

Monthly Indicators

Omaha Area Region



July 2026

U.S. existing-home sales declined 2.4% from the previous month to a seasonally adjusted annual rate of 4.09 million units, according to the National Association of REALTORS® (NAR). Regionally, sales increased in the Northeast but declined in the West, South, and Midwest. Compared to a year earlier, existing-home sales rose 2.8%, with gains in the Midwest, South, and West while remaining unchanged in the Northeast.

New Listings decreased 6.2 percent for New Construction and 7.8 percent for Existing Homes. Pending Sales decreased 7.9 percent for New Construction and 5.6 percent for Existing Homes. Inventory decreased 7.4 percent for New Construction and 8.9 percent for Existing Homes.

Median Closed Price increased 5.8 percent for New Construction and 3.8 percent for Existing Homes. Days on Market decreased 1.4 percent for New Construction but remained flat for Existing Homes. Months Supply of Inventory decreased 10.0 percent for New Construction and 10.0 percent for Existing Homes.

Nationally, the median existing-home price hit a new record of \$440,600, a 1.8% increase from a year earlier, NAR reported. Home prices have now increased on an annual basis for 36 consecutive months, reflecting continued demand despite inventory remaining below historically balanced levels. Heading into July, there were 1.56 million properties for sale, down 0.6% month-over-month but up 1.3% from the same period last year, representing a 4.6-month supply at the current sales pace. Homes spent a median of 28 days on the market, with first-time homebuyers accounting for 33% of home purchases.

Quick Facts

- 6.3%	+ 4.2%	- 8.4%
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	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	7-2025	7-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		257	241	- 6.2%	2,041	2,045	+ 0.2%
Pending Sales		139	128	- 7.9%	1,270	1,282	+ 0.9%
Closed Sales		180	153	- 15.0%	1,200	1,252	+ 4.3%
Days on Market Until Sale		69	68	- 1.4%	88	77	- 12.5%
Median Closed Price		\$427,276	\$452,000	+ 5.8%	\$421,694	\$431,494	+ 2.3%
Average Closed Price		\$476,294	\$505,219	+ 6.1%	\$475,971	\$494,923	+ 4.0%
Percent of List Price Received		100.2%	100.6%	+ 0.4%	100.6%	100.6%	0.0%
Housing Affordability Index		86	82	- 4.7%	87	85	- 2.3%
Inventory of Homes for Sale		962	891	- 7.4%	—	—	—
Months Supply of Inventory		6.0	5.4	- 10.0%	—	—	—

Existing Homes Overview

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



Omaha Area Region

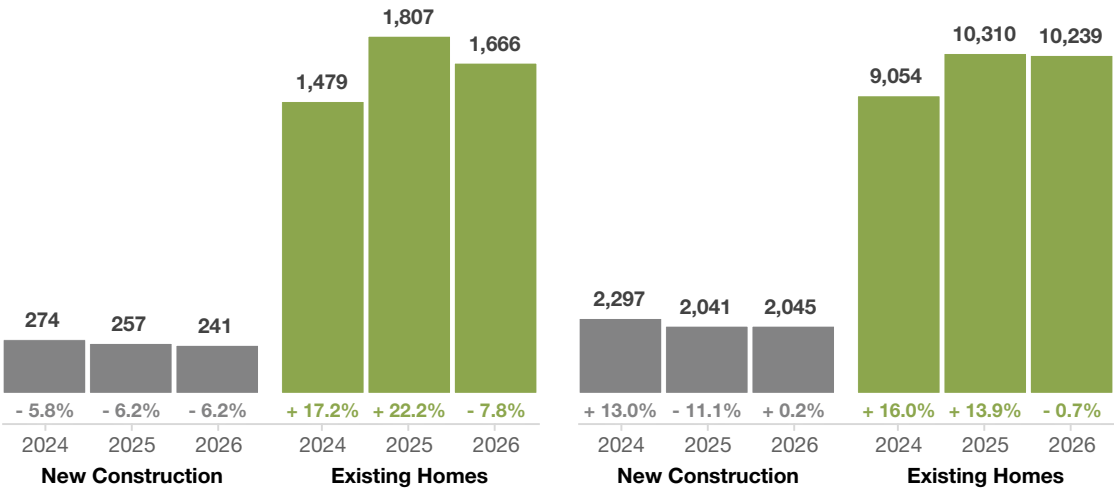
Key Metrics	Historical Sparkbars	7-2025	7-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,807	1,666	- 7.8%	10,310	10,239	- 0.7%
Pending Sales		1,016	959	- 5.6%	6,546	6,718	+ 2.6%
Closed Sales		1,042	992	- 4.8%	6,010	6,192	+ 3.0%
Days on Market Until Sale		14	14	0.0%	17	19	+ 11.8%
Median Closed Price		\$318,000	\$330,000	+ 3.8%	\$300,000	\$310,000	+ 3.3%
Average Closed Price		\$374,606	\$390,151	+ 4.1%	\$349,709	\$362,560	+ 3.7%
Percent of List Price Received		99.0%	98.9%	- 0.1%	99.1%	99.1%	0.0%
Housing Affordability Index		114	111	- 2.6%	121	118	- 2.5%
Inventory of Homes for Sale		1,756	1,599	- 8.9%	—	—	—
Months Supply of Inventory		2.0	1.8	- 10.0%	—	—	—

