

Monthly Indicators

Great Plains Regional MLS



January 2026

U.S. existing-home sales climbed 5.1% month-over-month and 1.4% year-over-year to a seasonally adjusted annual rate of 4.35 million units, the strongest pace in nearly three years, according to the National Association of REALTORS® (NAR). Lower mortgage rates and slower home price growth helped spur buyer activity, and sales increased month-over-month in every region. On an annual basis, sales rose in the South, held steady in the West and Midwest, and declined in the Northeast.

New Listings increased 13.2 percent for New Construction and 7.8 percent for Existing Homes. Pending Sales increased 10.2 percent for New Construction and 3.3 percent for Existing Homes. Inventory increased 6.3 percent for New Construction and 14.4 percent for Existing Homes.

Median Closed Price decreased 0.7 percent for New Construction but increased 3.6 percent for Existing Homes. Days on Market decreased 13.5 percent for New Construction but increased 15.4 percent for Existing Homes. Months Supply of Inventory increased 7.6 percent for New Construction and 14.3 percent for Existing Homes.

Nationally, there were 1.18 million homes for sale heading into January, an 18.1% decline from the previous month but 3.5% higher compared to the same period last year, representing a 3.3-month supply at the current sales pace, according to NAR. Meanwhile, the median existing-home price rose 0.4% from a year ago to \$405,400, reflecting a continued moderation in national price growth.

Quick Facts

- 5.9%

Change in
Closed Sales
All Properties

+ 3.4%

Change in
Median Closed Price
All Properties

+ 10.8%

Change in
Homes for Sale
All Properties

This report covers residential real estate activity in the Great Plains Regional MLS service area. 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.



Key Metrics	Historical Sparkbars	1-2025	1-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		506	573	+ 13.2%	506	573	+ 13.2%
Pending Sales		216	238	+ 10.2%	216	238	+ 10.2%
Closed Sales		177	139	- 21.5%	177	139	- 21.5%
Days on Market Until Sale		74	64	- 13.5%	74	64	- 13.5%
Median Closed Price		\$439,990	\$436,990	- 0.7%	\$439,990	\$436,990	- 0.7%
Average Closed Price		\$479,161	\$490,603	+ 2.4%	\$479,161	\$490,603	+ 2.4%
Percent of List Price Received		101.1%	100.4%	- 0.7%	101.1%	100.4%	- 0.7%
Housing Affordability Index		82	89	+ 8.5%	82	89	+ 8.5%
Inventory of Homes for Sale		1,396	1,484	+ 6.3%	—	—	—
Months Supply of Inventory		6.6	7.1	+ 7.6%	—	—	—

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.



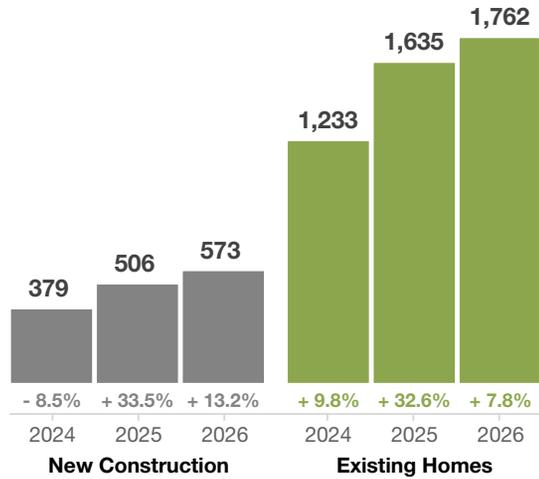
Key Metrics	Historical Sparkbars	1-2025	1-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,635	1,762	+ 7.8%	1,635	1,762	+ 7.8%
Pending Sales		1,081	1,117	+ 3.3%	1,081	1,117	+ 3.3%
Closed Sales		865	842	- 2.7%	865	842	- 2.7%
Days on Market Until Sale		26	30	+ 15.4%	26	30	+ 15.4%
Median Closed Price		\$275,000	\$285,000	+ 3.6%	\$275,000	\$285,000	+ 3.6%
Average Closed Price		\$302,007	\$338,168	+ 12.0%	\$302,007	\$338,168	+ 12.0%
Percent of List Price Received		98.0%	97.6%	- 0.4%	98.0%	97.6%	- 0.4%
Housing Affordability Index		130	135	+ 3.8%	130	135	+ 3.8%
Inventory of Homes for Sale		1,785	2,042	+ 14.4%	—	—	—
Months Supply of Inventory		1.4	1.6	+ 14.3%	—	—	—

New Listings

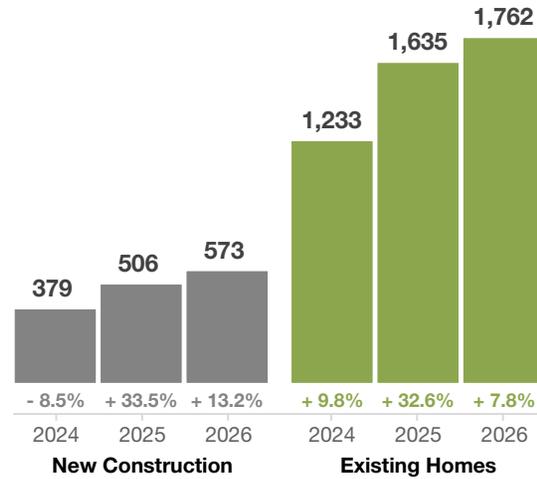
A count of the properties that have been newly listed on the market in a given month.



