Monthly Indicators

Omaha Area Region

GREAT PLAINS
REGIONAL MLS

June 2026

U.S. existing-home sales rose 3.2% month-over-month and year-over-year to a seasonally adjusted annual rate of 4.17 million units, the National Association of REALTORS® (NAR) reported, marking the highest level since December 2025. Regionally, sales increased from the previous month in the Northeast, Midwest, and South, while remaining flat in the West. On a year-over-year basis, sales grew in the Midwest, South, and West but declined in the Northeast.

New Listings increased 26.9 percent for New Construction but decreased 3.9 percent for Existing Homes. Pending Sales decreased 15.8 percent for New Construction and 2.8 percent for Existing Homes. Inventory decreased 10.0 percent for New Construction and 5.5 percent for Existing Homes.

Median Closed Price increased 5.7 percent for New Construction and 3.6 percent for Existing Homes. Days on Market decreased 16.9 percent for New Construction but remained flat for Existing Homes. Months Supply of Inventory decreased 11.7 percent for New Construction and 11.1 percent for Existing Homes.

Nationally, there were 1.55 million homes available for sale heading into June, a 3.3% increase from the previous month and 0.6% higher than one year earlier, representing a 4.5-month supply at the current sales pace, according to NAR. Home prices also rose, with the median existing-home price climbing to $429,300 nationwide, an all-time high for the month and 1.3% higher than a year earlier.

Quick Facts

+ 1.9%	+ 4.8%	- 7.2%
Change in **Closed Sales** All Properties	Change in **Median Closed Price** All Properties	Change in **Homes for Sale** All Properties

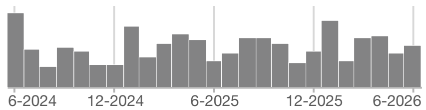
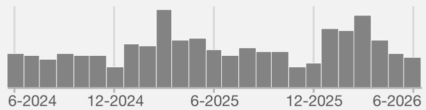
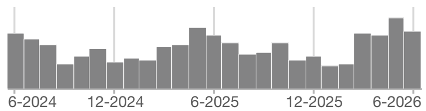
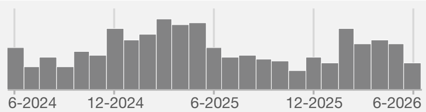
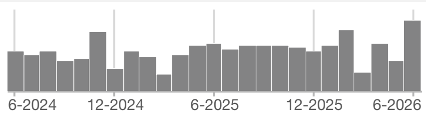
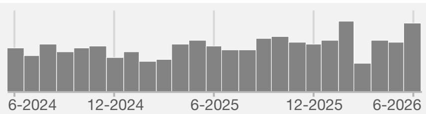
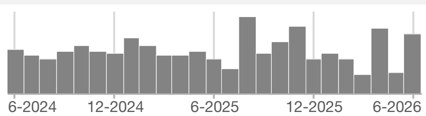
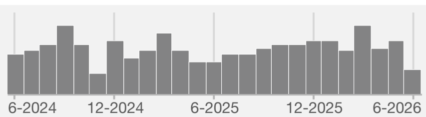
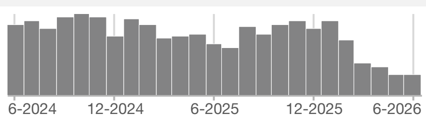
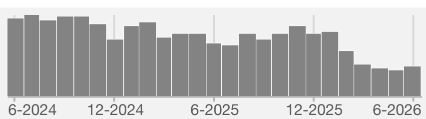
This report covers residential real estate activity in the Omaha area, which includes the counties of Dodge, Douglas, Sarpy, Saunders and Washington in Nebraska; the counties of Harrison, Mills and Pottawattamie in Iowa; and the following ZIP codes: 68016, 68037, 68048, 68307, 68403, 68409, 68413, 68455 and 68463. Percent changes are calculated using rounded figures.

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.

GREAT PLAINS REGIONAL MLS

Omaha Area Region

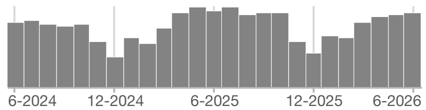
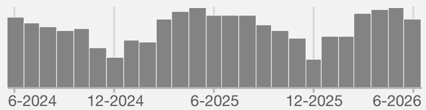
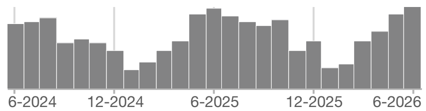
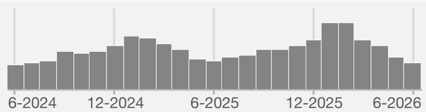
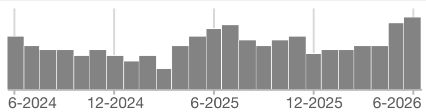
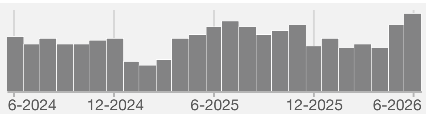
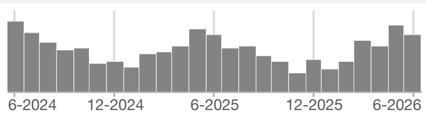
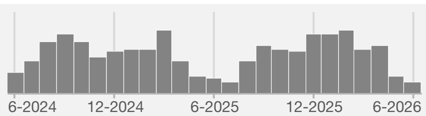
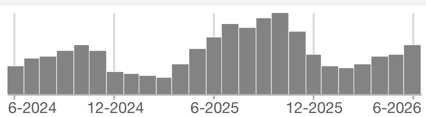
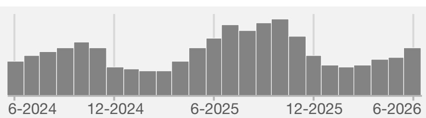
Key Metrics	Historical Sparkbars	6-2025	6-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		223	**283**	+ 26.9%	1,783	**1,794**	+ 0.6%
Pending Sales		158	**133**	- 15.8%	1,131	**1,138**	+ 0.6%
Closed Sales		201	**208**	+ 3.5%	1,020	**1,089**	+ 6.8%
Days on Market Until Sale		77	**64**	- 16.9%	92	**78**	- 15.2%
Median Closed Price		$434,000	**$458,857**	+ 5.7%	$420,232	**$429,990**	+ 2.3%
Average Closed Price		$481,888	**$523,330**	+ 8.6%	$475,914	**$492,971**	+ 3.6%
Percent of List Price Received		100.5%	**101.1%**	+ 0.6%	100.7%	**100.6%**	- 0.1%
Housing Affordability Index		84	**82**	- 2.4%	87	**87**	0.0%
Inventory of Homes for Sale		970	**873**	- 10.0%	—	**—**	—
Months Supply of Inventory		6.0	**5.3**	- 11.7%	—	**—**	—

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.