New Listings

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

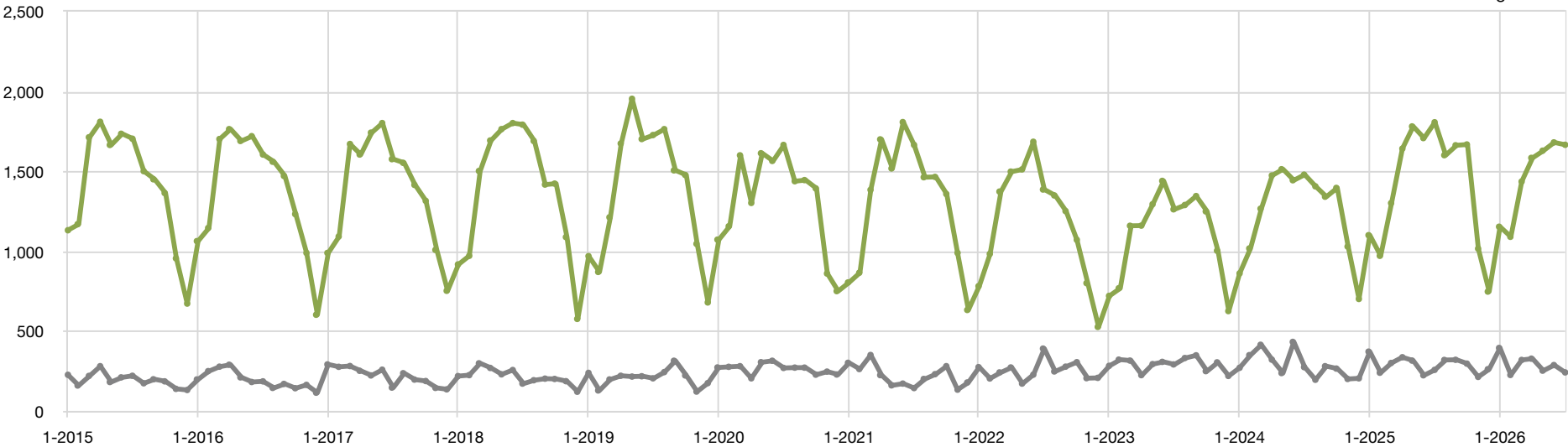
July

Year to Date



New Listings	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	225	- 5.9%	1,090	+ 12.3%
Mar-2026	319	+ 6.3%	1,436	+ 10.4%
Apr-2026	327	- 2.7%	1,584	- 3.5%
May-2026	252	- 20.0%	1,629	- 8.5%
Jun-2026	287	+ 28.7%	1,681	- 1.6%
Jul-2026	241	- 6.2%	1,666	- 7.8%
12-Month Avg	288	+ 8.7%	1,411	+ 4.6%

Historical New Listings by Month



Pending Sales

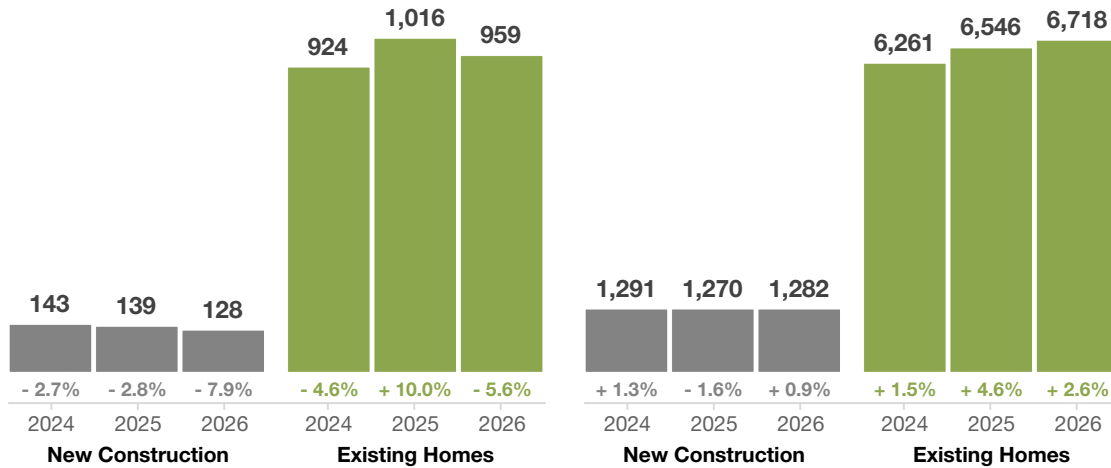
A count of the properties on which offers have been accepted in a given month.



Omaha Area Region

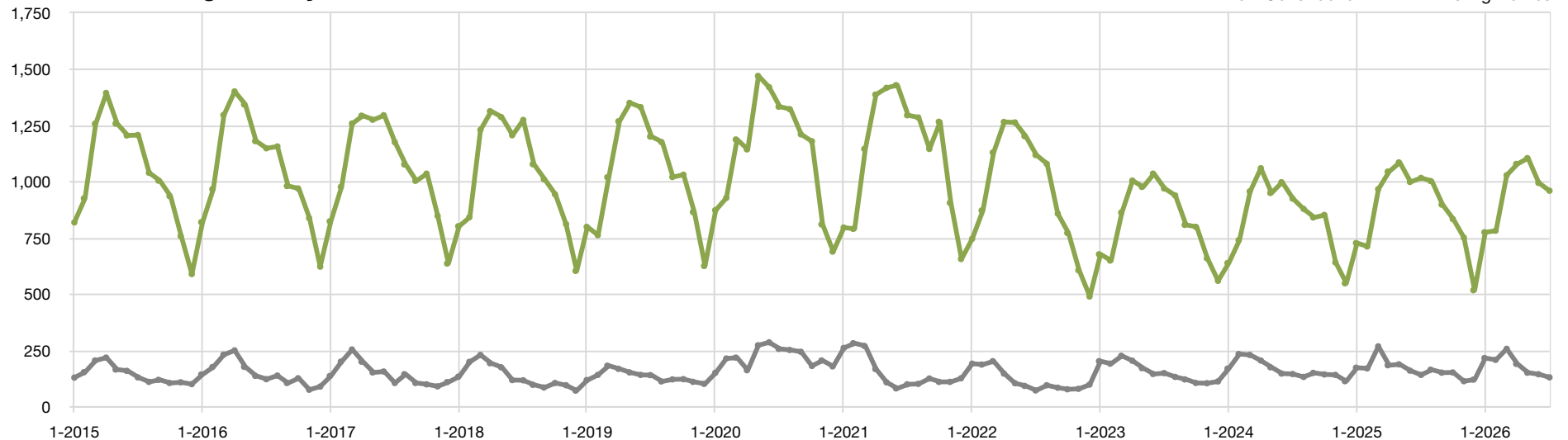
July

Year to Date



Pending Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	- 20.1%	750	+ 17.2%
Dec-2025	118	+ 6.3%	516	- 5.7%
Jan-2026	214	+ 25.1%	774	+ 6.6%
Feb-2026	206	+ 22.6%	781	+ 9.8%
Mar-2026	255	- 4.1%	1,028	+ 6.4%
Apr-2026	188	+ 3.3%	1,078	+ 3.3%
May-2026	149	- 19.9%	1,104	+ 1.8%
Jun-2026	142	- 10.1%	994	- 0.4%
Jul-2026	128	- 7.9%	959	- 5.6%
12-Month Avg	164	+ 1.2%	893	+ 4.0%