January

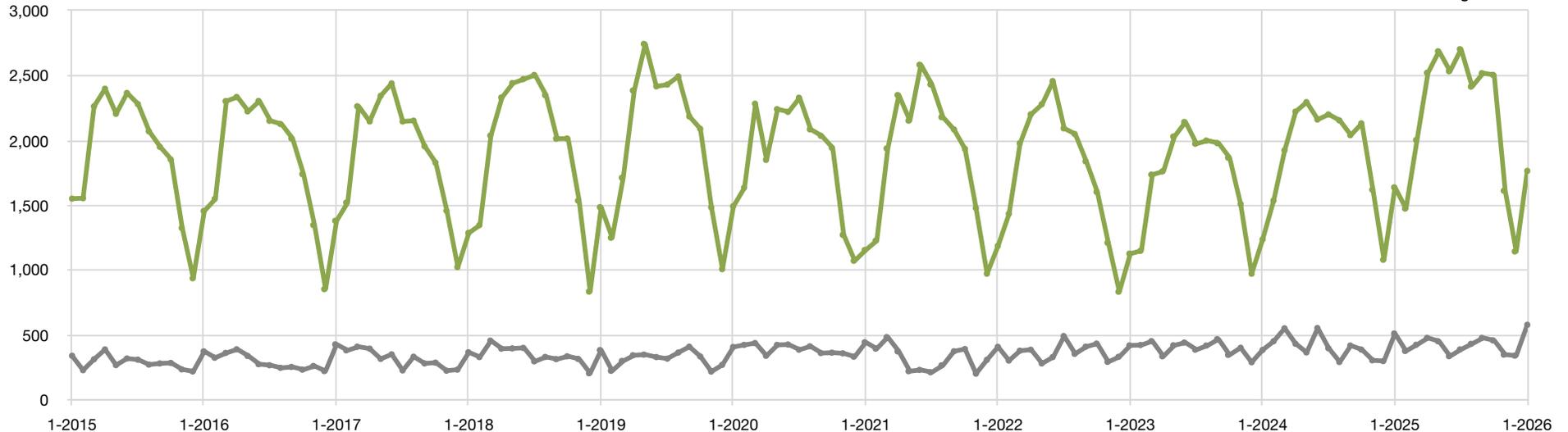


Year to Date



New Listings	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Feb-2025	371	- 16.8%	1,471	- 4.0%
Mar-2025	419	- 23.3%	2,000	+ 4.1%
Apr-2025	472	+ 10.5%	2,520	+ 13.5%
May-2025	446	+ 23.9%	2,686	+ 17.1%
Jun-2025	331	- 39.6%	2,532	+ 17.3%
Jul-2025	383	- 2.3%	2,702	+ 22.9%
Aug-2025	426	+ 49.0%	2,413	+ 12.1%
Sep-2025	472	+ 14.3%	2,517	+ 23.5%
Oct-2025	453	+ 18.6%	2,504	+ 17.6%
Nov-2025	343	+ 14.7%	1,609	- 0.5%
Dec-2025	335	+ 14.3%	1,140	+ 5.9%
Jan-2026	573	+ 13.2%	1,762	+ 7.8%
12-Month Avg	419	+ 2.7%	2,155	+ 12.6%

Historical New Listings by Month

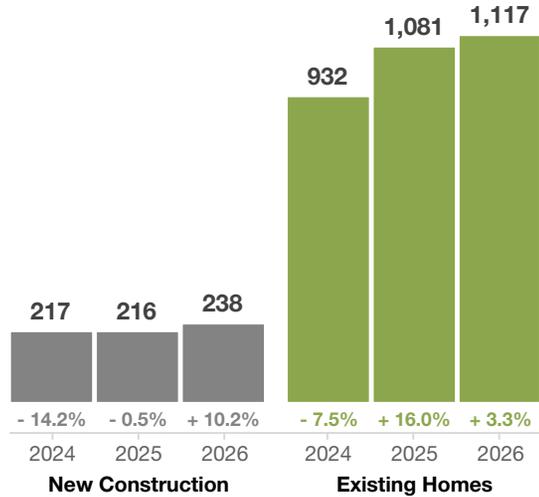


Pending Sales

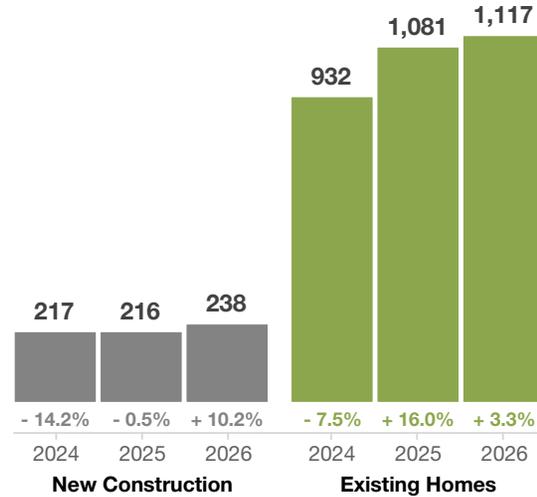
A count of the properties on which offers have been accepted in a given month.



January

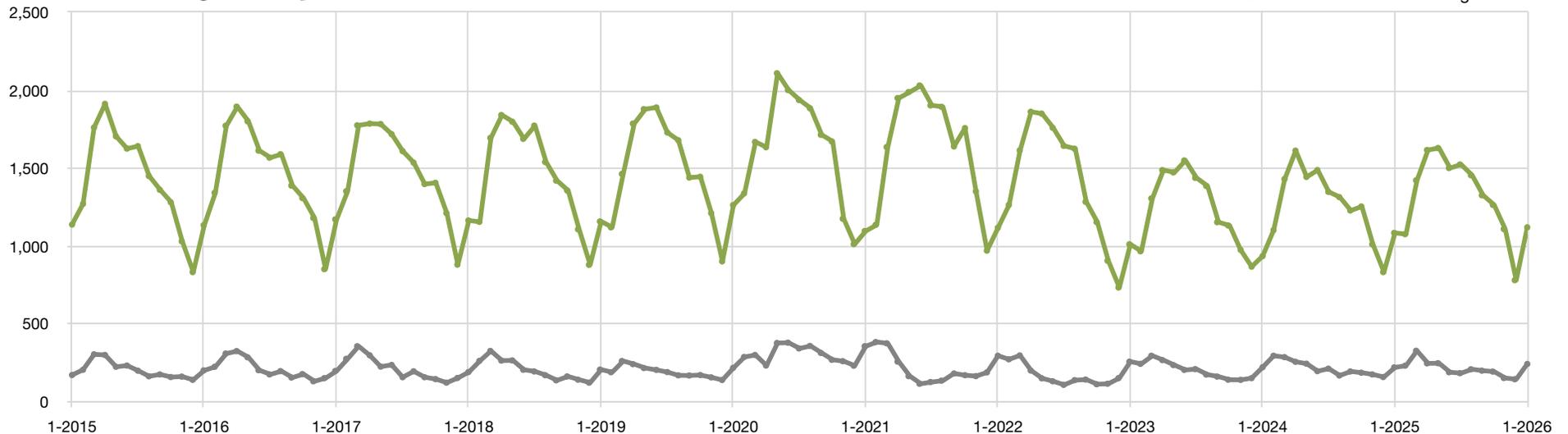


Year to Date



Pending Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Feb-2025	227	- 22.0%	1,073	- 2.4%
Mar-2025	323	+ 14.5%	1,419	- 0.6%
Apr-2025	242	- 4.0%	1,614	+ 0.2%
May-2025	243	+ 1.3%	1,627	+ 12.9%
Jun-2025	185	- 3.6%	1,498	+ 0.9%
Jul-2025	179	- 13.9%	1,521	+ 13.1%
Aug-2025	204	+ 24.4%	1,452	+ 10.8%
Sep-2025	195	+ 2.6%	1,323	+ 8.0%
Oct-2025	189	+ 3.8%	1,261	+ 0.8%
Nov-2025	148	- 13.5%	1,106	+ 9.7%
Dec-2025	140	- 9.1%	777	- 6.3%
Jan-2026	238	+ 10.2%	1,117	+ 3.3%
12-Month Avg	209	- 1.4%	1,316	+ 4.5%

