

Monthly Indicators

Great Plains Regional MLS



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 14.0 percent for New Construction but increased 7.1 percent for Existing Homes. Pending Sales increased 6.2 percent for New Construction and 12.6 percent for Existing Homes. Inventory increased 2.7 percent for New Construction and 9.0 percent for Existing Homes.

Median Closed Price increased 4.0 percent for New Construction and 1.8 percent for Existing Homes. Days on Market decreased 4.8 percent for New Construction but increased 22.2 percent for Existing Homes. Months Supply of Inventory were dead even with last year for both property types.

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

- 1.5%

Change in
Closed Sales
All Properties

+ 2.0%

Change in
Median Closed Price
All Properties

+ 6.2%

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	2-2025	2-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		371	319	- 14.0%	877	897	+ 2.3%
Pending Sales		227	241	+ 6.2%	444	496	+ 11.7%
Closed Sales		165	153	- 7.3%	342	298	- 12.9%
Days on Market Until Sale		84	80	- 4.8%	79	72	- 8.9%
Median Closed Price		\$430,990	\$448,375	+ 4.0%	\$437,026	\$443,559	+ 1.5%
Average Closed Price		\$459,008	\$518,386	+ 12.9%	\$469,438	\$504,168	+ 7.4%
Percent of List Price Received		100.8%	100.5%	- 0.3%	100.9%	100.5%	- 0.4%
Housing Affordability Index		85	87	+ 2.4%	84	88	+ 4.8%
Inventory of Homes for Sale		1,361	1,398	+ 2.7%	—	—	—
Months Supply of Inventory		6.6	6.6	0.0%	—	—	—

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.



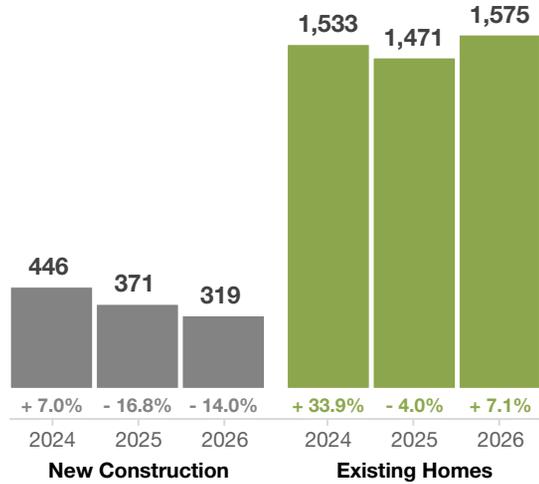
Key Metrics	Historical Sparkbars	2-2025	2-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,471	1,575	+ 7.1%	3,106	3,379	+ 8.8%
Pending Sales		1,074	1,209	+ 12.6%	2,156	2,362	+ 9.6%
Closed Sales		906	902	- 0.4%	1,771	1,759	- 0.7%
Days on Market Until Sale		27	33	+ 22.2%	26	31	+ 19.2%
Median Closed Price		\$280,000	\$285,000	+ 1.8%	\$276,000	\$285,000	+ 3.3%
Average Closed Price		\$311,439	\$326,111	+ 4.7%	\$306,832	\$331,714	+ 8.1%
Percent of List Price Received		98.3%	98.1%	- 0.2%	98.1%	97.9%	- 0.2%
Housing Affordability Index		130	137	+ 5.4%	132	137	+ 3.8%
Inventory of Homes for Sale		1,747	1,904	+ 9.0%	—	—	—
Months Supply of Inventory		1.4	1.4	0.0%	—	—	—

New Listings

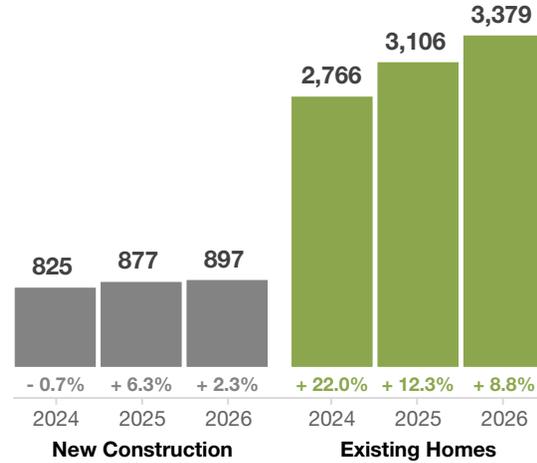
A count of the properties that have been newly listed on the market in a given month.