GREAT PLAINS REGIONAL MLS

Omaha Area Region

Key Metrics	Historical Sparkbars	6-2025	6-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,708	**1,641**	- 3.9%	8,503	**8,526**	+ 0.3%
Pending Sales		998	**970**	- 2.8%	5,531	**5,734**	+ 3.7%
Closed Sales		1,121	**1,139**	+ 1.6%	4,968	**5,144**	+ 3.5%
Days on Market Until Sale		12	**12**	0.0%	17	**20**	+ 17.6%
Median Closed Price		$313,700	**$325,000**	+ 3.6%	$297,000	**$310,000**	+ 4.4%
Average Closed Price		$367,780	**$384,852**	+ 4.6%	$344,489	**$357,424**	+ 3.8%
Percent of List Price Received		99.5%	**99.6%**	+ 0.1%	99.1%	**99.2%**	+ 0.1%
Housing Affordability Index		115	**114**	- 0.9%	122	**120**	- 1.6%
Inventory of Homes for Sale		1,558	**1,473**	- 5.5%	—	**—**	—
Months Supply of Inventory		1.8	**1.6**	- 11.1%	—	**—**	—

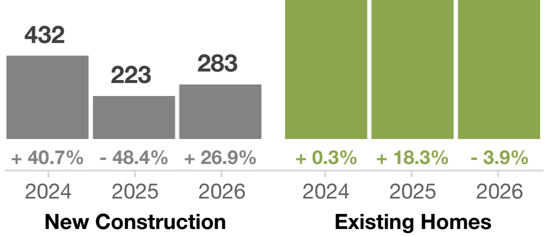
New Listings

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

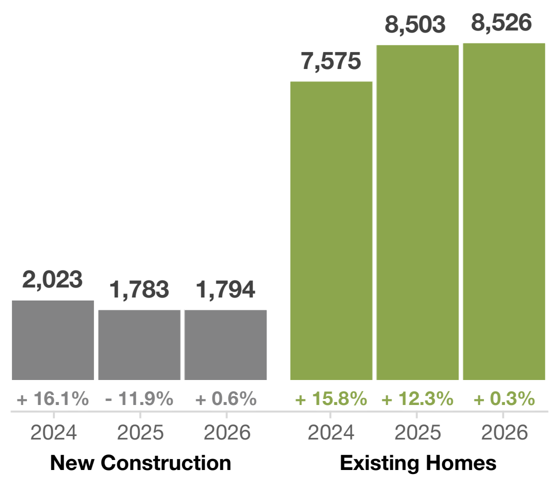
GREAT PLAINS REGIONAL MLS

Omaha Area Region

June

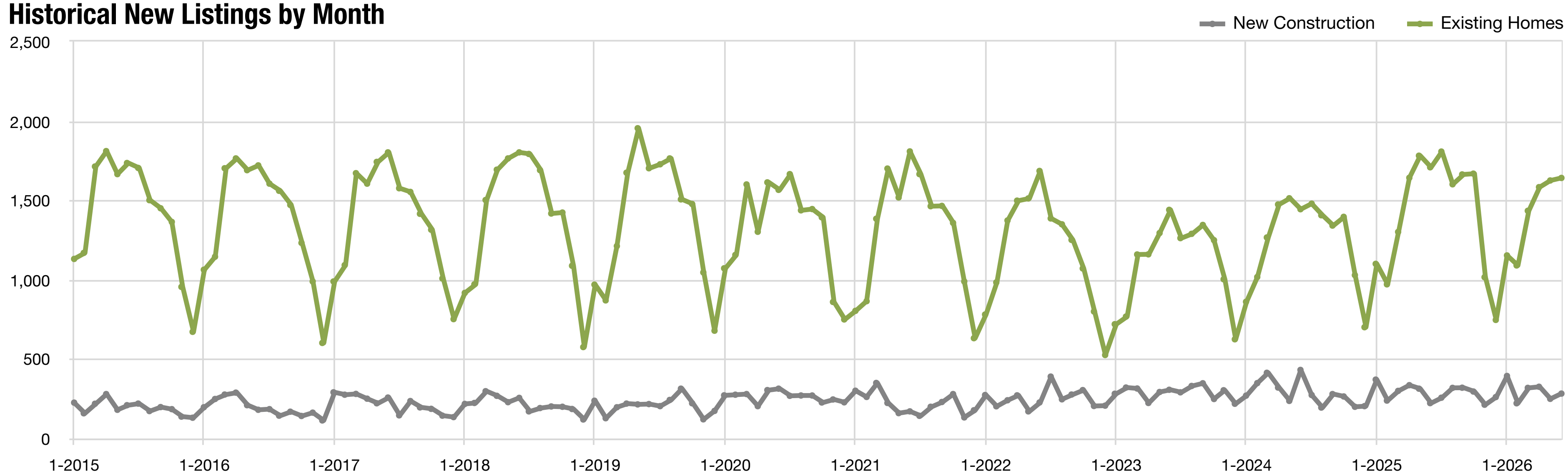


Year to Date



New Listings	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jul-2025	257	- 6.2%	1,807	+ 22.2%
Aug-2025	319	+ 63.6%	1,601	+ 13.9%
Sep-2025	320	+ 14.3%	1,663	+ 24.0%
Oct-2025	296	+ 11.7%	1,668	+ 19.5%
Nov-2025	213	+ 6.5%	1,016	- 1.3%
Dec-2025	261	+ 27.9%	747	+ 6.6%
Jan-2026	394	+ 6.2%	1,153	+ 4.8%
Feb-2026	222	- 7.1%	1,090	+ 12.3%
Mar-2026	319	+ 6.3%	1,434	+ 10.2%
Apr-2026	326	- 3.0%	1,583	- 3.6%
May-2026	250	- 20.4%	1,625	- 8.8%
Jun-2026	**283**	**+ 26.9%**	**1,641**	**- 3.9%**
12-Month Avg	288	+ 7.9%	1,419	+ 7.4%