Historical Pending Sales by Month

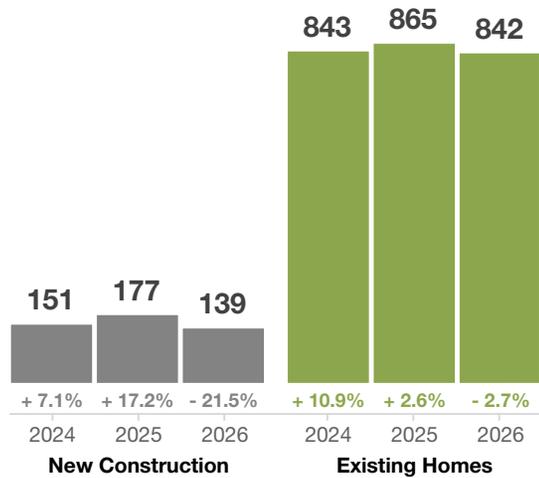


Closed Sales

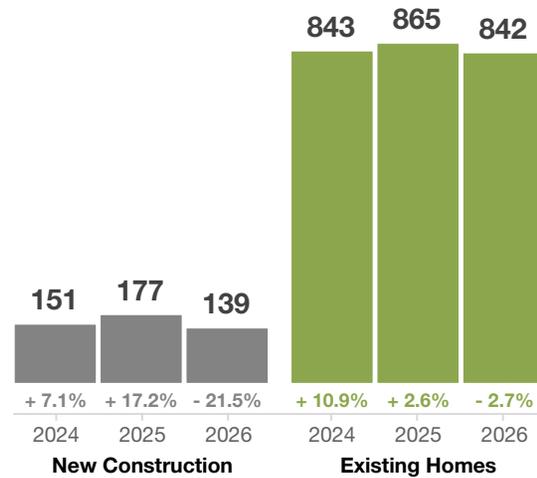
A count of the actual sales that closed in a given month.



January

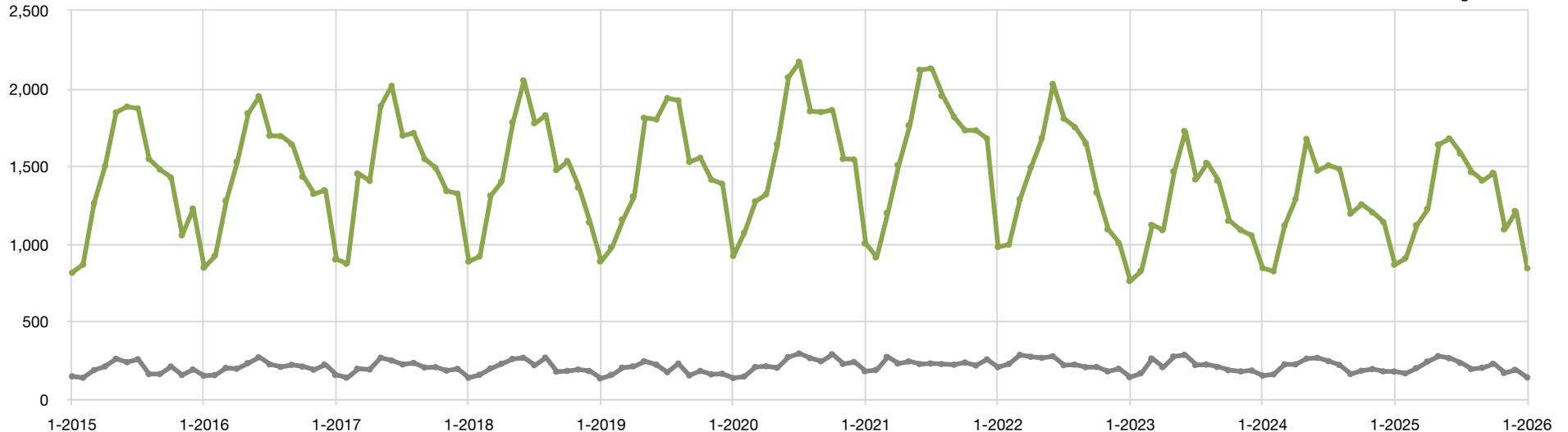


Year to Date



Closed Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Feb-2025	165	+ 3.8%	906	+ 10.2%
Mar-2025	199	- 10.8%	1,119	+ 0.2%
Apr-2025	241	+ 8.1%	1,223	- 5.0%
May-2025	276	+ 6.2%	1,638	- 2.2%
Jun-2025	263	- 0.8%	1,677	+ 14.1%
Jul-2025	233	- 4.5%	1,581	+ 5.1%
Aug-2025	193	- 11.9%	1,461	- 1.3%
Sep-2025	201	+ 24.8%	1,406	+ 17.9%
Oct-2025	227	+ 24.7%	1,456	+ 16.2%
Nov-2025	168	- 13.0%	1,092	- 9.2%
Dec-2025	188	+ 5.6%	1,210	+ 6.2%
Jan-2026	139	- 21.5%	842	- 2.7%
12-Month Avg	208	+ 0.5%	1,301	+ 4.0%

Historical Closed Sales by Month

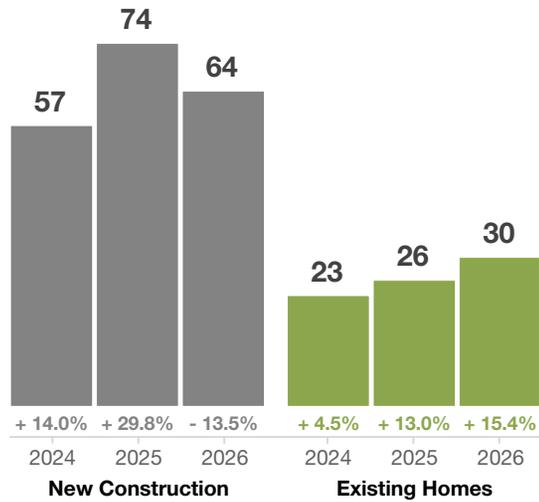


Days on Market Until Sale

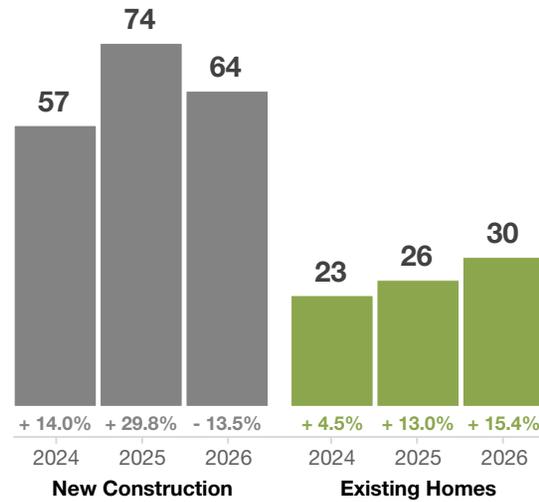
Average number of days between when a property is listed and when an offer is accepted in a given month.