Historical Pending Sales by Month

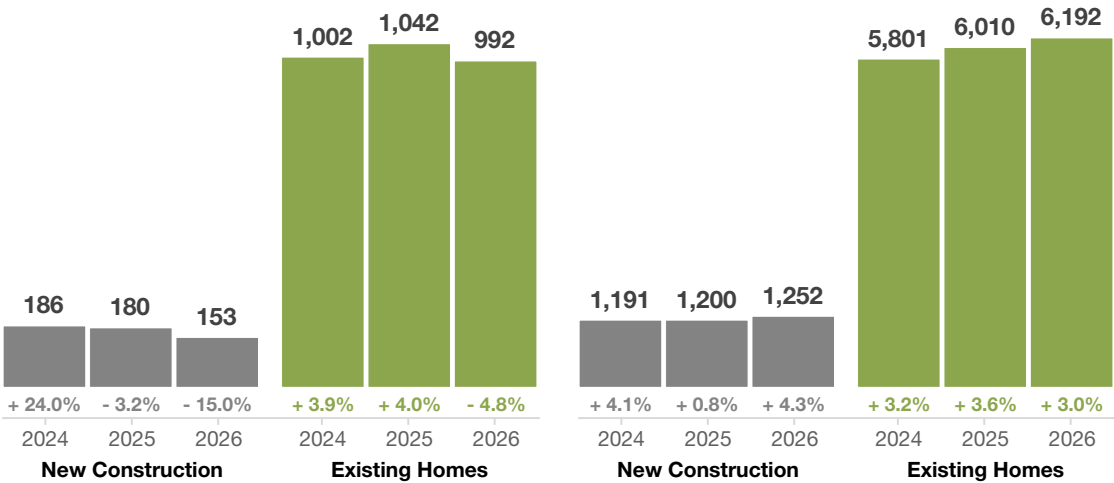


Closed Sales

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

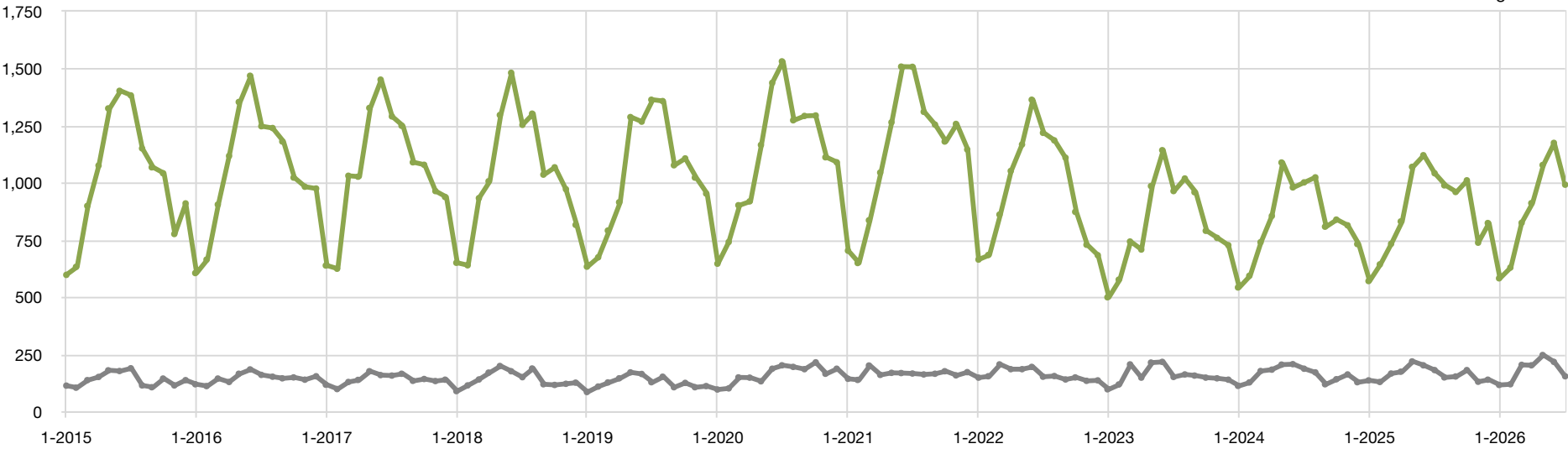
July

Year to Date



Closed Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	+ 8.7%	824	+ 12.6%
Jan-2026	115	- 14.8%	582	+ 2.1%
Feb-2026	118	- 7.8%	629	- 2.2%
Mar-2026	203	+ 23.0%	825	+ 12.6%
Apr-2026	201	+ 16.2%	911	+ 9.6%
May-2026	246	+ 12.8%	1,078	+ 0.7%
Jun-2026	216	+ 7.5%	1,175	+ 4.8%
Jul-2026	153	- 15.0%	992	- 4.8%
12-Month Avg	167	+ 4.4%	893	+ 4.8%

