.7%	3,448	3,611	+ 4.7%
Closed Sales		830	877	+ 5.7%	2,775	2,892	+ 4.2%
Days on Market Until Sale		18	19	+ 5.6%	21	24	+ 14.3%
Median Closed Price		\$299,000	\$299,900	+ 0.3%	\$290,000	\$299,000	+ 3.1%
Average Closed Price		\$352,174	\$341,064	- 3.2%	\$330,202	\$343,360	+ 4.0%
Percent of List Price Received		99.0%	99.1%	+ 0.1%	98.7%	98.8%	+ 0.1%
Housing Affordability Index		121	126	+ 4.1%	124	127	+ 2.4%
Inventory of Homes for Sale		1,197	1,309	+ 9.4%	—	—	—
Months Supply of Inventory		1.4	1.5	+ 7.1%	—	—	—

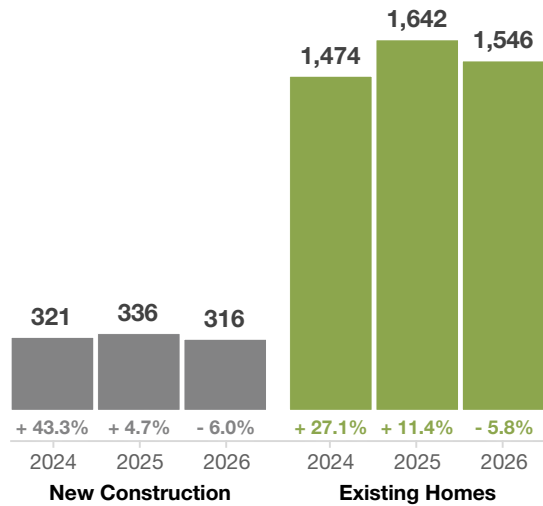
New Listings

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

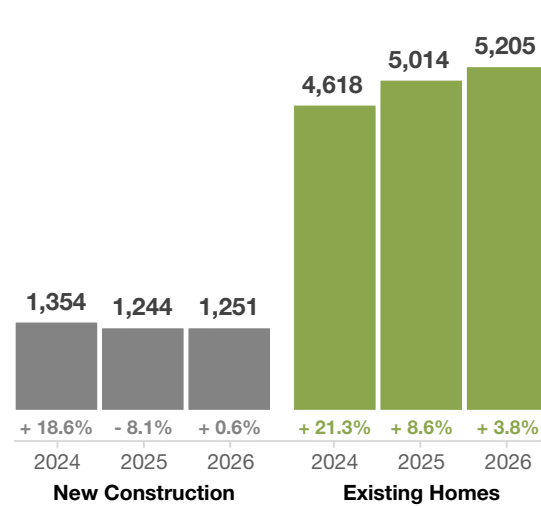


Omaha Area Region

April

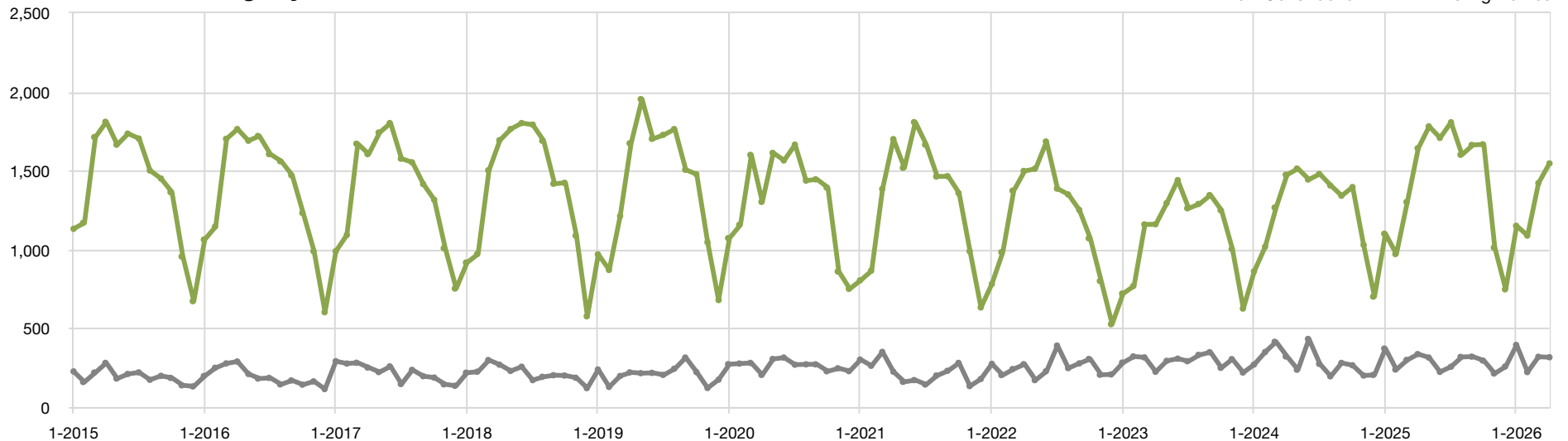


Year to Date



New Listings	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
May-2025	314	+ 32.5%	1,781	+ 17.7%
Jun-2025	223	- 48.4%	1,708	+ 18.3%
Jul-2025	256	- 6.6%	1,807	+ 22.2%
Aug-2025	318	+ 63.1%	1,601	+ 13.9%
Sep-2025	320	+ 14.3%	1,663	+ 24.0%
Oct-2025	295	+ 11.3%	1,667	+ 19.4%
Nov-2025	213	+ 6.5%	1,012	- 1.7%
Dec-2025	257	+ 26.0%	747	+ 6.6%
Jan-2026	394	+ 6.2%	1,150	+ 4.5%
Feb-2026	222	- 6.7%	1,088	+ 12.0%
Mar-2026	319	+ 6.7%	1,421	+ 9.2%
Apr-2026	316	- 6.0%	1,546	- 5.8%
12-Month Avg	287	+ 3.2%	1,433	+ 12.2%