January



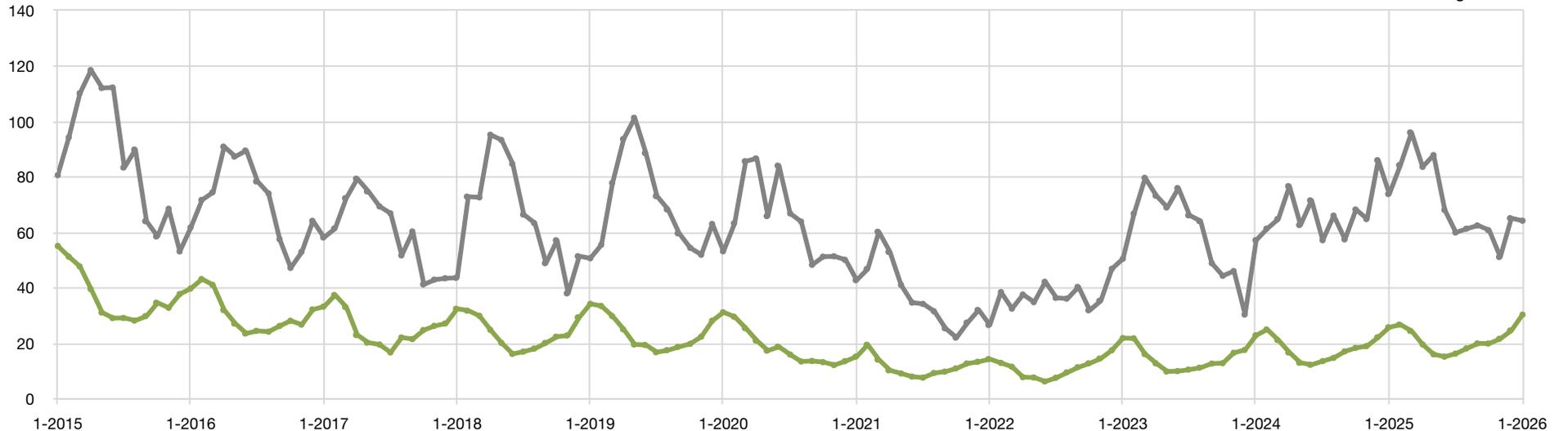
Year to Date



Days on Market	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Feb-2025	84	+ 37.7%	27	+ 8.0%
Mar-2025	96	+ 47.7%	24	+ 14.3%
Apr-2025	84	+ 9.1%	19	+ 18.8%
May-2025	88	+ 39.7%	16	+ 23.1%
Jun-2025	68	- 4.2%	15	+ 25.0%
Jul-2025	60	+ 5.3%	16	+ 23.1%
Aug-2025	61	- 7.6%	18	+ 20.0%
Sep-2025	62	+ 8.8%	20	+ 17.6%
Oct-2025	61	- 10.3%	20	+ 11.1%
Nov-2025	51	- 21.5%	21	+ 10.5%
Dec-2025	65	- 24.4%	24	+ 9.1%
Jan-2026	64	- 13.5%	30	+ 15.4%
12-Month Avg*	71	+ 5.4%	20	+ 16.2%

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

Historical Days on Market Until Sale by Month

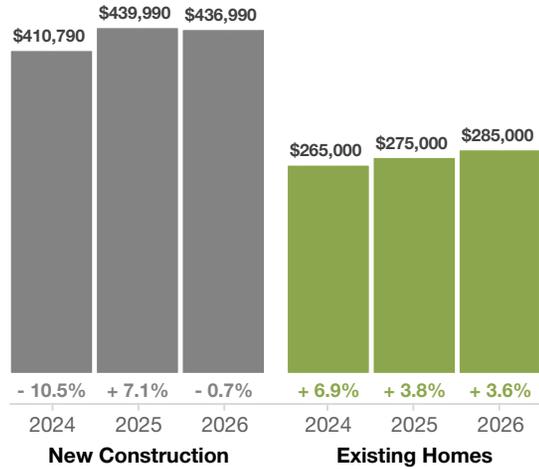


Median Closed Price

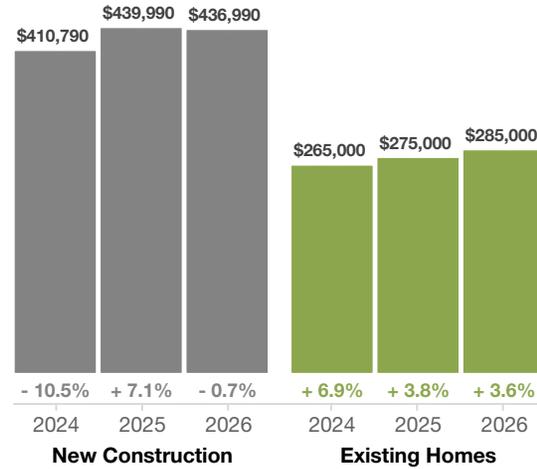
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