Historical New Listings by Month



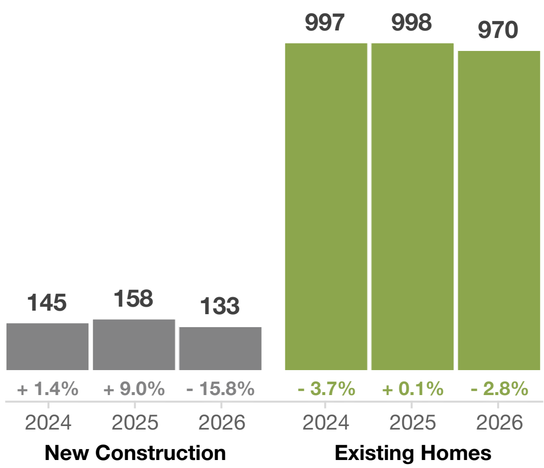
Pending Sales

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

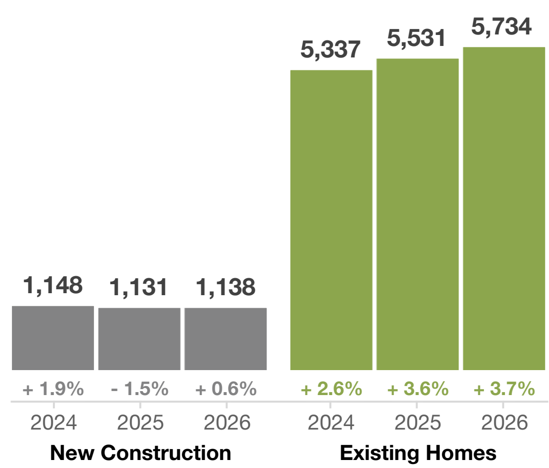
GREAT PLAINS REGIONAL MLS

Omaha Area Region

June

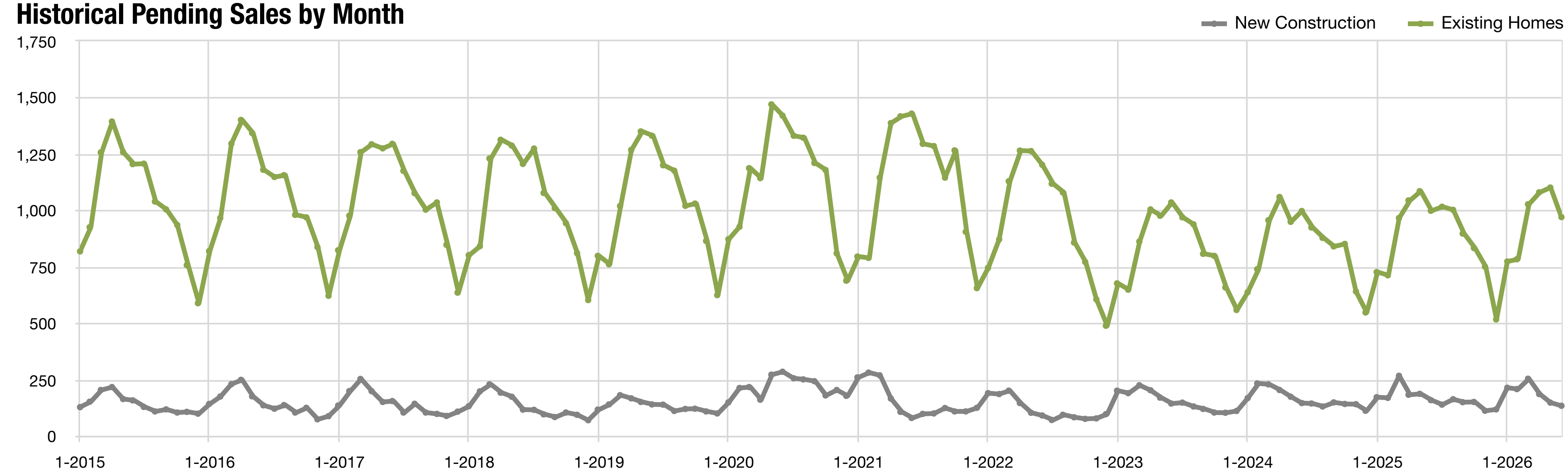


Year to Date



Pending Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jul-2025	138	- 3.5%	1,016	+ 10.0%
Aug-2025	162	+ 24.6%	1,002	+ 14.1%
Sep-2025	149	+ 0.7%	897	+ 6.8%
Oct-2025	150	+ 6.4%	833	- 2.1%
Nov-2025	111	- 20.7%	750	+ 17.2%
Dec-2025	117	+ 5.4%	516	- 5.7%
Jan-2026	213	+ 24.6%	773	+ 6.5%
Feb-2026	207	+ 23.2%	783	+ 10.0%
Mar-2026	253	- 4.9%	1,027	+ 6.3%
Apr-2026	185	+ 1.6%	1,080	+ 3.4%
May-2026	147	- 21.0%	1,101	+ 1.5%
Jun-2026	**133**	**- 15.8%**	**970**	**- 2.8%**
12-Month Avg	164	+ 1.2%	896	+ 5.3%

Historical Pending Sales by Month



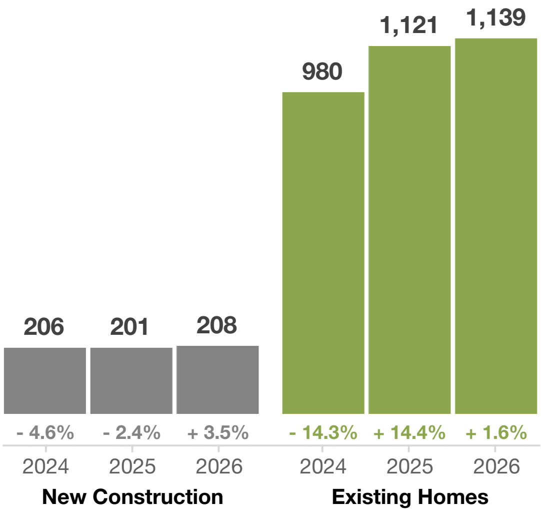
Closed Sales

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

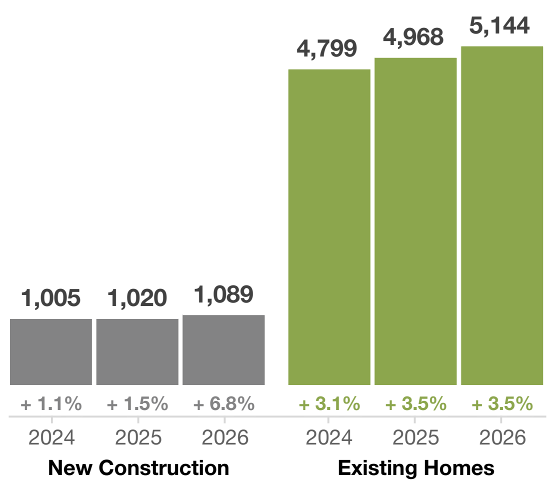
GREAT PLAINS REGIONAL MLS

Omaha Area Region

June

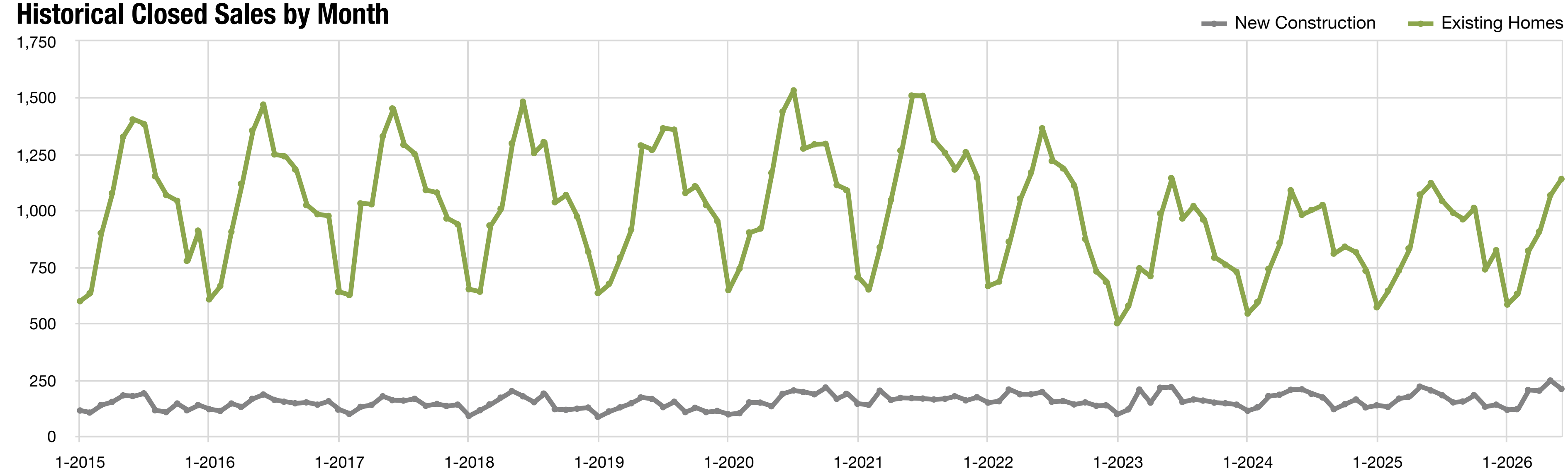


Year to Date



Closed Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jul-2025	180	- 3.2%	1,042	+ 4.0%
Aug-2025	148	- 12.9%	989	- 3.4%
Sep-2025	152	+ 28.8%	960	+ 18.8%
Oct-2025	180	+ 28.6%	1,011	+ 20.5%
Nov-2025	129	- 19.9%	738	- 9.3%
Dec-2025	138	+ 9.5%	823	+ 12.4%
Jan-2026	115	- 14.8%	582	+ 2.1%
Feb-2026	118	- 7.8%	629	- 2.2%
Mar-2026	203	+ 23.0%	821	+ 12.0%
Apr-2026	200	+ 15.6%	906	+ 9.0%
May-2026	245	+ 12.4%	1,067	- 0.3%
Jun-2026	**208**	**+ 3.5%**	**1,139**	**+ 1.6%**
12-Month Avg	168	+ 5.0%	892	+ 5.1%