February

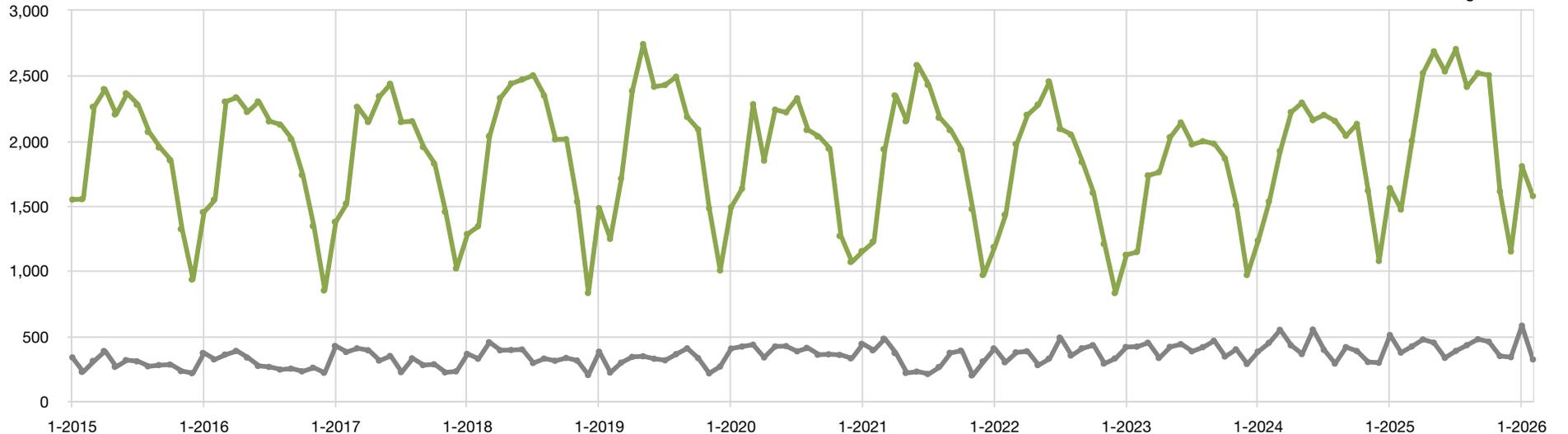


Year to Date



New Listings	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Mar-2025	419	- 23.3%	2,000	+ 4.1%
Apr-2025	472	+ 10.5%	2,520	+ 13.5%
May-2025	447	+ 24.2%	2,687	+ 17.2%
Jun-2025	331	- 39.6%	2,533	+ 17.3%
Jul-2025	384	- 2.0%	2,705	+ 23.1%
Aug-2025	428	+ 49.1%	2,414	+ 12.2%
Sep-2025	474	+ 14.8%	2,520	+ 23.7%
Oct-2025	455	+ 18.8%	2,504	+ 17.6%
Nov-2025	345	+ 15.4%	1,611	- 0.4%
Dec-2025	336	+ 14.7%	1,149	+ 6.8%
Jan-2026	578	+ 14.2%	1,804	+ 10.3%
Feb-2026	319	- 14.0%	1,575	+ 7.1%
12-Month Avg	416	+ 3.5%	2,169	+ 13.6%