January



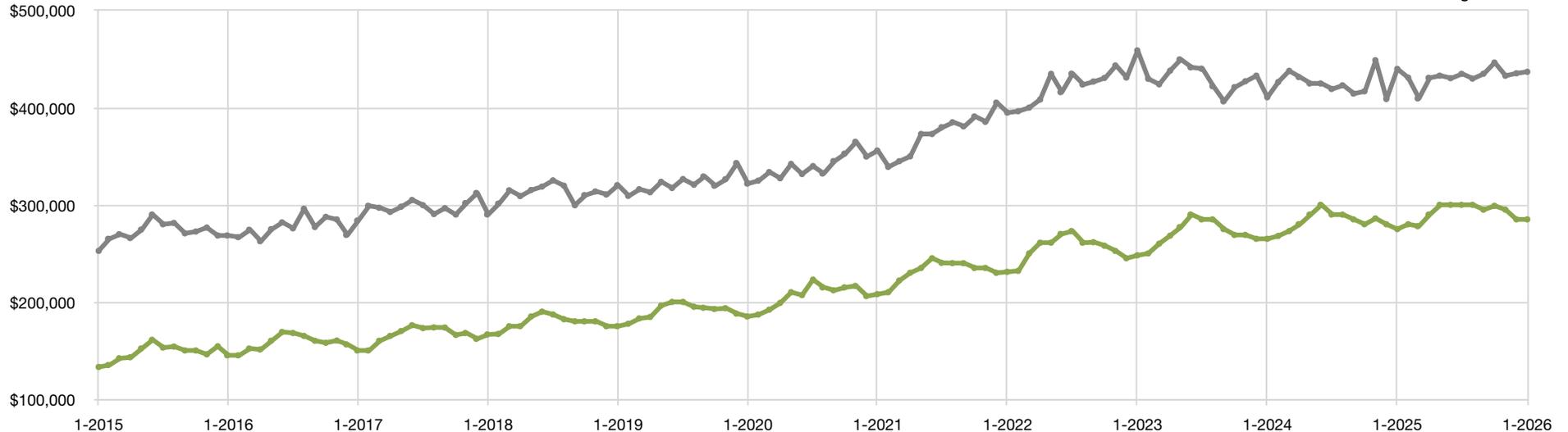
Year to Date



Median Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Feb-2025	\$430,990	+ 1.1%	\$280,000	+ 4.5%
Mar-2025	\$409,613	- 6.5%	\$278,000	+ 1.8%
Apr-2025	\$430,831	- 0.2%	\$290,000	+ 3.6%
May-2025	\$433,023	+ 1.9%	\$300,000	+ 3.4%
Jun-2025	\$430,425	+ 1.3%	\$300,000	0.0%
Jul-2025	\$434,900	+ 3.7%	\$300,000	+ 3.4%
Aug-2025	\$429,990	+ 1.6%	\$300,000	+ 3.5%
Sep-2025	\$435,000	+ 4.9%	\$295,000	+ 3.5%
Oct-2025	\$446,525	+ 7.1%	\$299,000	+ 6.8%
Nov-2025	\$432,931	- 3.6%	\$295,000	+ 3.1%
Dec-2025	\$435,450	+ 6.5%	\$285,000	+ 1.8%
Jan-2026	\$436,990	- 0.7%	\$285,000	+ 3.6%
12-Month Avg*	\$432,512	+ 1.7%	\$294,000	+ 3.2%

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

Historical Median Closed Price by Month

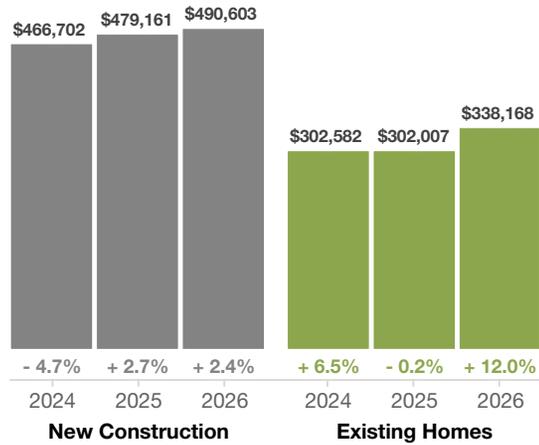


Average Closed Price

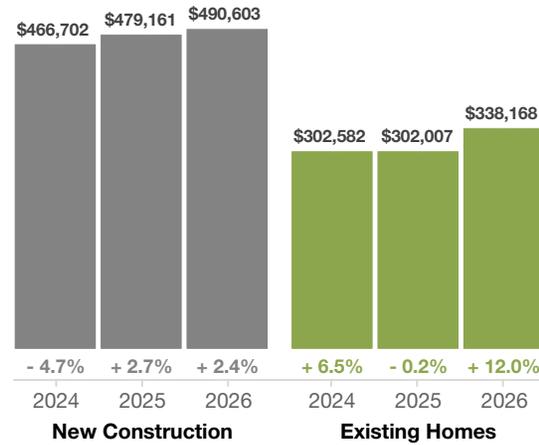
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



January



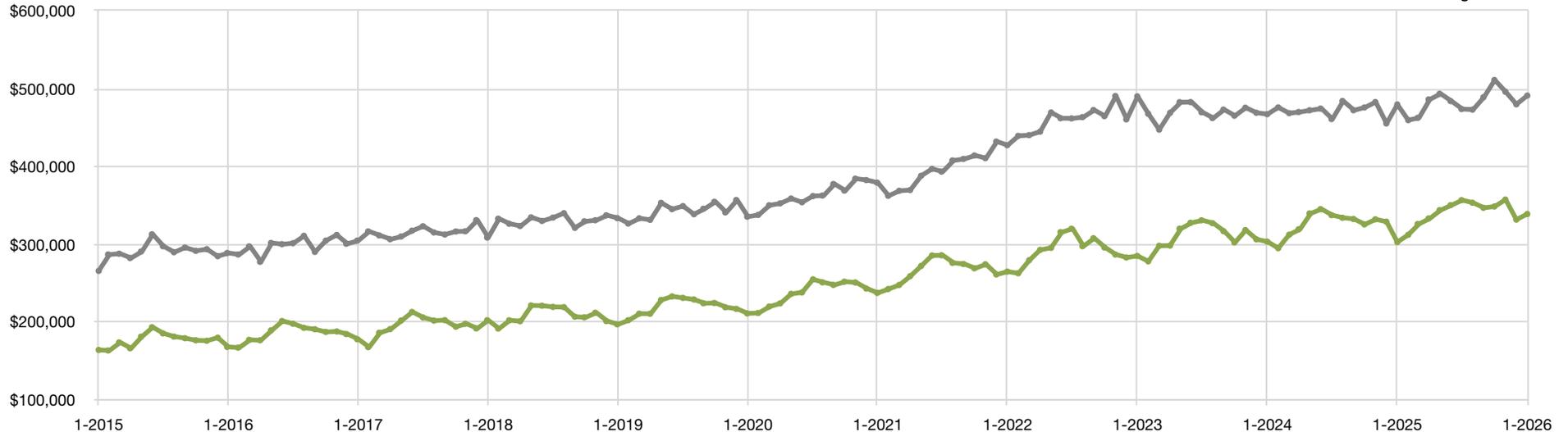
Year to Date



Average Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Feb-2025	\$459,008	- 3.4%	\$311,439	+ 5.9%
Mar-2025	\$461,948	- 1.3%	\$325,322	+ 4.4%
Apr-2025	\$485,692	+ 3.5%	\$332,501	+ 4.4%
May-2025	\$492,989	+ 4.5%	\$343,159	+ 1.2%
Jun-2025	\$483,548	+ 2.0%	\$349,502	+ 1.5%
Jul-2025	\$473,297	+ 2.8%	\$356,010	+ 5.7%
Aug-2025	\$472,548	- 2.3%	\$352,694	+ 5.8%
Sep-2025	\$488,526	+ 3.6%	\$346,179	+ 4.3%
Oct-2025	\$510,685	+ 7.4%	\$347,854	+ 7.1%
Nov-2025	\$495,616	+ 2.8%	\$356,773	+ 7.7%
Dec-2025	\$479,370	+ 5.4%	\$330,971	+ 0.8%
Jan-2026	\$490,603	+ 2.4%	\$338,168	+ 12.0%
12-Month Avg*	\$483,406	+ 2.4%	\$342,528	+ 4.7%