Historical New Listings by Month



Pending Sales

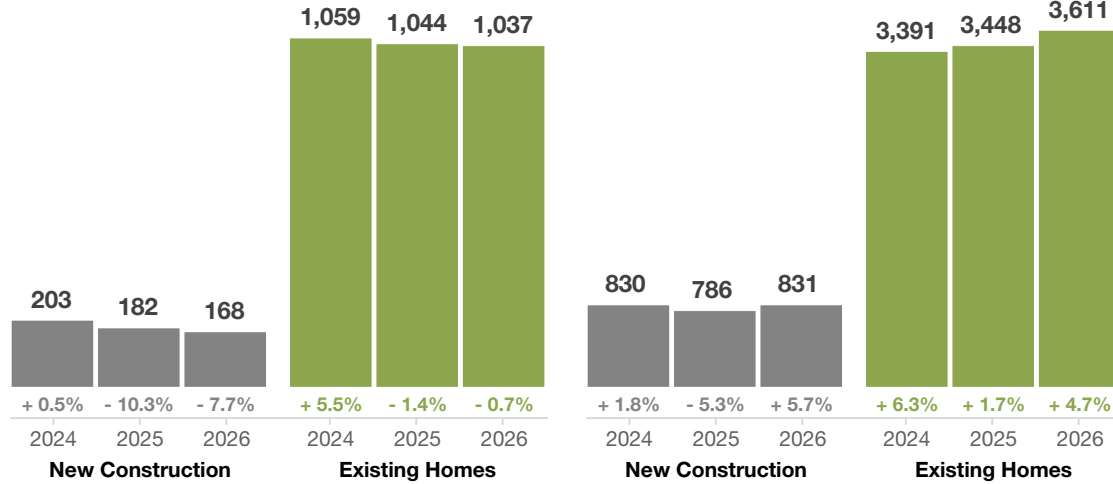
A count of the properties on which offers have been accepted in a given month.



Omaha Area Region

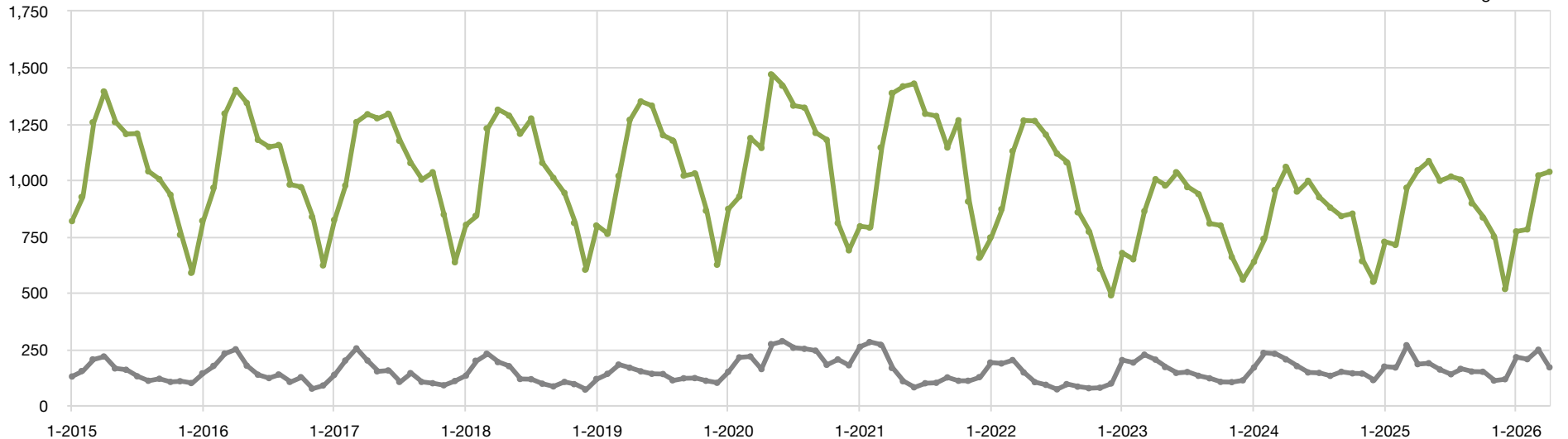
April

Year to Date



Pending Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
May-2025	186	+ 7.5%	1,085	+ 14.3%
Jun-2025	158	+ 9.0%	997	0.0%
Jul-2025	137	- 4.2%	1,016	+ 10.0%
Aug-2025	161	+ 23.8%	1,002	+ 14.1%
Sep-2025	149	+ 0.7%	897	+ 6.8%
Oct-2025	148	+ 5.0%	834	- 2.0%
Nov-2025	109	- 22.1%	749	+ 17.0%
Dec-2025	115	+ 3.6%	516	- 5.8%
Jan-2026	213	+ 24.6%	772	+ 6.3%
Feb-2026	204	+ 22.2%	781	+ 9.7%
Mar-2026	246	- 7.5%	1,021	+ 5.7%
Apr-2026	168	- 7.7%	1,037	- 0.7%
12-Month Avg	166	+ 3.8%	892	+ 6.2%

Historical Pending Sales by Month



Closed Sales

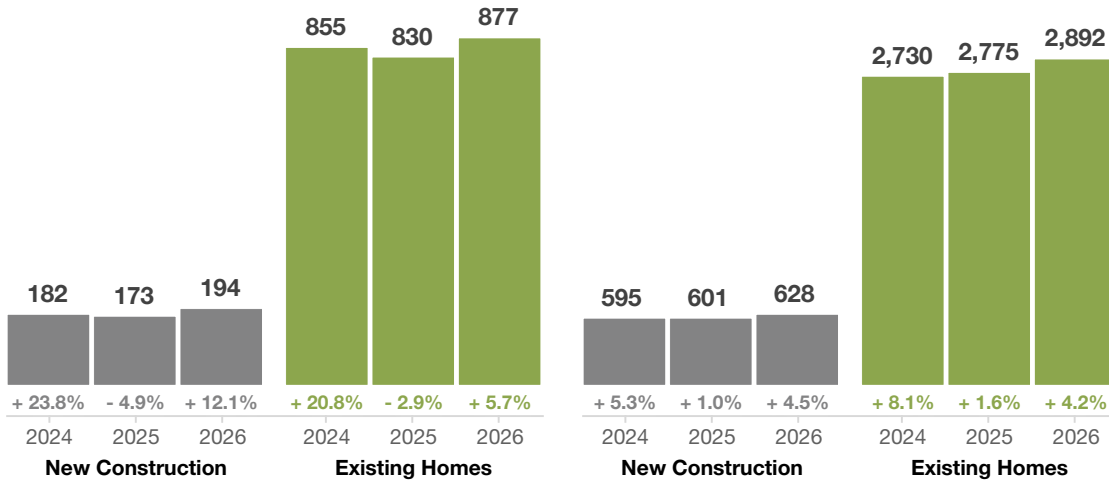
A count of the actual sales that closed in a given month.