Historical Closed Sales by Month



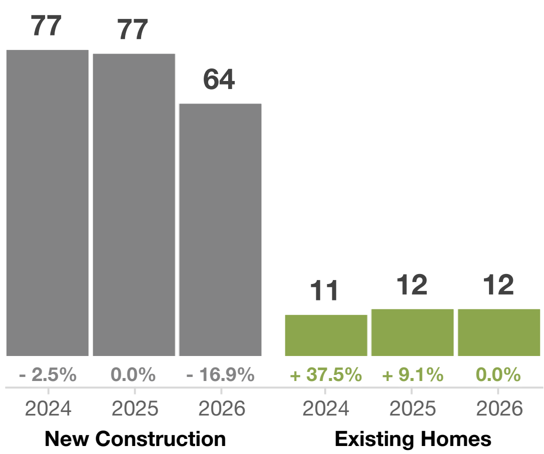
Days on Market Until Sale

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

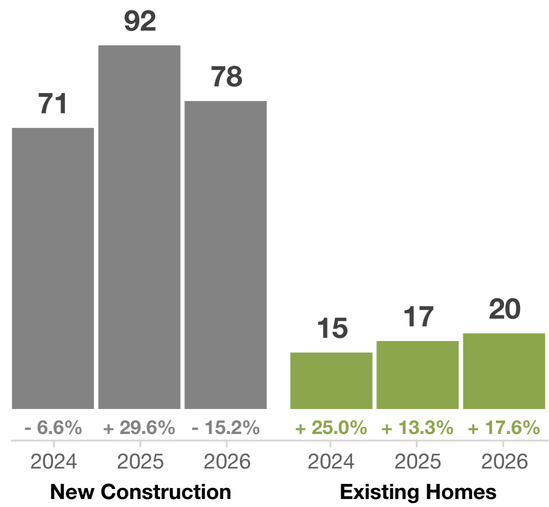
GREAT PLAINS REGIONAL MLS

Omaha Area Region

June



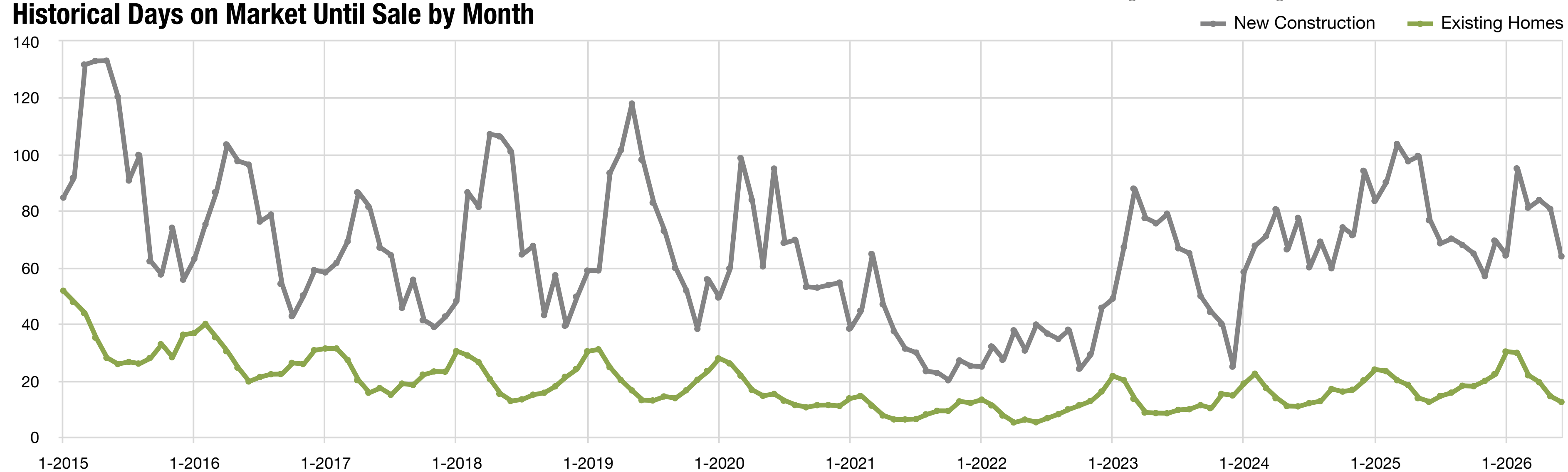
Year to Date



Days on Market	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jul-2025	69	+ 15.0%	14	+ 16.7%
Aug-2025	70	+ 1.4%	16	+ 23.1%
Sep-2025	68	+ 13.3%	18	+ 5.9%
Oct-2025	65	- 12.2%	18	+ 12.5%
Nov-2025	57	- 19.7%	20	+ 17.6%
Dec-2025	69	- 26.6%	22	+ 10.0%
Jan-2026	64	- 22.9%	30	+ 25.0%
Feb-2026	95	+ 5.6%	30	+ 30.4%
Mar-2026	81	- 22.1%	22	+ 10.0%
Apr-2026	84	- 14.3%	19	+ 5.6%
May-2026	81	- 18.2%	14	0.0%
Jun-2026	**64**	**- 16.9%**	**12**	**0.0%**
12-Month Avg*	73	- 11.4%	19	+ 13.8%