Historical Closed Sales by Month



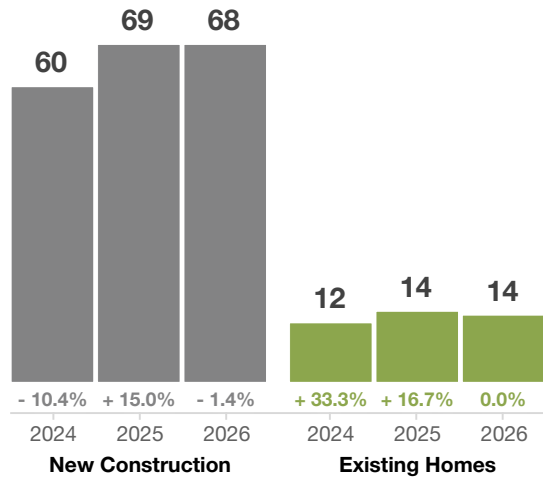
Days on Market Until Sale

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

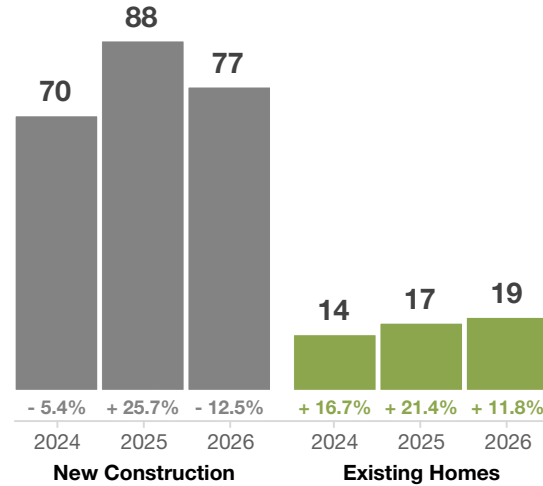


Omaha Area Region

July



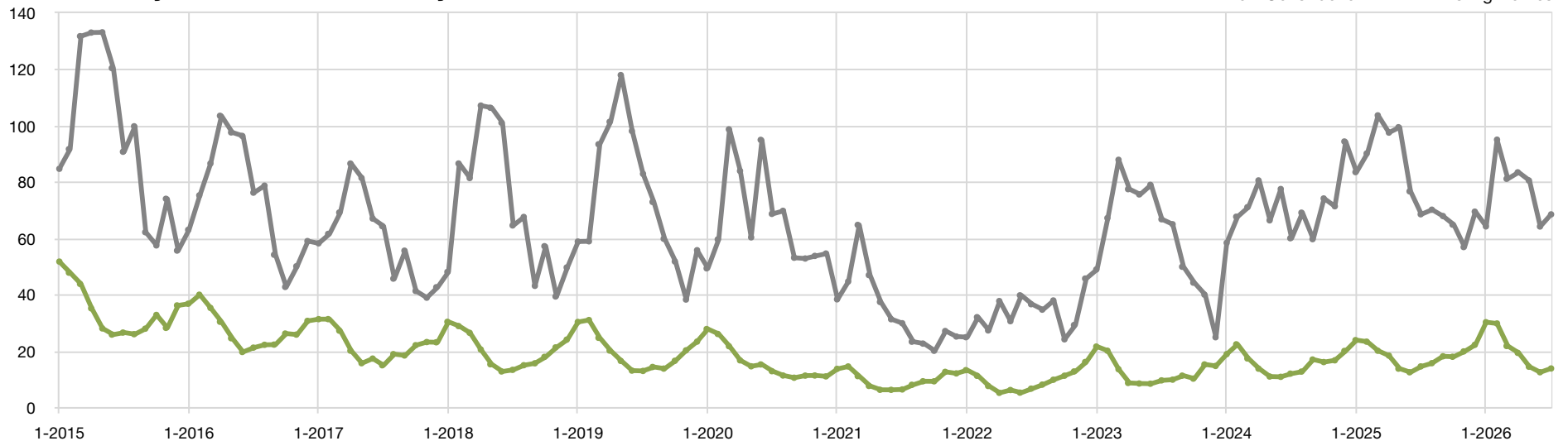
Year to Date



Days on Market	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	83	- 15.3%	19	+ 5.6%
May-2026	81	- 18.2%	14	0.0%
Jun-2026	64	- 16.9%	12	0.0%
Jul-2026	68	- 1.4%	14	0.0%
12-Month Avg*	73	- 12.3%	19	+ 11.7%

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

Historical Days on Market Until Sale by Month

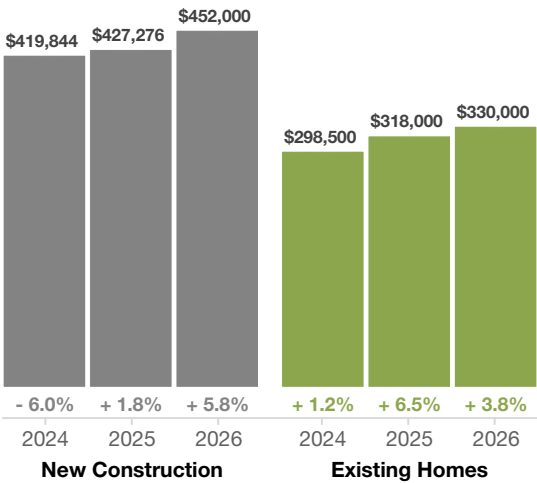


Median Closed Price

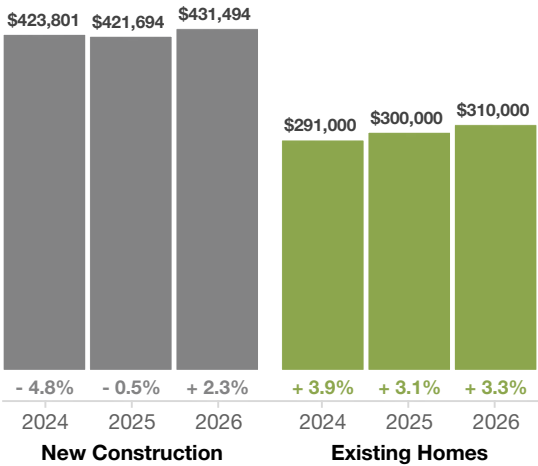
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