Omaha Area Region

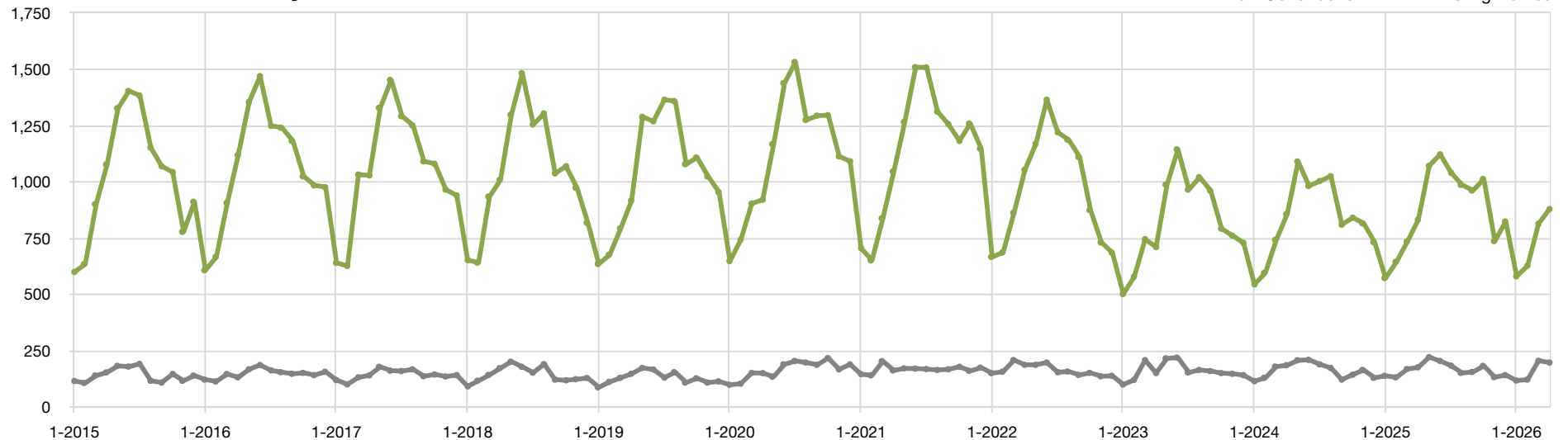
April

Year to Date



Closed Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
May-2025	218	+ 6.9%	1,070	- 1.7%
Jun-2025	201	- 2.4%	1,121	+ 14.4%
Jul-2025	180	- 3.2%	1,039	+ 3.7%
Aug-2025	148	- 12.9%	985	- 3.8%
Sep-2025	152	+ 28.8%	960	+ 18.8%
Oct-2025	179	+ 27.9%	1,011	+ 20.5%
Nov-2025	129	- 19.9%	735	- 9.7%
Dec-2025	138	+ 9.5%	822	+ 12.6%
Jan-2026	114	- 15.6%	578	+ 1.4%
Feb-2026	118	- 7.8%	625	- 2.6%
Mar-2026	202	+ 22.4%	812	+ 10.8%
Apr-2026	194	+ 12.1%	877	+ 5.7%
12-Month Avg	164	+ 3.1%	886	+ 5.7%