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

Historical Days on Market Until Sale by Month



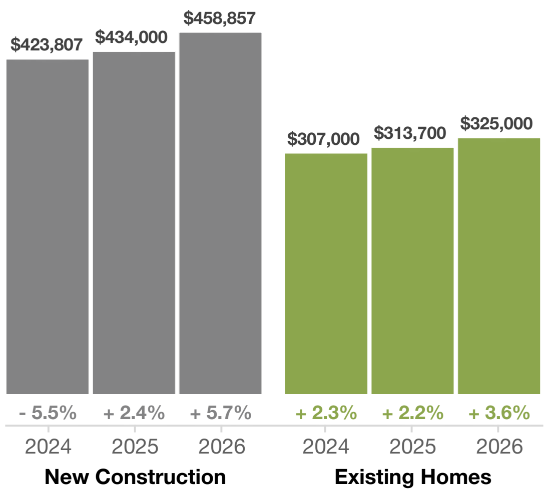
Median Closed Price

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

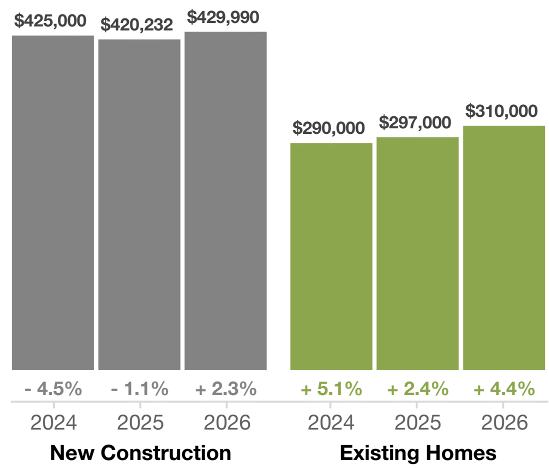
GREAT PLAINS REGIONAL MLS

Omaha Area Region

June



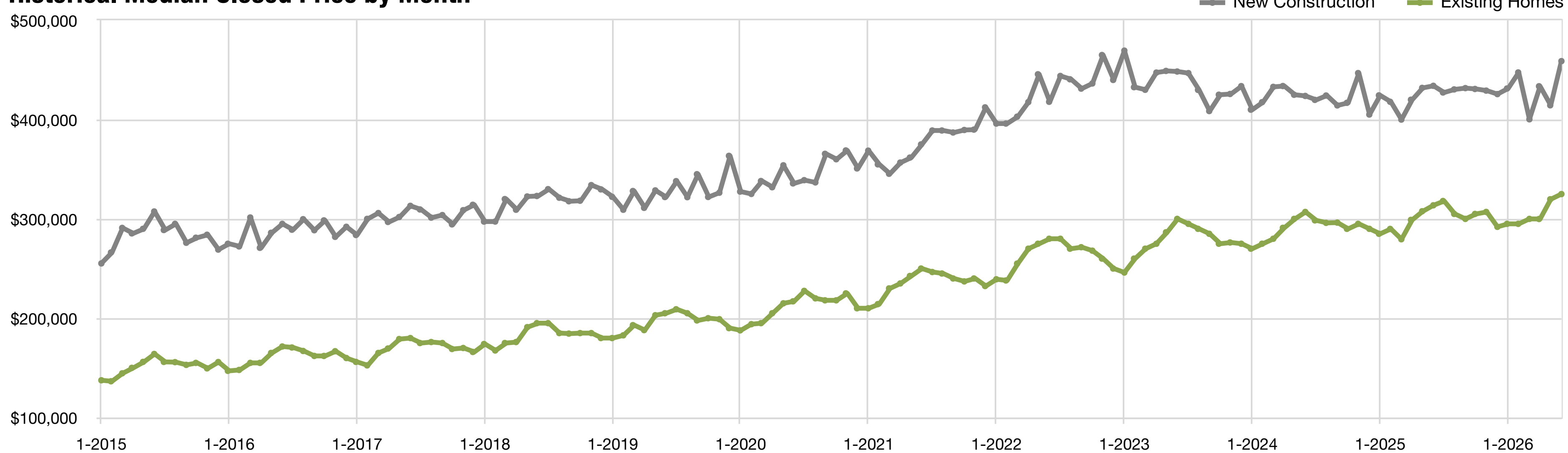
Year to Date



Median Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	$430,825	+ 3.3%	$305,000	+ 5.2%
Nov-2025	$429,173	- 4.0%	$307,000	+ 4.1%
Dec-2025	$425,648	+ 5.1%	$292,000	+ 0.7%
Jan-2026	$431,288	+ 1.6%	$295,000	+ 3.5%
Feb-2026	$447,458	+ 7.1%	$295,000	+ 1.8%
Mar-2026	$400,290	+ 0.1%	$300,000	+ 7.3%
Apr-2026	$433,563	+ 3.2%	$299,900	+ 0.3%
May-2026	$414,375	- 4.1%	$319,750	+ 3.9%
Jun-2026	**$458,857**	**+ 5.7%**	**$325,000**	**+ 3.6%**
12-Month Avg*	$429,990	+ 2.3%	$305,500	+ 3.6%

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

Historical Median Closed Price by Month



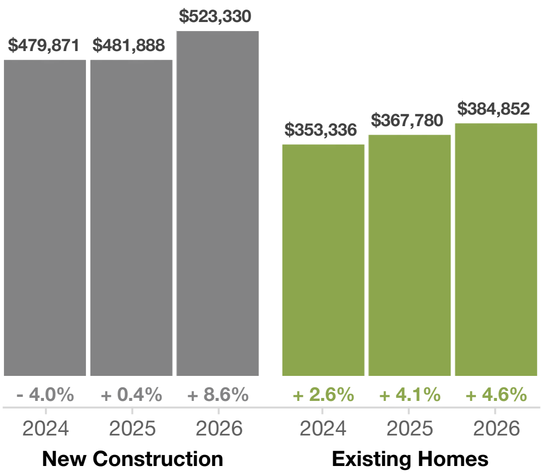
Average Closed Price

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

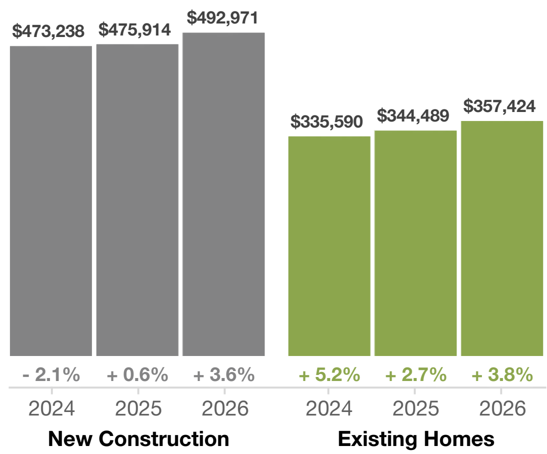
GREAT PLAINS REGIONAL MLS

Omaha Area Region

June



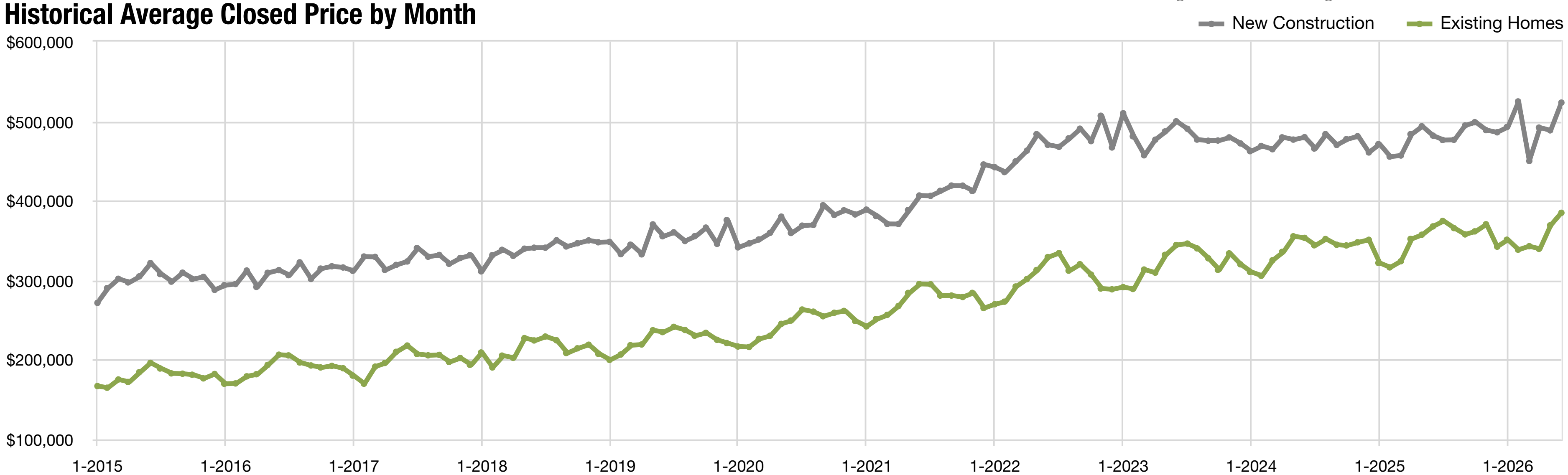
Year to Date



Average Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jul-2025	$476,294	+ 2.3%	$374,606	+ 8.9%
Aug-2025	$476,595	- 1.5%	$365,653	+ 3.9%
Sep-2025	$494,664	+ 5.2%	$357,720	+ 3.8%
Oct-2025	$498,717	+ 4.5%	$361,523	+ 5.1%
Nov-2025	$488,750	+ 1.6%	$370,451	+ 6.5%
Dec-2025	$486,036	+ 5.5%	$342,296	- 2.5%
Jan-2026	$492,622	+ 4.5%	$351,053	+ 9.1%
Feb-2026	$524,794	+ 15.2%	$338,493	+ 7.0%
Mar-2026	$449,989	- 1.5%	$342,876	+ 5.8%
Apr-2026	$491,938	+ 1.7%	$339,543	- 3.5%
May-2026	$488,472	- 1.0%	$369,151	+ 3.3%
Jun-2026	**$523,330**	**+ 8.6%**	**$384,852**	**+ 4.6%**
12-Month Avg*	$490,174	+ 3.2%	$360,002	+ 4.1%