July



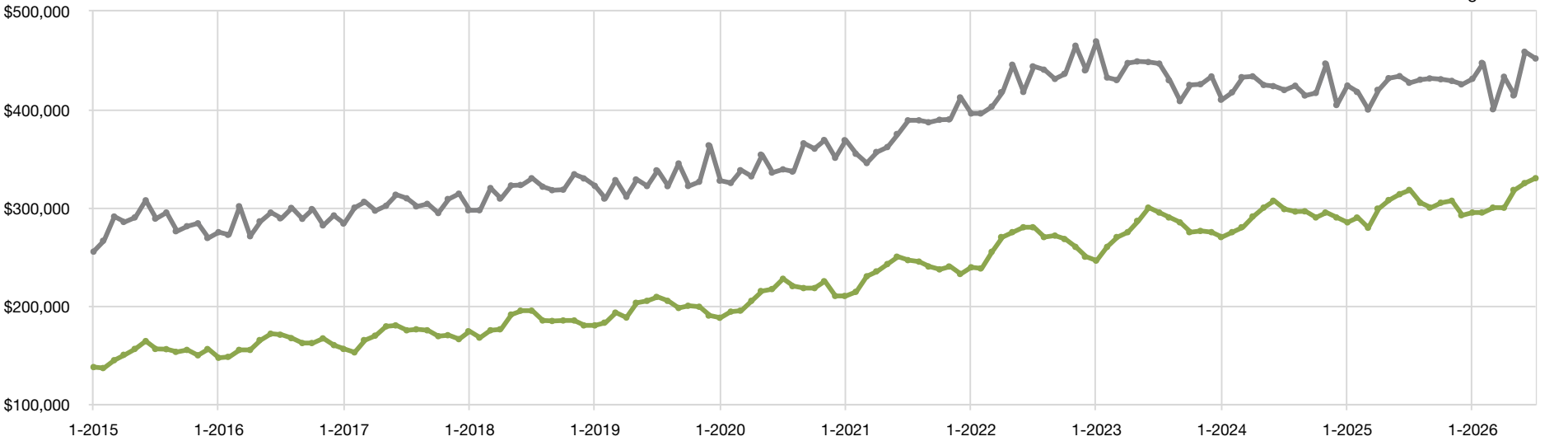
Year to Date



Median Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	+ 5.2%	\$292,250	+ 0.8%
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	\$433,380	+ 3.2%	\$299,900	+ 0.3%
May-2026	\$414,375	- 4.1%	\$318,000	+ 3.3%
Jun-2026	\$458,857	+ 5.7%	\$325,000	+ 3.6%
Jul-2026	\$452,000	+ 5.8%	\$330,000	+ 3.8%
12-Month Avg*	\$430,800	+ 2.2%	\$308,000	+ 3.5%