Historical Closed Sales by Month



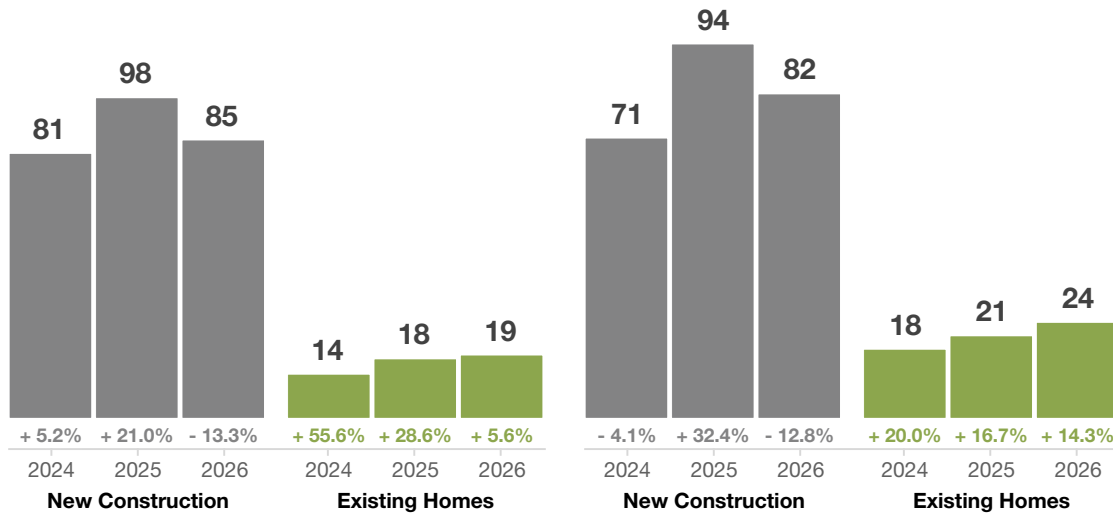
Days on Market Until Sale

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

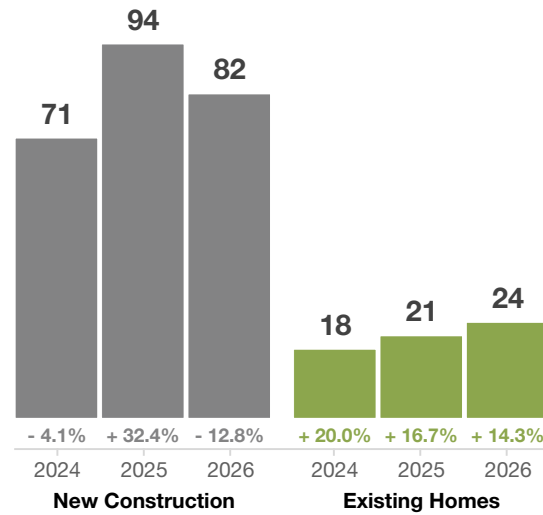


Omaha Area Region

April



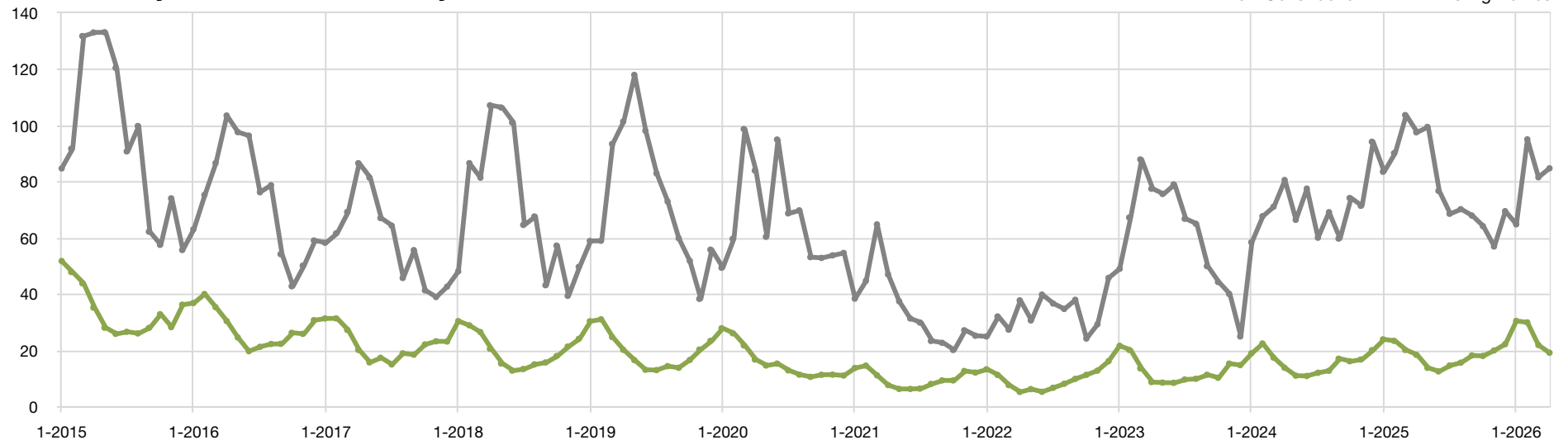
Year to Date



Days on Market	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
May-2025	99	+ 50.0%	14	+ 27.3%
Jun-2025	77	0.0%	12	+ 9.1%
Jul-2025	69	+ 15.0%	14	+ 16.7%
Aug-2025	70	+ 1.4%	15	+ 15.4%
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	69	- 26.6%	22	+ 10.0%
Jan-2026	65	- 21.7%	30	+ 25.0%
Feb-2026	95	+ 5.6%	30	+ 30.4%
Mar-2026	82	- 21.2%	22	+ 10.0%
Apr-2026	85	- 13.3%	19	+ 5.6%
12-Month Avg*	76	- 3.1%	19	+ 16.3%

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

Historical Days on Market Until Sale by Month



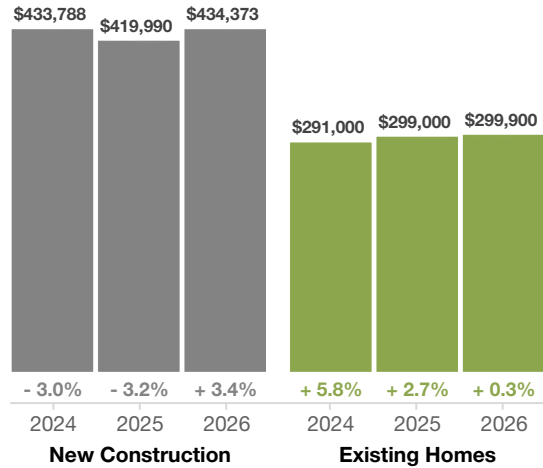
Median Closed Price

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

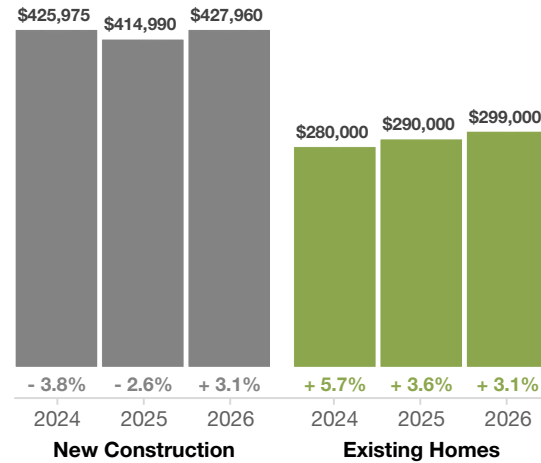


Omaha Area Region

April



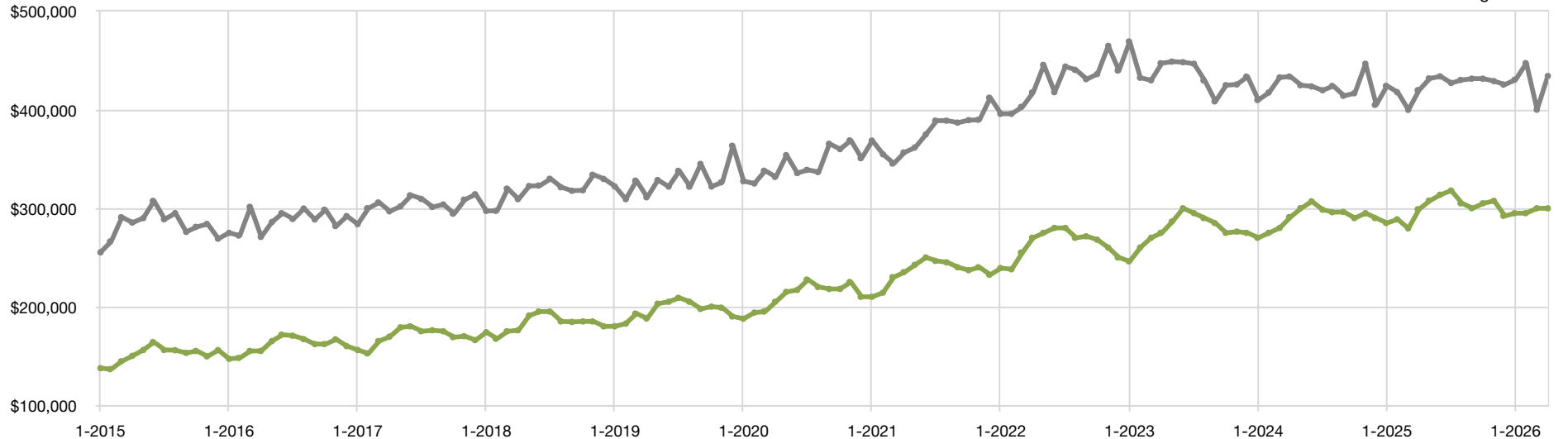
Year to Date



Median Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
May-2025	\$431,919	+ 1.6%	\$307,700	+ 2.6%
Jun-2025	\$434,000	+ 2.4%	\$313,700	+ 2.2%
Jul-2025	\$427,276	+ 1.8%	\$318,000	+ 6.5%
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	\$429,173	- 4.0%	\$307,500	+ 4.2%
Dec-2025	\$425,648	+ 5.1%	\$292,250	+ 0.8%
Jan-2026	\$430,594	+ 1.5%	\$295,000	+ 3.5%
Feb-2026	\$447,458	+ 7.1%	\$295,000	+ 2.2%
Mar-2026	\$400,140	+ 0.0%	\$300,000	+ 7.3%
Apr-2026	\$434,373	+ 3.4%	\$299,900	+ 0.3%
12-Month Avg*	\$429,990	+ 2.5%	\$305,000	+ 3.4%