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

Historical Average Closed Price by Month



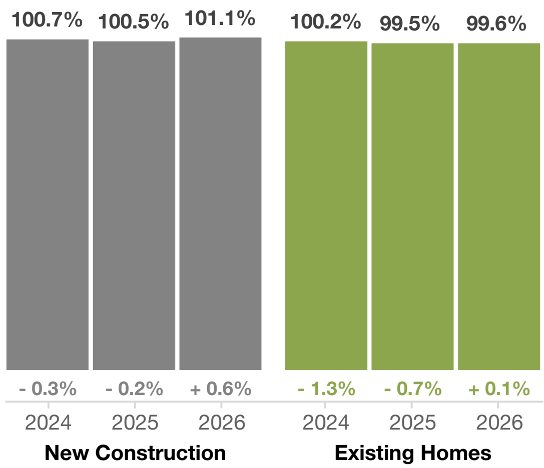
Percent of List Price Received

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.

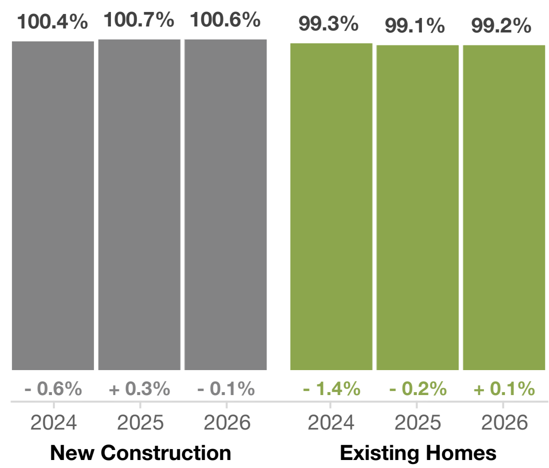
GREAT PLAINS REGIONAL MLS

Omaha Area Region

June



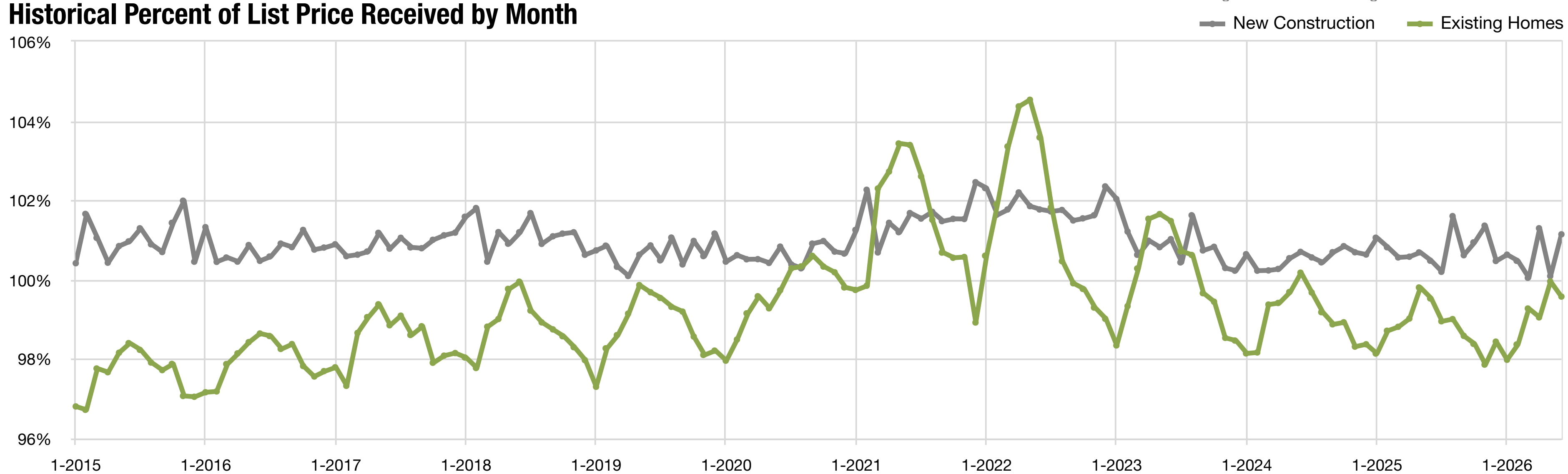
Year to Date



Pct. of List Price Received	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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%	98.4%	0.0%
Jan-2026	100.6%	- 0.5%	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	101.3%	+ 0.7%	99.1%	+ 0.1%
May-2026	100.1%	- 0.6%	100.0%	+ 0.2%
Jun-2026	**101.1%**	**+ 0.6%**	**99.6%**	**+ 0.1%**
12-Month Avg*	100.7%	+ 0.1%	98.9%	- 0.2%

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

Historical Percent of List Price Received by Month



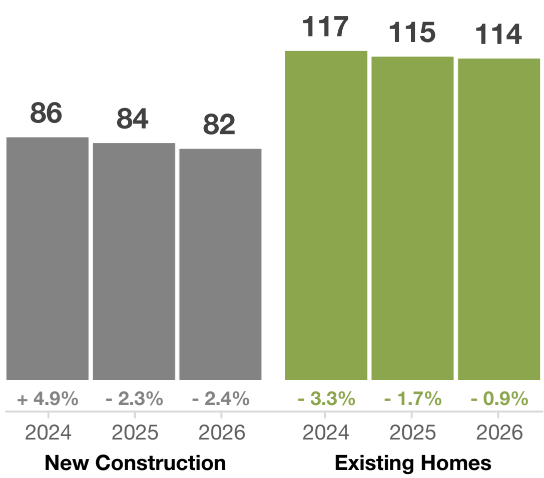
Housing Affordability Index

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.