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

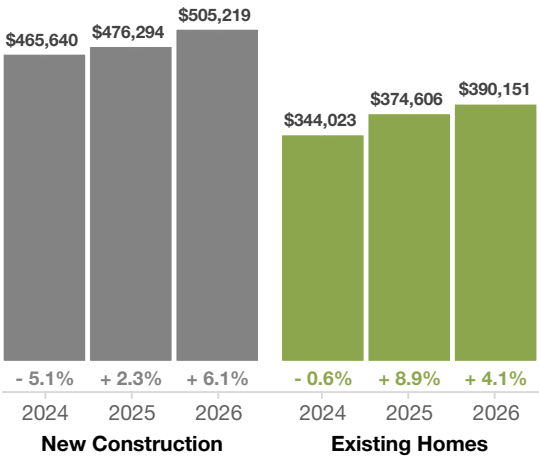
Historical Median Closed Price by Month



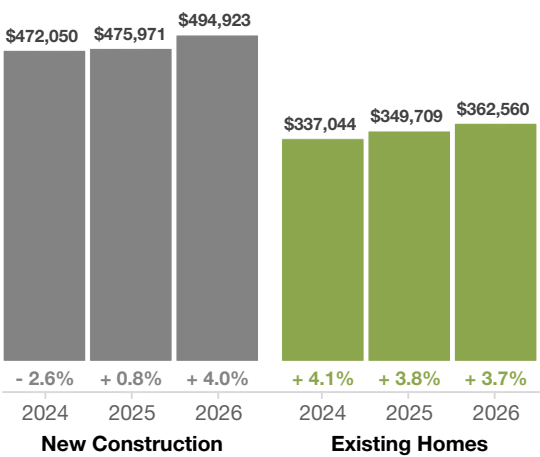
Average Closed Price

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

July



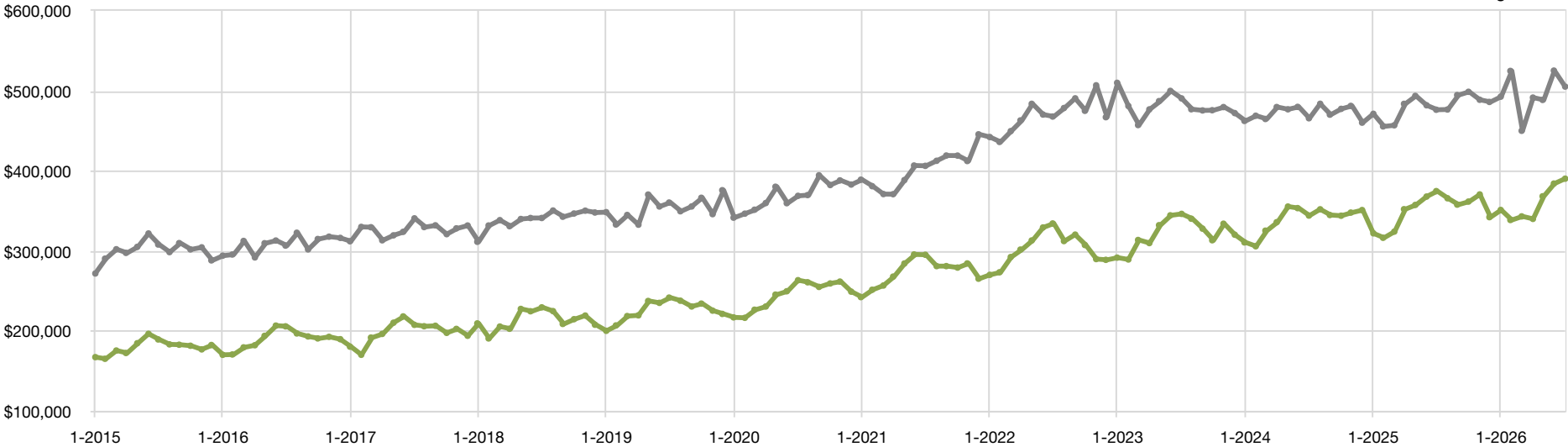
Year to Date



Average Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	+ 5.6%	\$342,032	- 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%	\$343,022	+ 5.9%
Apr-2026	\$491,489	+ 1.6%	\$339,877	- 3.4%
May-2026	\$488,566	- 1.0%	\$368,122	+ 3.0%
Jun-2026	\$525,201	+ 9.0%	\$384,031	+ 4.4%
Jul-2026	\$505,219	+ 6.1%	\$390,151	+ 4.1%
12-Month Avg*	\$492,876	+ 3.6%	\$361,277	+ 3.5%

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

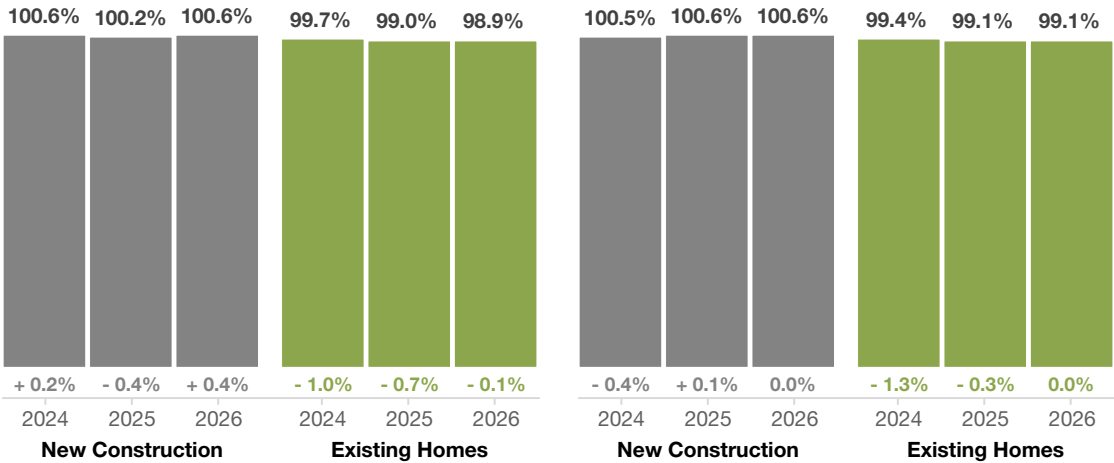
Historical Average Closed Price by Month



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.

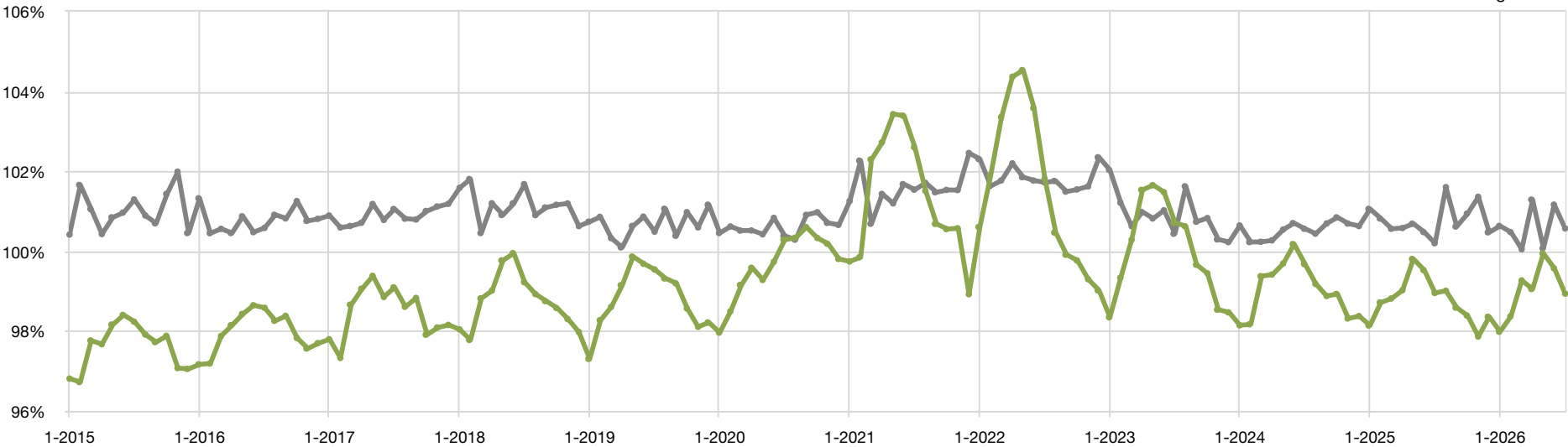
July



Pct. of List Price Received	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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%	99.9%	+ 0.1%
Jun-2026	101.2%	+ 0.7%	99.6%	+ 0.1%
Jul-2026	100.6%	+ 0.4%	98.9%	- 0.1%
12-Month Avg*	100.7%	+ 0.1%	98.9%	- 0.1%