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

Historical Median Closed Price by Month



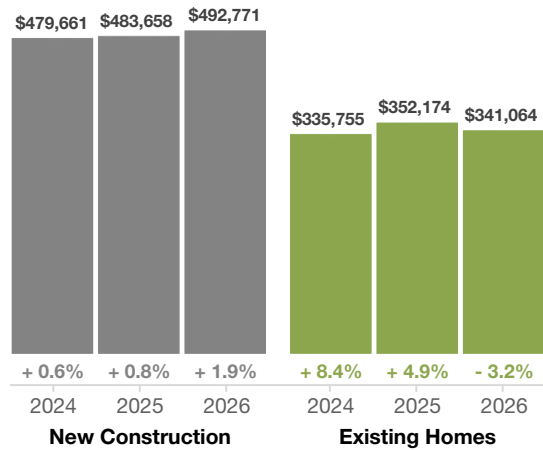
Average Closed Price

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

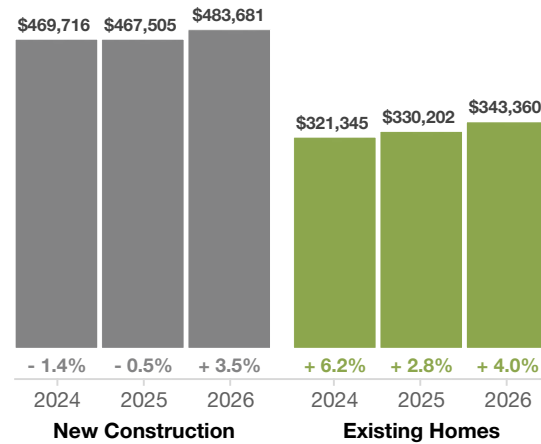


Omaha Area Region

April



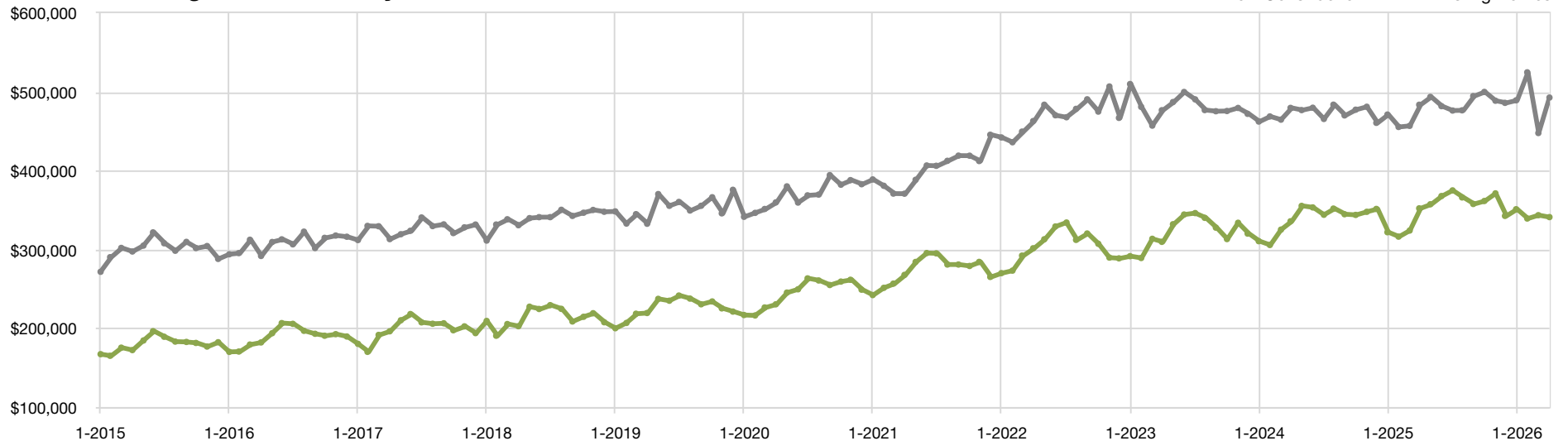
Year to Date



Average Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
May-2025	\$493,587	+ 3.5%	\$357,330	+ 0.6%
Jun-2025	\$481,888	+ 0.4%	\$367,780	+ 4.1%
Jul-2025	\$476,294	+ 2.3%	\$374,968	+ 9.0%
Aug-2025	\$476,595	- 1.5%	\$366,021	+ 4.0%
Sep-2025	\$494,664	+ 5.2%	\$357,720	+ 3.8%
Oct-2025	\$499,939	+ 4.7%	\$361,523	+ 5.1%
Nov-2025	\$488,750	+ 1.6%	\$371,189	+ 6.7%
Dec-2025	\$486,036	+ 5.5%	\$342,593	- 2.5%
Jan-2026	\$489,304	+ 3.8%	\$351,060	+ 9.1%
Feb-2026	\$524,794	+ 15.2%	\$339,268	+ 7.3%
Mar-2026	\$447,761	- 2.0%	\$343,509	+ 6.0%
Apr-2026	\$492,771	+ 1.9%	\$341,064	- 3.2%
12-Month Avg*	\$486,205	+ 2.9%	\$357,413	+ 3.9%

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

Historical Average Closed Price by Month



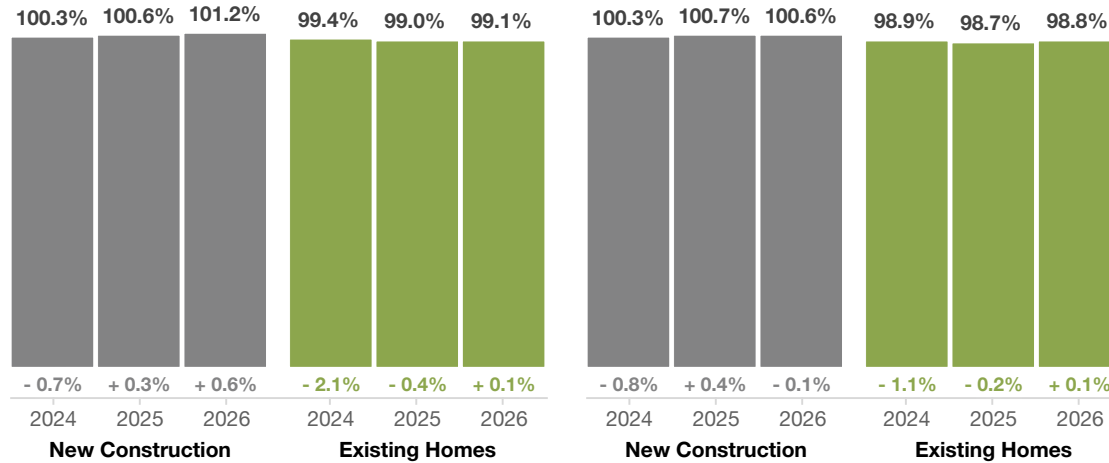
Percent of List Price Received

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.