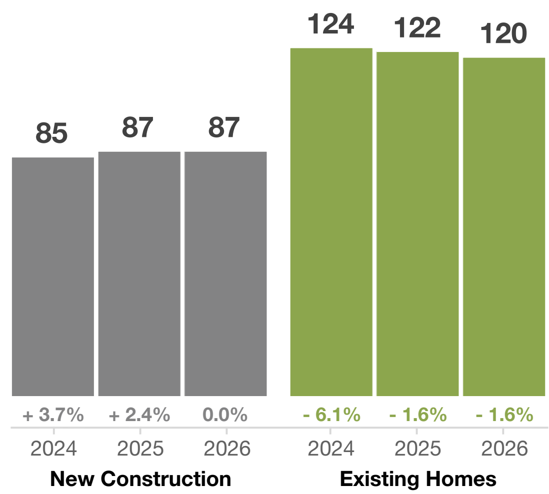
GREAT PLAINS REGIONAL MLS

Omaha Area Region

June

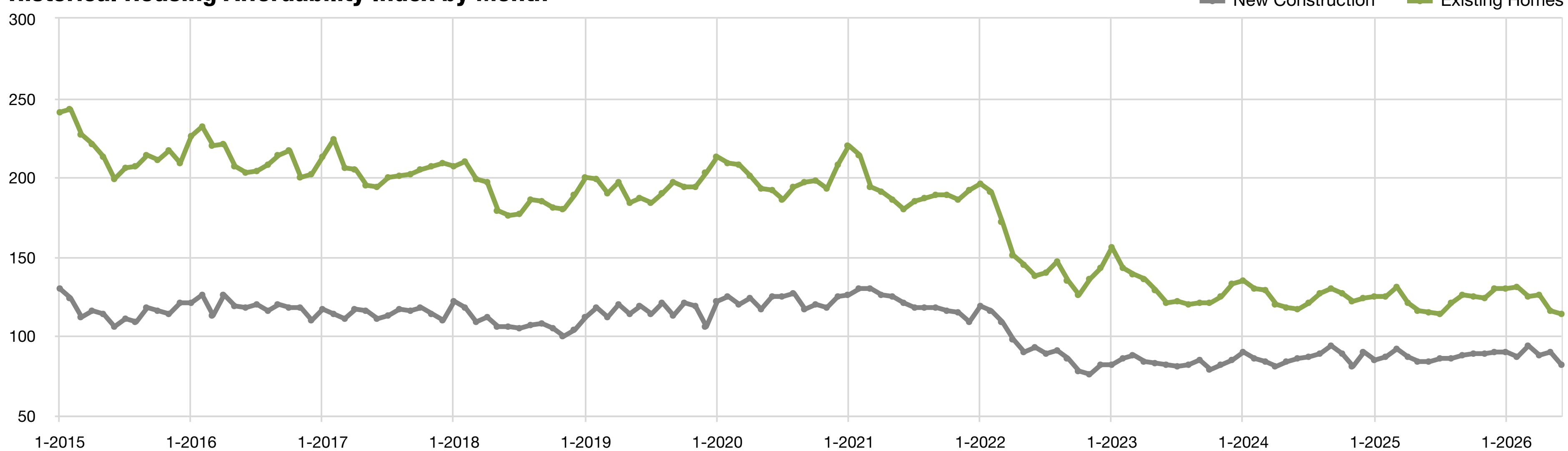


Year to Date



Affordability Index	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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%	124	+ 1.6%
Dec-2025	90	0.0%	130	+ 4.8%
Jan-2026	90	+ 5.9%	130	+ 4.0%
Feb-2026	87	0.0%	131	+ 4.8%
Mar-2026	94	+ 2.2%	125	- 4.6%
Apr-2026	88	+ 1.1%	126	+ 4.1%
May-2026	90	+ 7.1%	116	0.0%
Jun-2026	**82**	**- 2.4%**	**114**	**- 0.9%**
12-Month Avg	88	+ 1.1%	124	0.0%

Historical Housing Affordability Index by Month



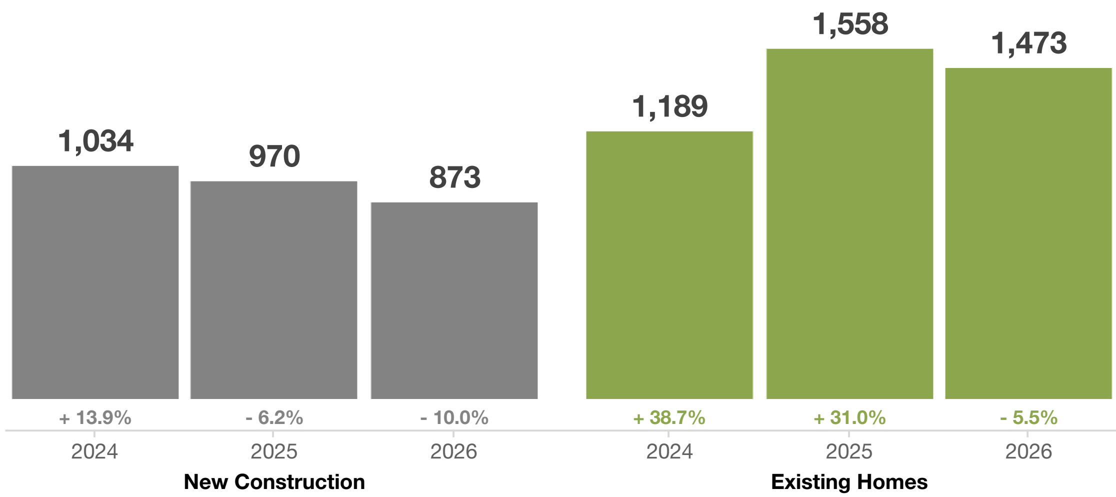
Inventory of Homes for Sale

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

GREAT PLAINS REGIONAL MLS

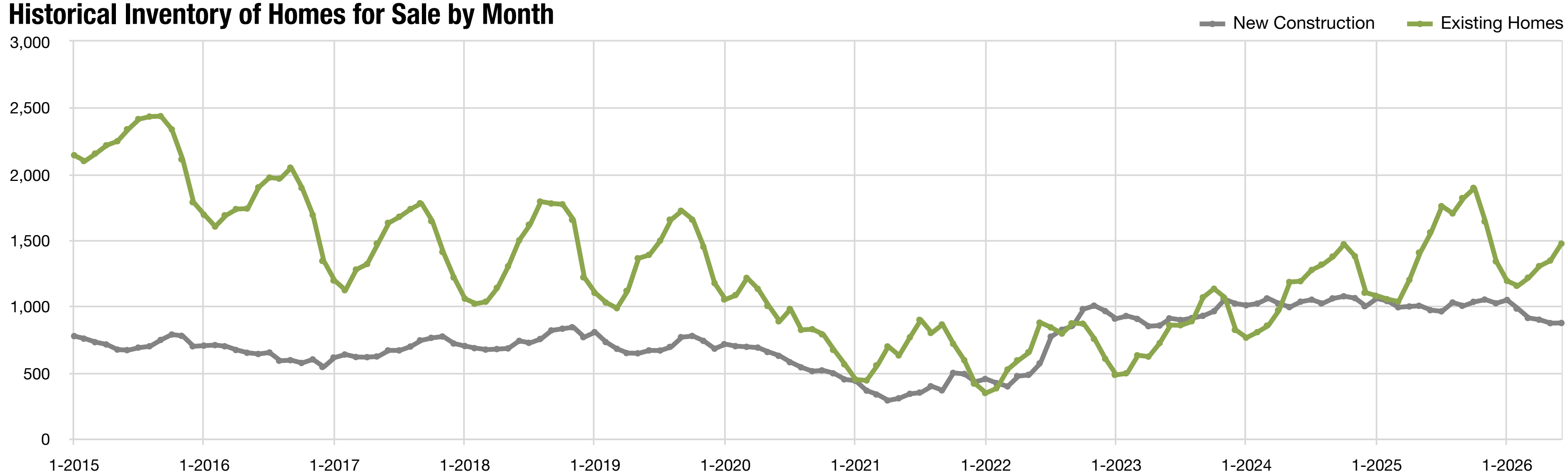
Omaha Area Region

June



Homes for Sale	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jul-2025	961	- 8.4%	1,756	+ 37.8%
Aug-2025	1,028	+ 0.7%	1,701	+ 29.5%
Sep-2025	1,003	- 5.3%	1,817	+ 32.1%
Oct-2025	1,033	- 3.9%	1,894	+ 29.0%
Nov-2025	1,050	- 1.0%	1,640	+ 19.1%
Dec-2025	1,022	+ 2.2%	1,339	+ 21.5%
Jan-2026	1,047	- 1.0%	1,191	+ 10.4%
Feb-2026	982	- 5.5%	1,154	+ 9.6%
Mar-2026	911	- 8.2%	1,215	+ 17.4%
Apr-2026	898	- 10.0%	1,303	+ 8.7%
May-2026	872	- 13.1%	1,345	- 4.3%
Jun-2026	**873**	**- 10.0%**	**1,473**	**- 5.5%**
12-Month Avg	973	- 5.3%	1,486	+ 17.0%