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

Historical Percent of List Price Received by Month



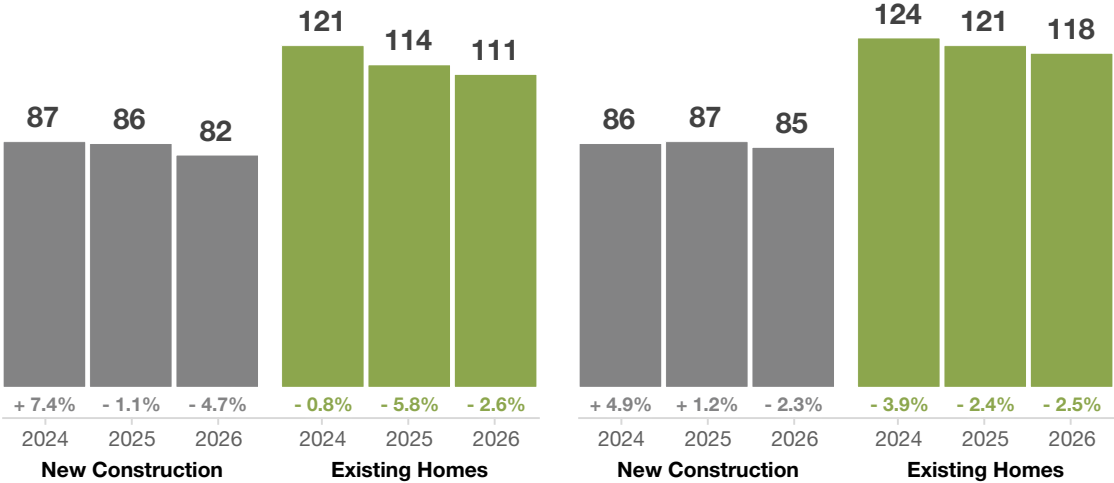
Housing Affordability Index

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.



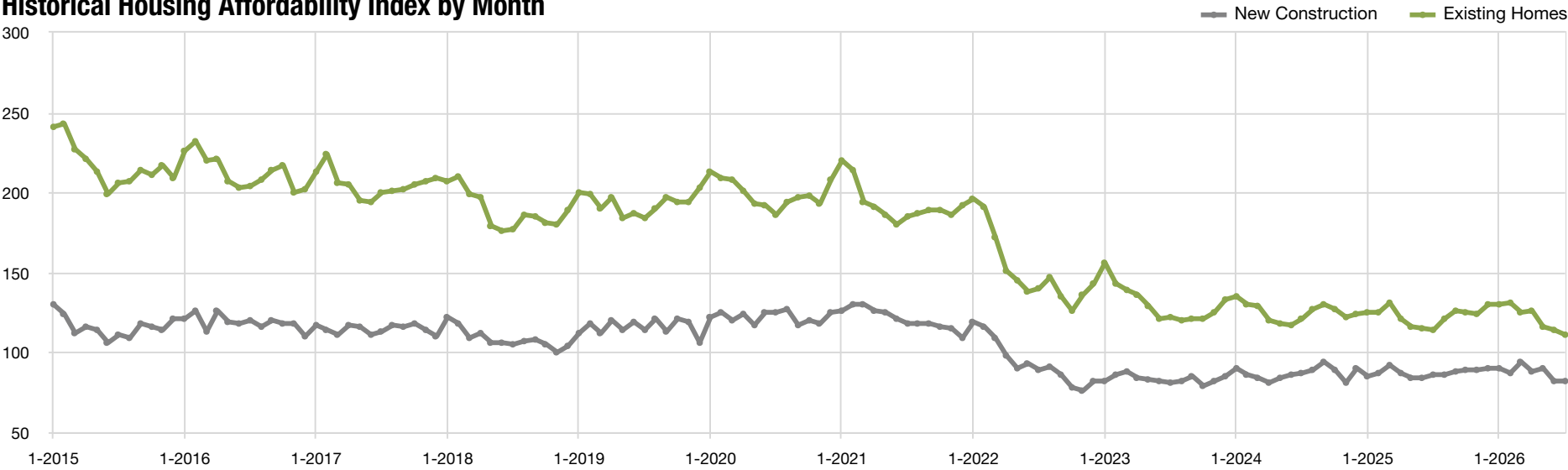
July

Year to Date



Affordability Index	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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%
Jul-2026	82	- 4.7%	111	- 2.6%
12-Month Avg	88	+ 1.1%	123	0.0%

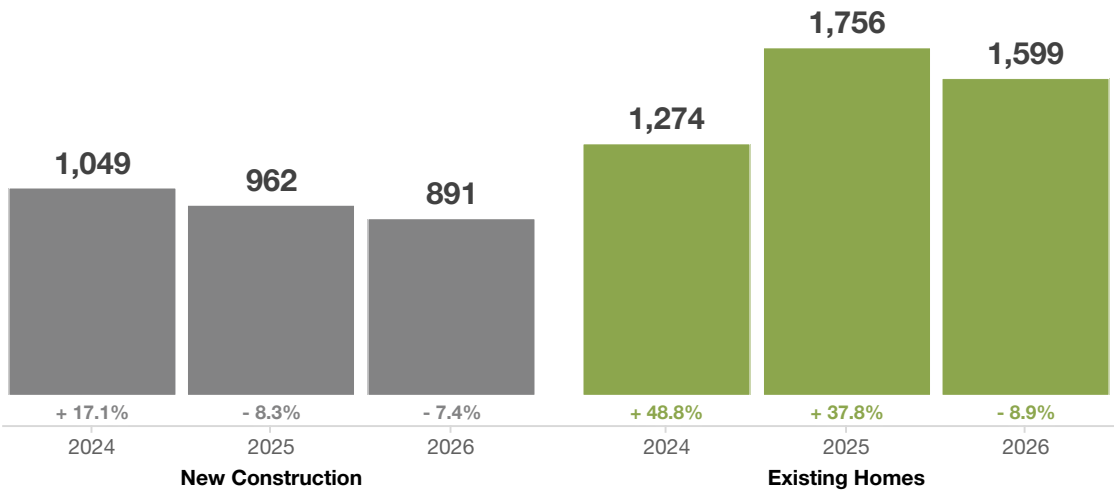
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