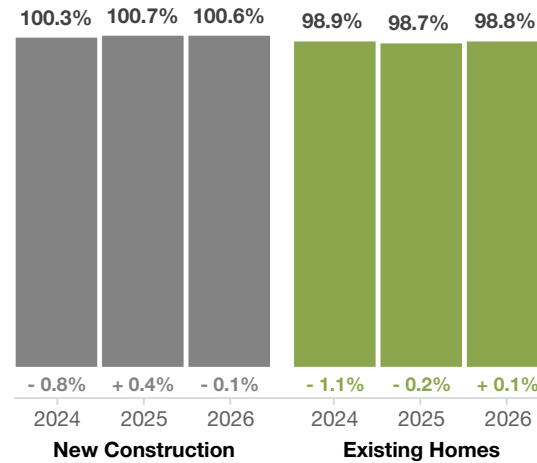


Omaha Area Region

April



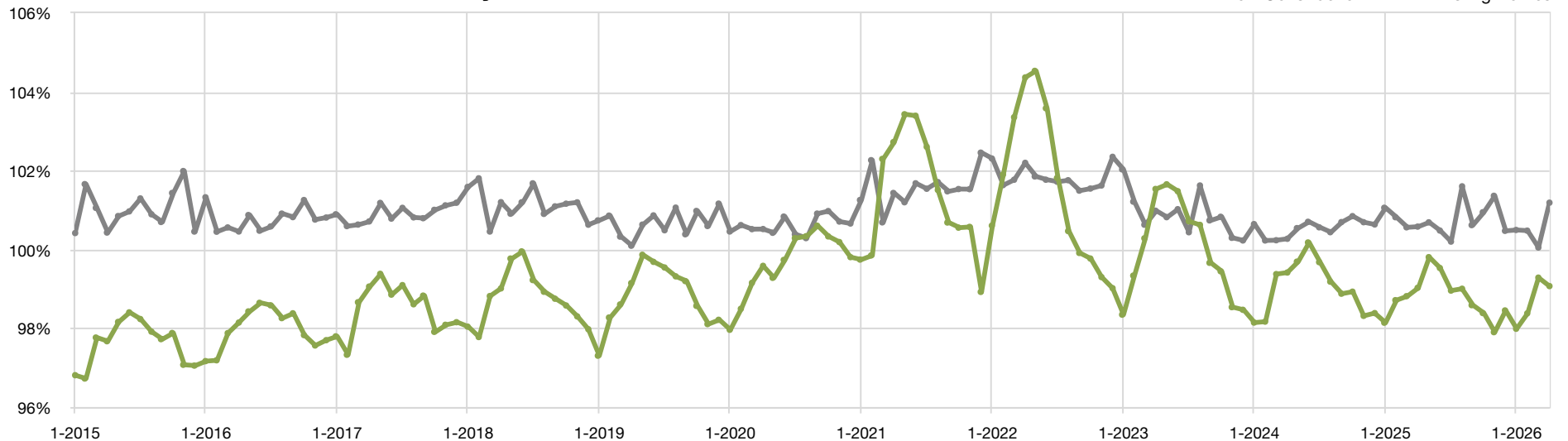
Year to Date



Pct. of List Price Received	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	101.4%	+ 0.7%	97.9%	- 0.4%
Dec-2025	100.5%	- 0.1%	98.5%	+ 0.1%
Jan-2026	100.5%	- 0.6%	98.0%	- 0.1%
Feb-2026	100.5%	- 0.3%	98.4%	- 0.3%
Mar-2026	100.0%	- 0.6%	99.3%	+ 0.5%
Apr-2026	101.2%	+ 0.6%	99.1%	+ 0.1%
12-Month Avg*	100.7%	+ 0.0%	98.9%	- 0.2%

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

Historical Percent of List Price Received by Month



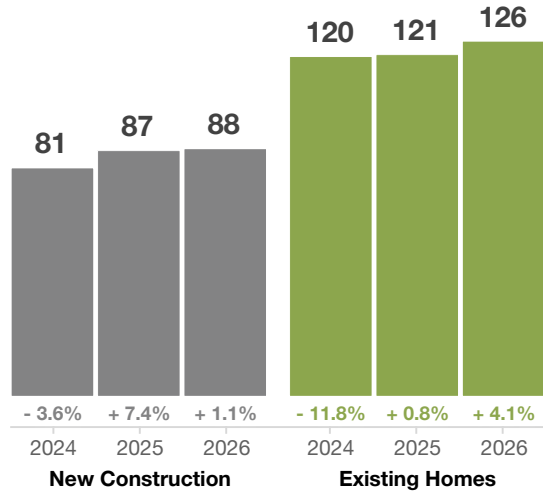
Housing Affordability Index

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.