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

Historical Average Closed Price by Month

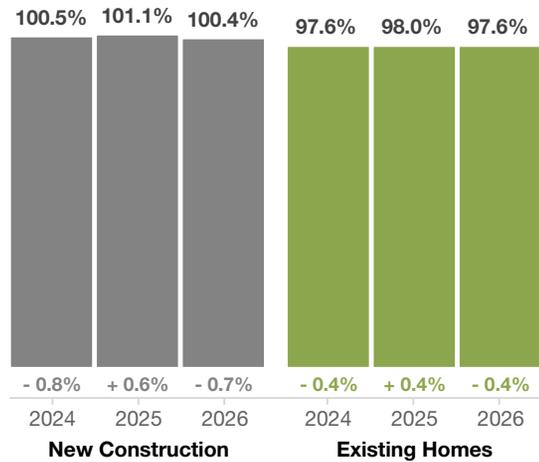


Percent of List Price Received

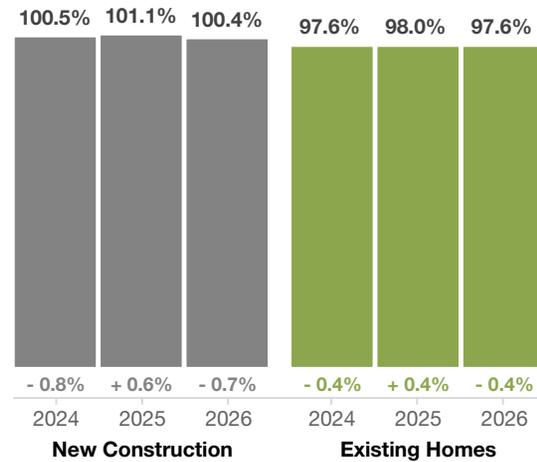
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



January



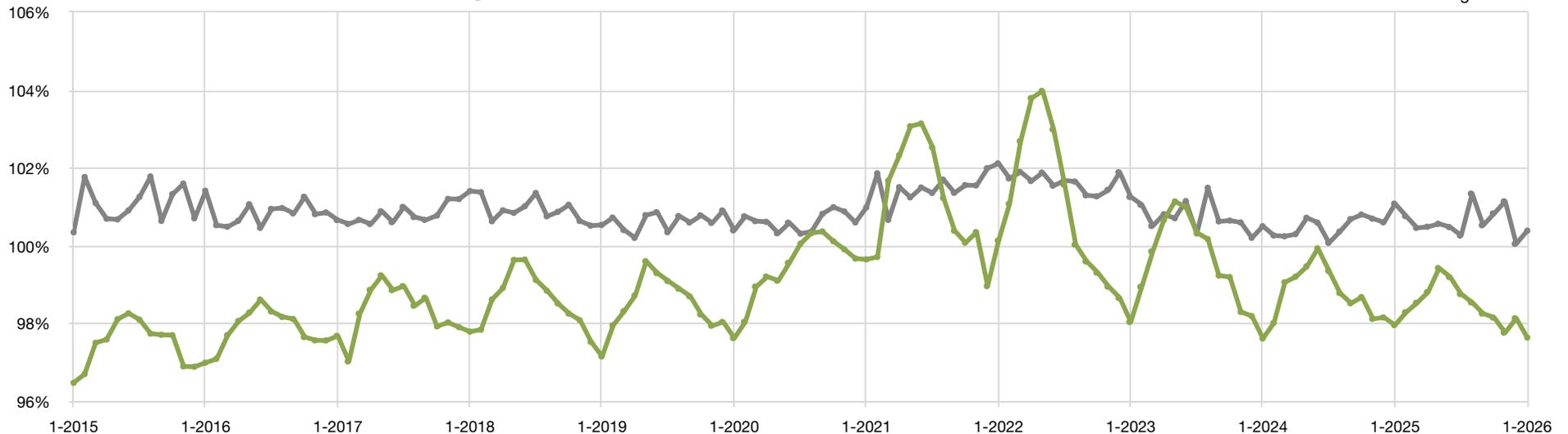
Year to Date



Pct. of List Price Received	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Feb-2025	100.8%	+ 0.5%	98.3%	+ 0.3%
Mar-2025	100.5%	+ 0.3%	98.5%	- 0.6%
Apr-2025	100.5%	+ 0.2%	98.8%	- 0.4%
May-2025	100.6%	- 0.1%	99.4%	- 0.1%
Jun-2025	100.5%	- 0.1%	99.2%	- 0.7%
Jul-2025	100.3%	+ 0.2%	98.8%	- 0.5%
Aug-2025	101.3%	+ 0.9%	98.5%	- 0.3%
Sep-2025	100.5%	- 0.2%	98.2%	- 0.3%
Oct-2025	100.8%	0.0%	98.1%	- 0.6%
Nov-2025	101.1%	+ 0.4%	97.8%	- 0.3%
Dec-2025	100.0%	- 0.6%	98.1%	0.0%
Jan-2026	100.4%	- 0.7%	97.6%	- 0.4%
12-Month Avg*	100.6%	+ 0.1%	98.5%	- 0.3%

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

Historical Percent of List Price Received by Month

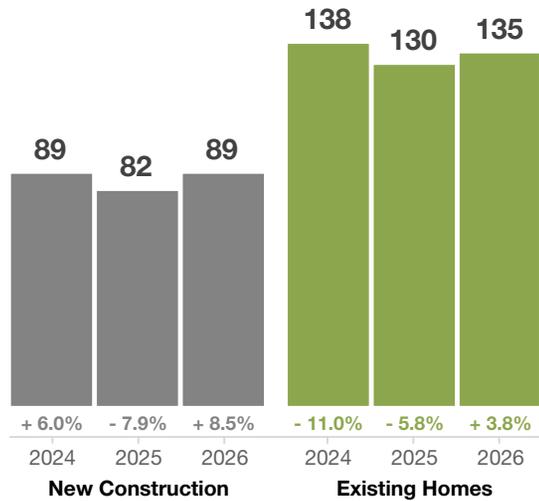


Housing Affordability Index

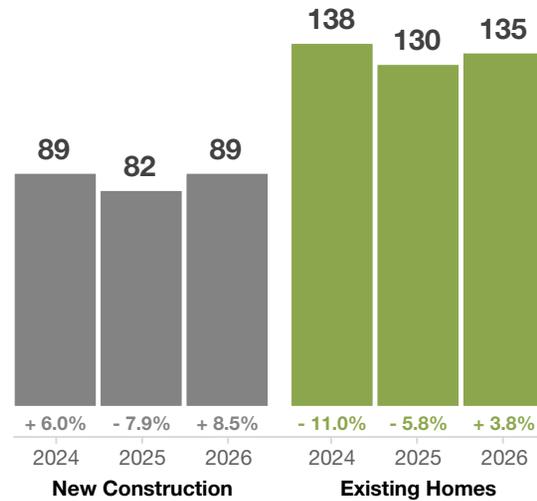
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