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

July



Homes for Sale	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Aug-2025	1,029	+ 0.8%	1,701	+ 29.5%
Sep-2025	1,004	- 5.2%	1,817	+ 32.1%
Oct-2025	1,034	- 3.8%	1,894	+ 29.0%
Nov-2025	1,051	- 0.9%	1,640	+ 19.1%
Dec-2025	1,023	+ 2.3%	1,339	+ 21.5%
Jan-2026	1,048	- 0.9%	1,191	+ 10.4%
Feb-2026	986	- 5.1%	1,154	+ 9.6%
Mar-2026	915	- 7.8%	1,216	+ 17.5%
Apr-2026	901	- 9.7%	1,309	+ 9.2%
May-2026	880	- 12.4%	1,352	- 3.8%
Jun-2026	884	- 9.0%	1,484	- 4.7%
Jul-2026	891	- 7.4%	1,599	- 8.9%
12-Month Avg	971	- 4.8%	1,475	+ 12.6%

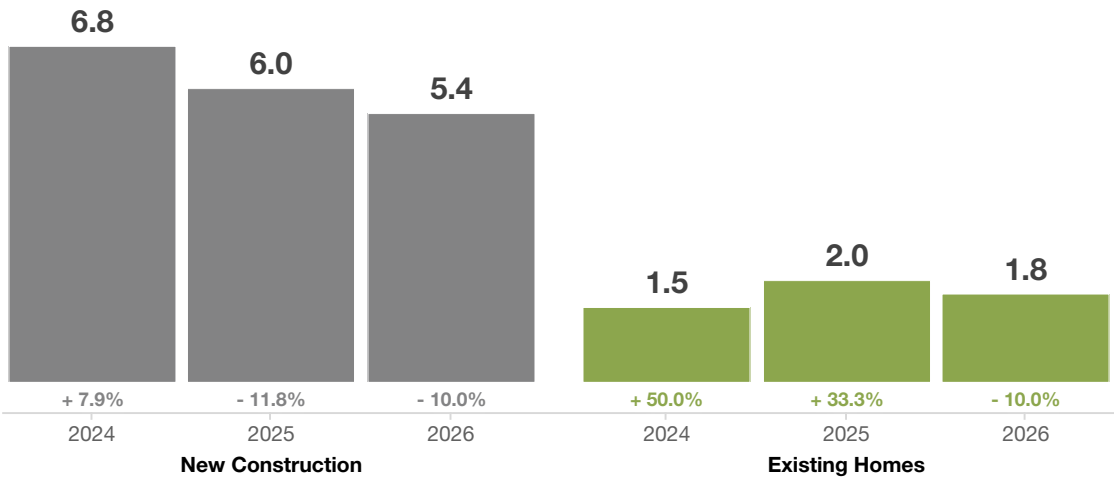
Historical Inventory of Homes for Sale by Month



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.

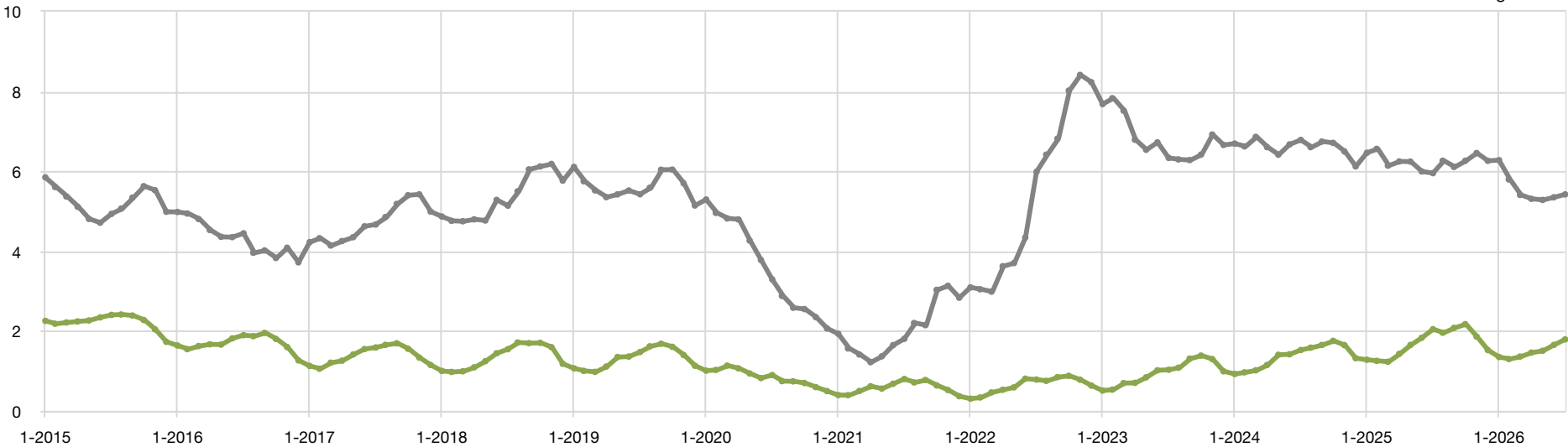
July



Months Supply	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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%	1.7	- 5.6%
Jul-2026	5.4	- 10.0%	1.8	- 10.0%
12-Month Avg*	5.9	- 8.0%	1.7	+ 7.1%

* Months Supply for all properties from August 2025 through July 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	7-2025	7-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		2,064	1,907	- 7.6%	12,351	12,284	- 0.5%
Pending Sales		1,155	1,087	- 5.9%	7,816	8,000	+ 2.4%
Closed Sales		1,222	1,145	- 6.3%	7,210	7,444	+ 3.2%
Days on Market Until Sale		22	21	- 4.5%	29	28	- 3.4%
Median Closed Price		\$336,000	\$350,000	+ 4.2%	\$325,000	\$335,000	+ 3.1%
Average Closed Price		\$389,597	\$405,527	+ 4.1%	\$370,735	\$384,831	+ 3.8%
Percent of List Price Received		99.1%	99.2%	+ 0.1%	99.4%	99.4%	0.0%
Housing Affordability Index		108	104	- 3.7%	112	109	- 2.7%
Inventory of Homes for Sale		2,718	2,490	- 8.4%	—	—	—
Months Supply of Inventory		2.7	2.4	- 11.1%	—	—	—