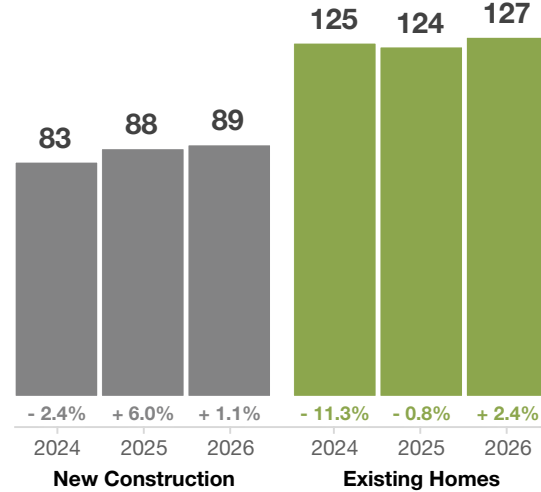


Omaha Area Region

April

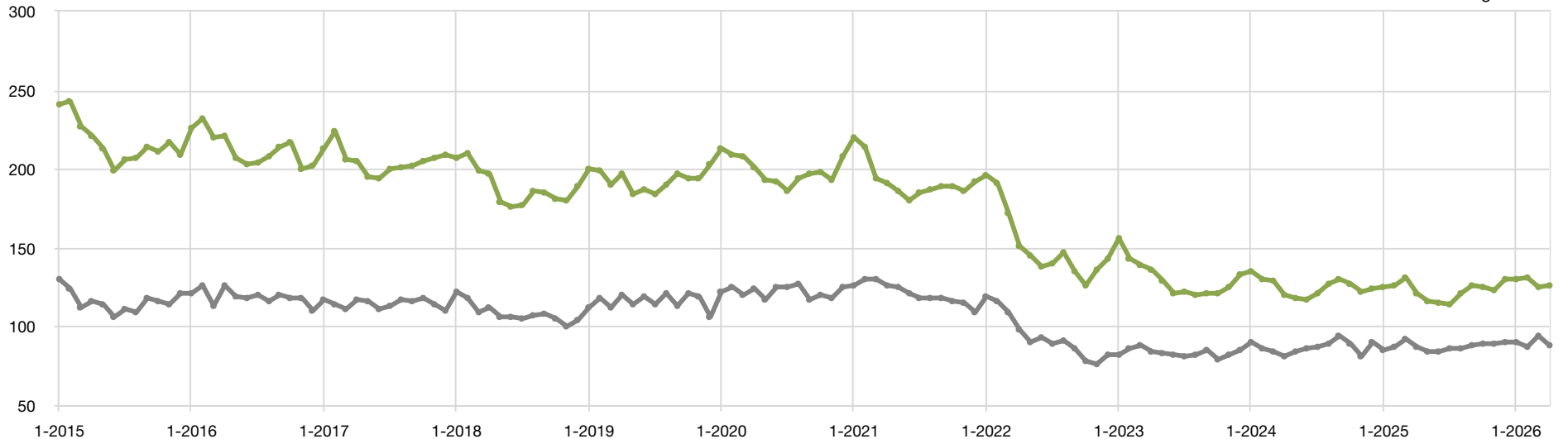


Year to Date



Affordability Index	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
May-2025	84	0.0%	116	- 1.7%
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	90	0.0%	130	+ 4.8%
Jan-2026	90	+ 5.9%	130	+ 4.0%
Feb-2026	87	0.0%	131	+ 4.0%
Mar-2026	94	+ 2.2%	125	- 4.6%
Apr-2026	88	+ 1.1%	126	+ 4.1%
12-Month Avg	88	0.0%	124	0.0%

Historical Housing Affordability Index by Month



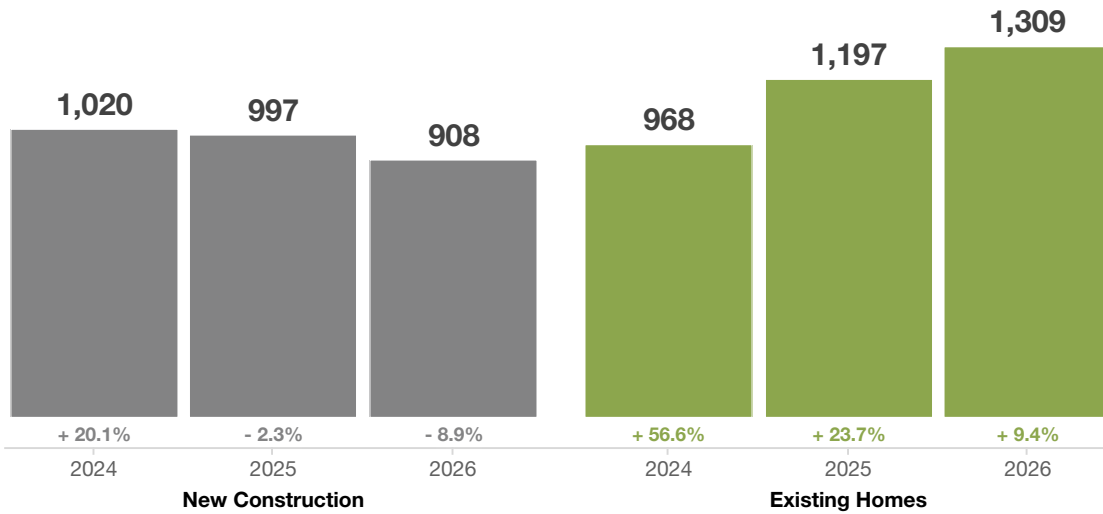
Inventory of Homes for Sale

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



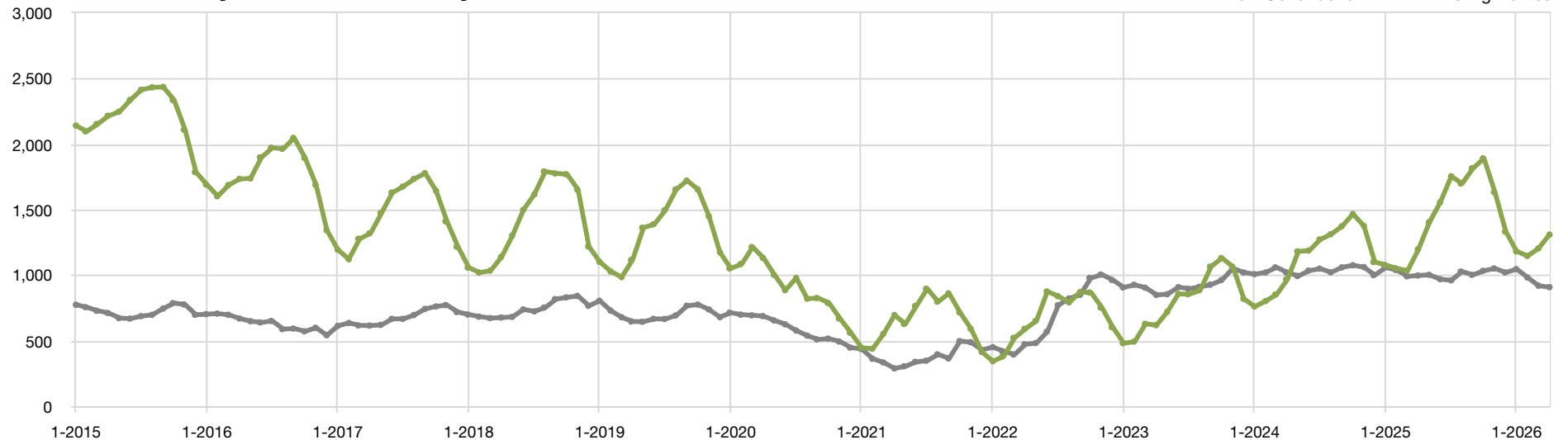
Omaha Area Region

April



Homes for Sale	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
May-2025	1,002	+ 0.9%	1,403	+ 18.8%
Jun-2025	969	- 6.3%	1,556	+ 31.1%
Jul-2025	960	- 8.5%	1,754	+ 37.9%
Aug-2025	1,027	+ 0.6%	1,699	+ 29.5%
Sep-2025	1,002	- 5.4%	1,815	+ 32.2%
Oct-2025	1,033	- 3.9%	1,891	+ 29.0%
Nov-2025	1,051	- 0.9%	1,634	+ 18.8%
Dec-2025	1,020	+ 2.0%	1,332	+ 21.1%
Jan-2026	1,046	- 1.1%	1,181	+ 9.7%
Feb-2026	982	- 5.5%	1,146	+ 9.0%
Mar-2026	919	- 7.3%	1,204	+ 16.6%
Apr-2026	908	- 8.9%	1,309	+ 9.4%
12-Month Avg	993	- 3.7%	1,494	+ 22.6%