January

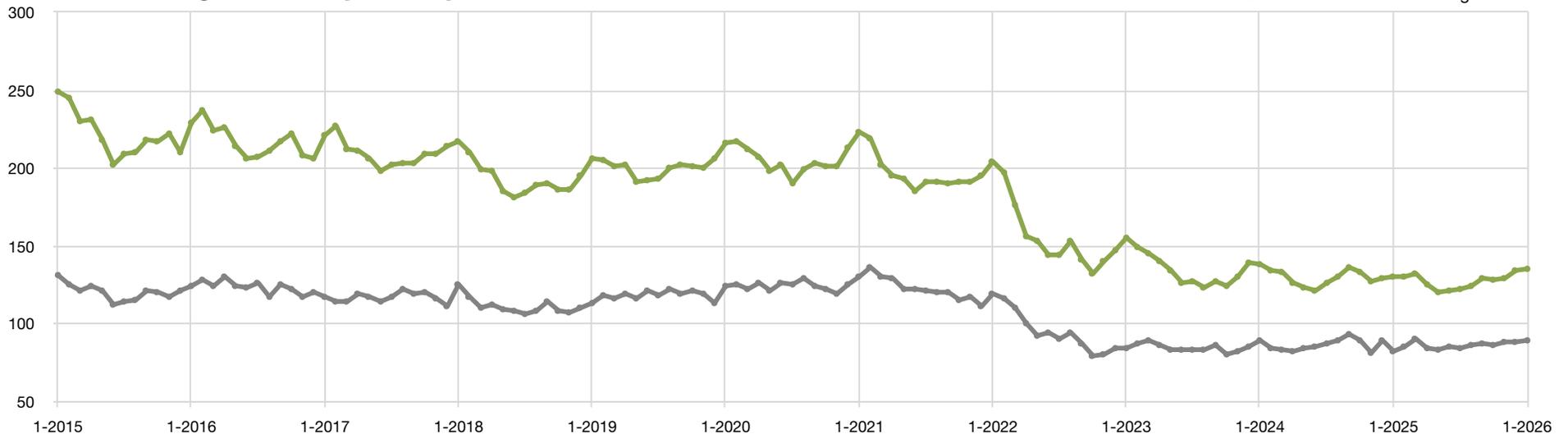


Year to Date



Affordability Index	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Feb-2025	85	+ 1.2%	130	- 3.0%
Mar-2025	90	+ 8.4%	132	- 0.8%
Apr-2025	84	+ 2.4%	125	- 0.8%
May-2025	83	- 1.2%	120	- 2.4%
Jun-2025	85	0.0%	121	0.0%
Jul-2025	84	- 3.4%	122	- 3.2%
Aug-2025	86	- 3.4%	124	- 4.6%
Sep-2025	87	- 6.5%	129	- 5.1%
Oct-2025	86	- 3.4%	128	- 3.8%
Nov-2025	88	+ 8.6%	129	+ 1.6%
Dec-2025	88	- 1.1%	134	+ 3.9%
Jan-2026	89	+ 8.5%	135	+ 3.8%
12-Month Avg	86	0.0%	127	- 1.6%

Historical Housing Affordability Index by Month

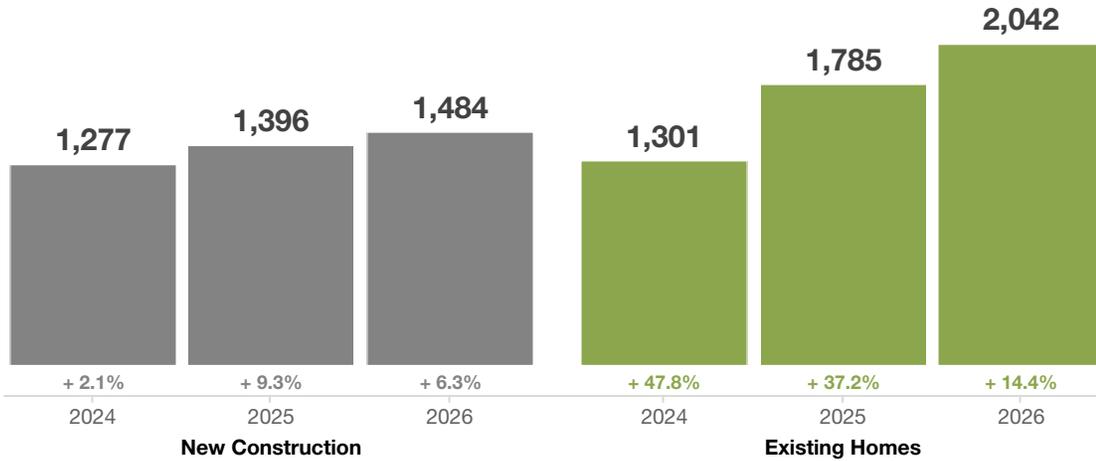


Inventory of Homes for Sale

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

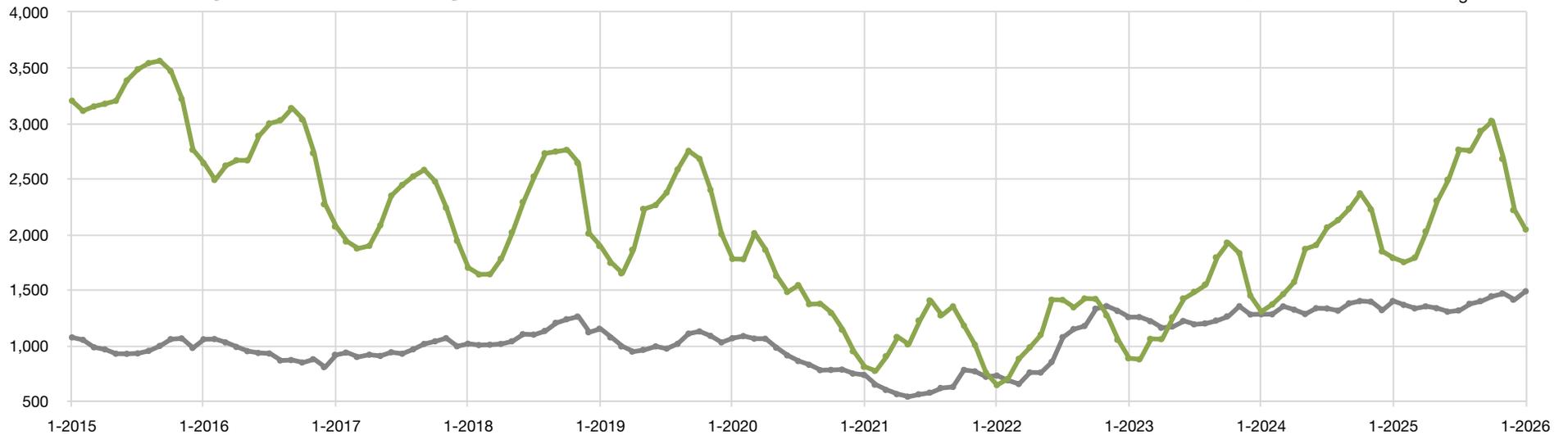


January



Homes for Sale	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Feb-2025	1,361	+ 6.6%	1,747	+ 27.9%
Mar-2025	1,330	- 1.3%	1,787	+ 22.6%
Apr-2025	1,348	+ 2.3%	2,024	+ 29.1%
May-2025	1,331	+ 4.1%	2,300	+ 23.3%
Jun-2025	1,300	- 2.3%	2,490	+ 31.0%
Jul-2025	1,311	- 1.4%	2,761	+ 34.0%
Aug-2025	1,371	+ 4.7%	2,752	+ 29.4%
Sep-2025	1,395	+ 1.5%	2,930	+ 31.4%
Oct-2025	1,439	+ 3.1%	3,021	+ 27.6%
Nov-2025	1,464	+ 5.3%	2,678	+ 20.5%
Dec-2025	1,408	+ 7.2%	2,216	+ 20.2%
Jan-2026	1,484	+ 6.3%	2,042	+ 14.4%
12-Month Avg	1,379	+ 3.0%	2,396	+ 26.2%