Historical Inventory of Homes for Sale by Month



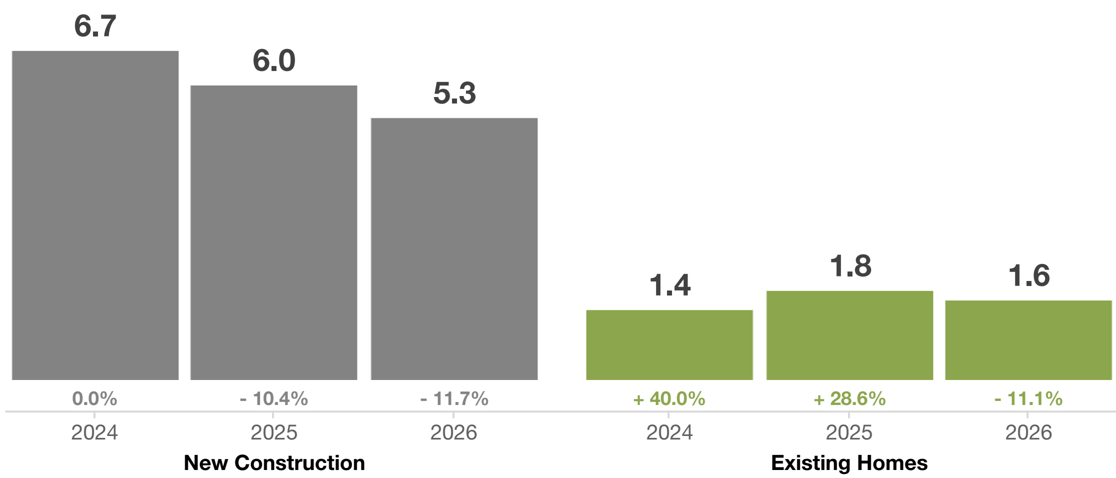
Months Supply of Inventory

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.

GREAT PLAINS REGIONAL MLS

Omaha Area Region

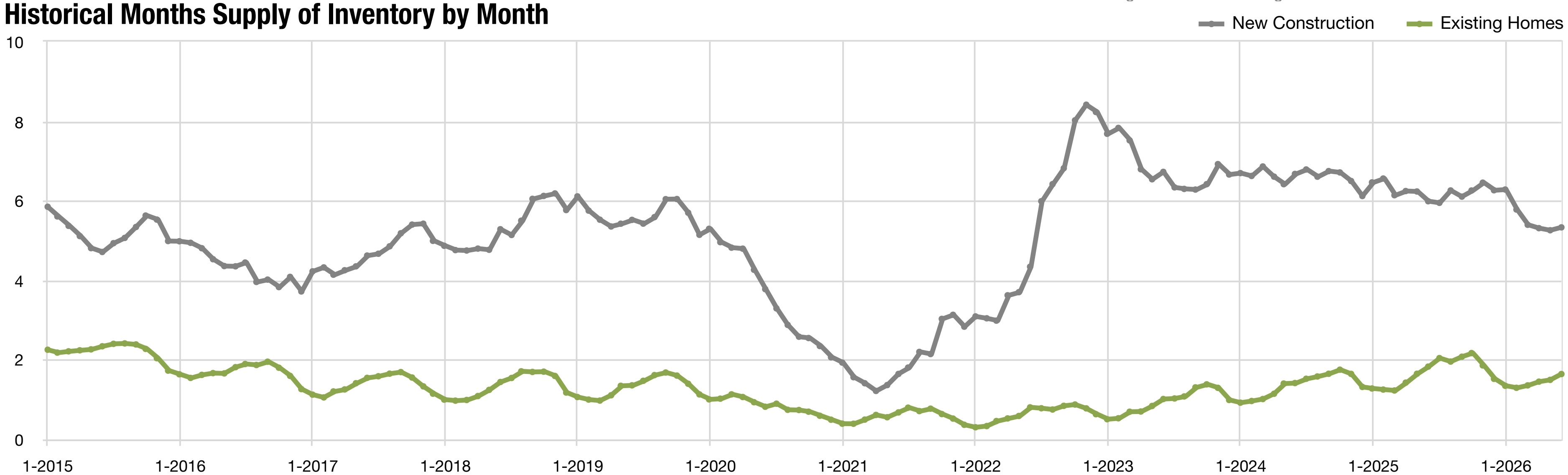
June



Months Supply	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	+ 23.5%
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	5.4	- 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%**	**1.6**	**- 11.1%**
12-Month Avg*	5.9	- 8.4%	1.7	+ 11.5%

* Months Supply for all properties from July 2025 through June 2026. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month

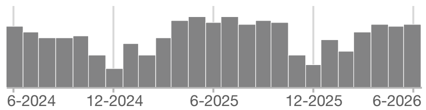
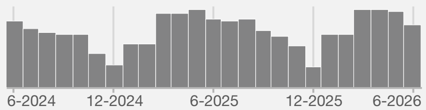
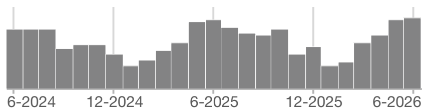
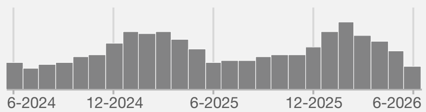
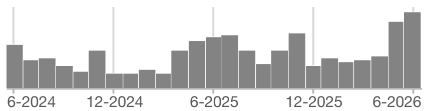
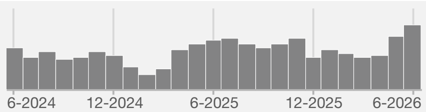
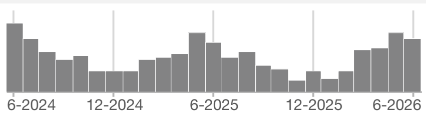
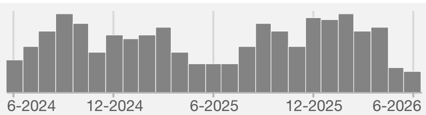
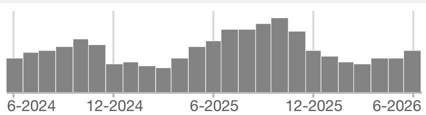
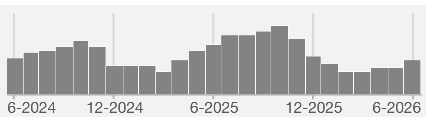


New and Existing Homes Combined

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

GREAT PLAINS REGIONAL MLS

Omaha Area Region

Key Metrics	Historical Sparkbars	6-2025	6-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,931	**1,924**	- 0.4%	10,286	**10,320**	+ 0.3%
Pending Sales		1,156	**1,103**	- 4.6%	6,662	**6,872**	+ 3.2%
Closed Sales		1,322	**1,347**	+ 1.9%	5,988	**6,233**	+ 4.1%
Days on Market Until Sale		22	**20**	- 9.1%	30	**30**	0.0%
Median Closed Price		$335,000	**$351,000**	+ 4.8%	$322,000	**$330,000**	+ 2.5%
Average Closed Price		$385,156	**$406,235**	+ 5.5%	$366,887	**$381,100**	+ 3.9%
Percent of List Price Received		99.7%	**99.8%**	+ 0.1%	99.4%	**99.4%**	0.0%
Housing Affordability Index		108	**106**	- 1.9%	112	**112**	0.0%
Inventory of Homes for Sale		2,528	**2,346**	- 7.2%	—	**—**	—
Months Supply of Inventory		2.5	**2.2**	- 12.0%	—	**—**	—