Historical Inventory of Homes for Sale by Month



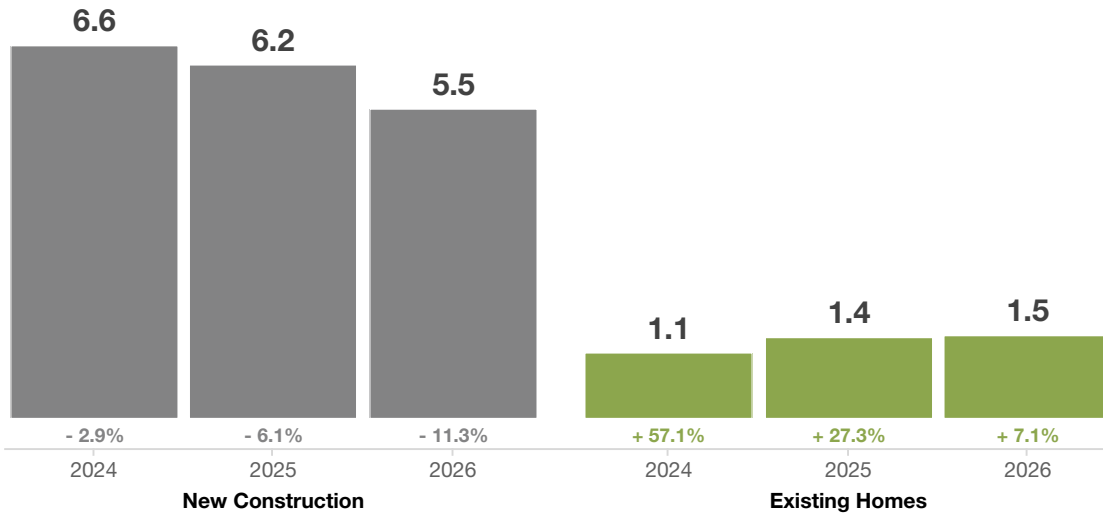
Months Supply of Inventory

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

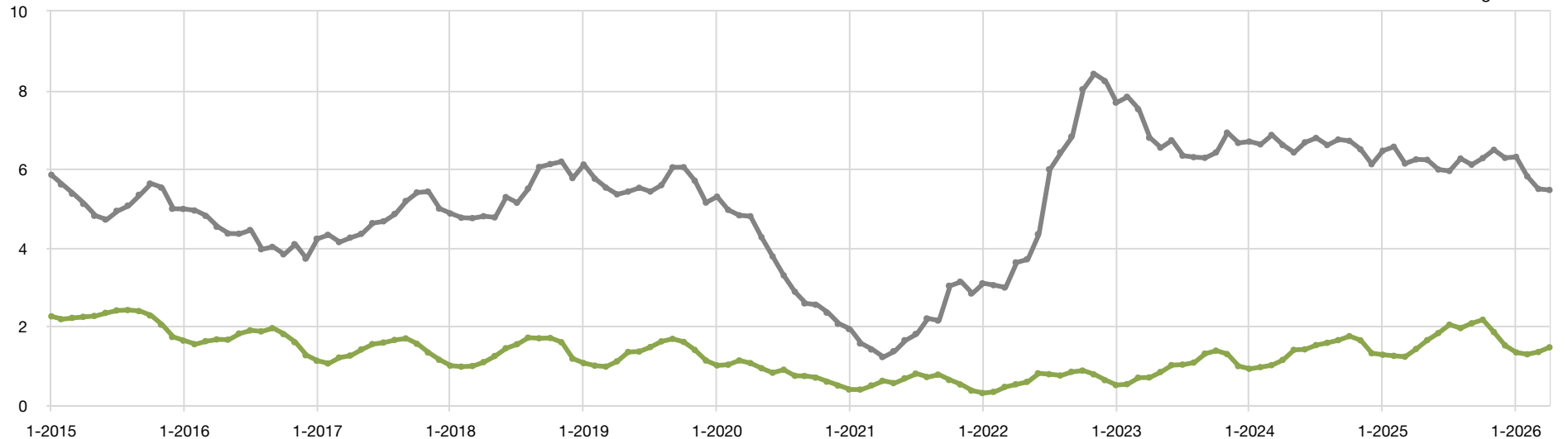
April



Months Supply	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
May-2025	6.2	- 3.1%	1.6	+ 14.3%
Jun-2025	6.0	- 10.4%	1.8	+ 28.6%
Jul-2025	5.9	- 13.2%	2.0	+ 33.3%
Aug-2025	6.3	- 4.5%	2.0	+ 25.0%
Sep-2025	6.1	- 9.0%	2.1	+ 31.3%
Oct-2025	6.3	- 6.0%	2.2	+ 22.2%
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%	1.3	0.0%
Feb-2026	5.8	- 12.1%	1.3	0.0%
Mar-2026	5.5	- 9.8%	1.3	+ 8.3%
Apr-2026	5.5	- 11.3%	1.5	+ 7.1%
12-Month Avg*	6.1	- 6.8%	1.7	+ 17.6%

* Months Supply for all properties from May 2025 through April 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	4-2025	4-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,978	1,862	- 5.9%	6,258	6,456	+ 3.2%
Pending Sales		1,226	1,205	- 1.7%	4,234	4,442	+ 4.9%
Closed Sales		1,003	1,071	+ 6.8%	3,376	3,520	+ 4.3%
Days on Market Until Sale		32	31	- 3.1%	34	35	+ 2.9%
Median Closed Price		\$325,000	\$325,000	0.0%	\$315,000	\$320,000	+ 1.6%
Average Closed Price		\$374,853	\$368,621	- 1.7%	\$354,652	\$368,430	+ 3.9%
Percent of List Price Received		99.3%	99.5%	+ 0.2%	99.1%	99.1%	0.0%
Housing Affordability Index		111	117	+ 5.4%	115	119	+ 3.5%
Inventory of Homes for Sale		2,194	2,217	+ 1.0%	—	—	—
Months Supply of Inventory		2.2	2.1	- 4.5%	—	—	—