Historical Inventory of Homes for Sale by Month

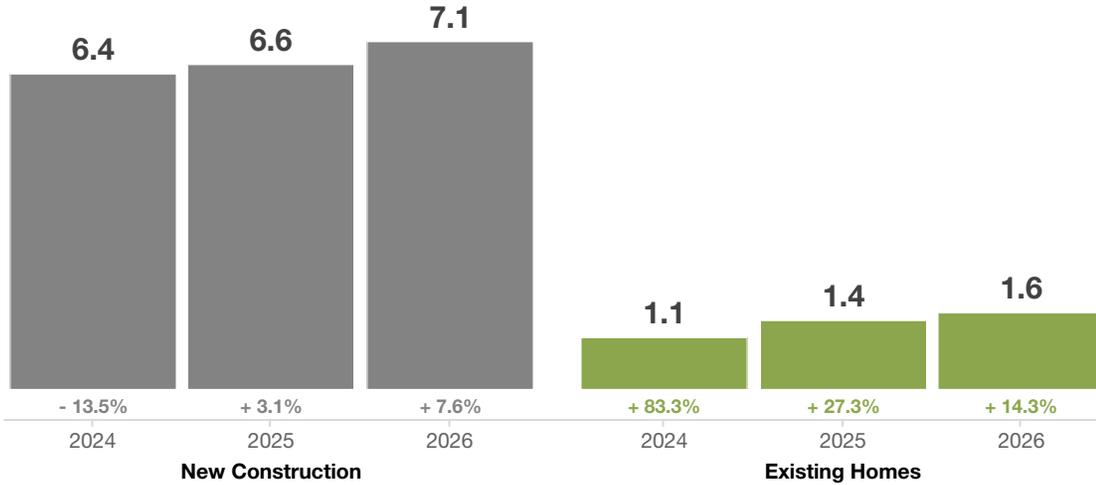


Months Supply of Inventory

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.



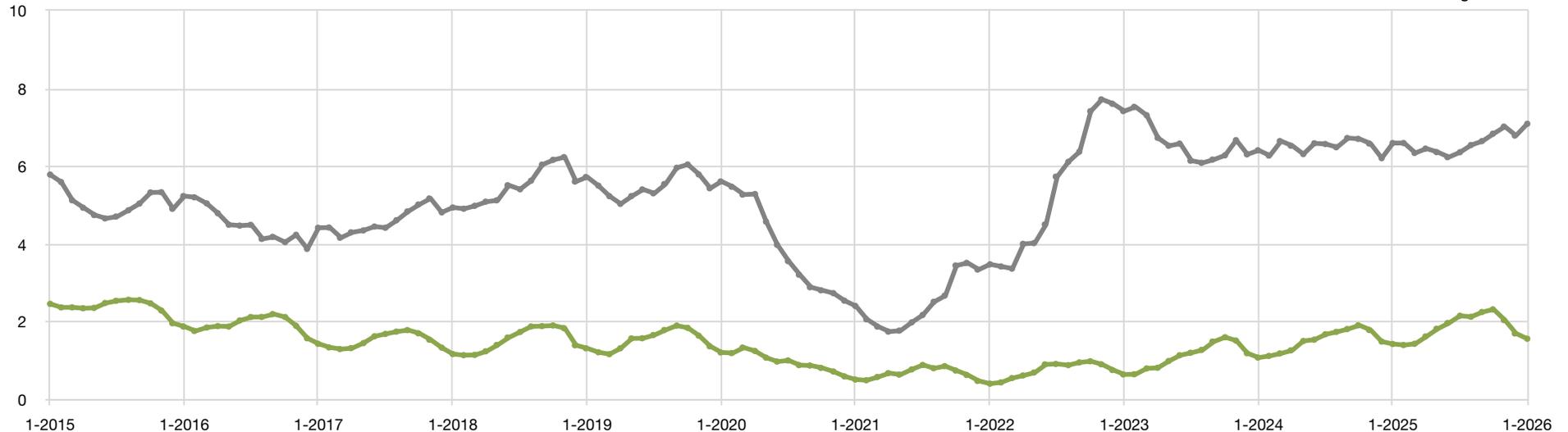
January



Months Supply	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Feb-2025	6.6	+ 4.8%	1.4	+ 27.3%
Mar-2025	6.3	- 4.5%	1.4	+ 16.7%
Apr-2025	6.4	- 1.5%	1.6	+ 23.1%
May-2025	6.4	+ 1.6%	1.8	+ 20.0%
Jun-2025	6.2	- 6.1%	2.0	+ 33.3%
Jul-2025	6.4	- 3.0%	2.1	+ 23.5%
Aug-2025	6.5	0.0%	2.1	+ 23.5%
Sep-2025	6.6	- 1.5%	2.2	+ 22.2%
Oct-2025	6.8	+ 1.5%	2.3	+ 21.1%
Nov-2025	7.0	+ 6.1%	2.0	+ 11.1%
Dec-2025	6.8	+ 9.7%	1.7	+ 13.3%
Jan-2026	7.1	+ 7.6%	1.6	+ 14.3%
12-Month Avg*	6.6	+ 1.3%	1.9	+ 21.5%

* Months Supply for all properties from February 2025 through January 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.



Key Metrics	Historical Sparkbars	1-2025	1-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		2,141	2,335	+ 9.1%	2,141	2,335	+ 9.1%
Pending Sales		1,297	1,355	+ 4.5%	1,297	1,355	+ 4.5%
Closed Sales		1,042	981	- 5.9%	1,042	981	- 5.9%
Days on Market Until Sale		34	35	+ 2.9%	34	35	+ 2.9%
Median Closed Price		\$295,000	\$305,000	+ 3.4%	\$295,000	\$305,000	+ 3.4%
Average Closed Price		\$332,128	\$359,789	+ 8.3%	\$332,128	\$359,789	+ 8.3%
Percent of List Price Received		98.5%	98.0%	- 0.5%	98.5%	98.0%	- 0.5%
Housing Affordability Index		122	126	+ 3.3%	122	126	+ 3.3%
Inventory of Homes for Sale		3,181	3,526	+ 10.8%	—	—	—
Months Supply of Inventory		2.2	2.3	+ 4.5%	—	—	—