Historical New Listings by Month

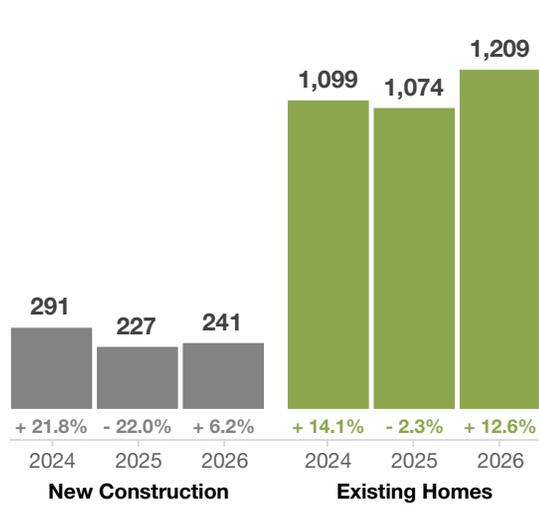


Pending Sales

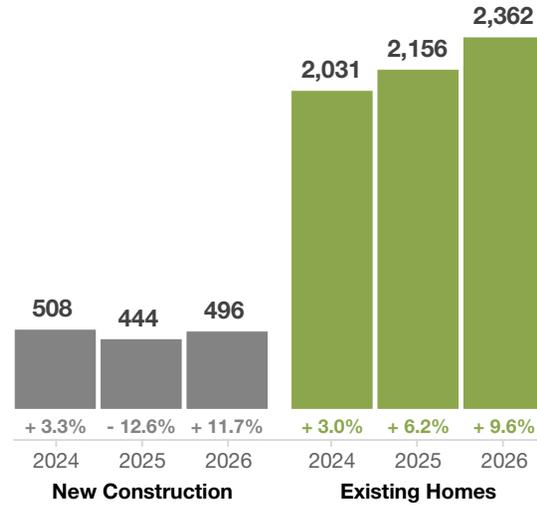
A count of the properties on which offers have been accepted in a given month.



February

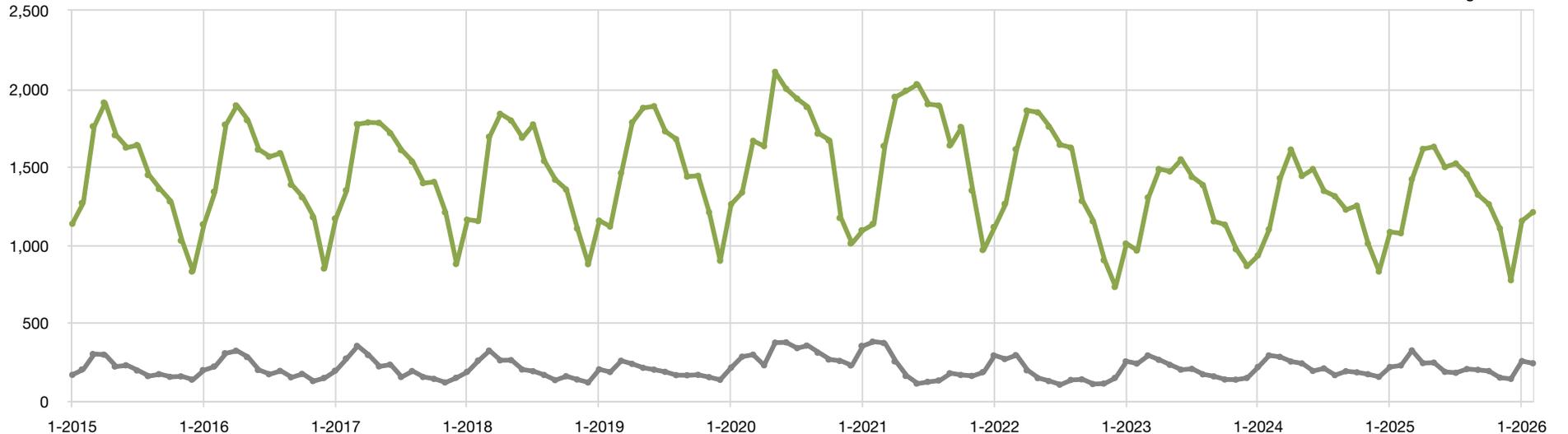


Year to Date



Pending Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Mar-2025	323	+ 14.5%	1,420	- 0.5%
Apr-2025	242	- 4.0%	1,614	+ 0.2%
May-2025	245	+ 2.1%	1,628	+ 13.0%
Jun-2025	186	- 3.1%	1,498	+ 0.9%
Jul-2025	180	- 13.5%	1,521	+ 13.1%
Aug-2025	204	+ 23.6%	1,452	+ 10.8%
Sep-2025	199	+ 4.7%	1,321	+ 7.8%
Oct-2025	191	+ 4.4%	1,260	+ 0.7%
Nov-2025	149	- 12.9%	1,105	+ 9.6%
Dec-2025	141	- 8.4%	773	- 6.8%
Jan-2026	255	+ 17.5%	1,153	+ 6.6%
Feb-2026	241	+ 6.2%	1,209	+ 12.6%
12-Month Avg	213	+ 2.9%	1,330	+ 5.8%

Historical Pending Sales by Month

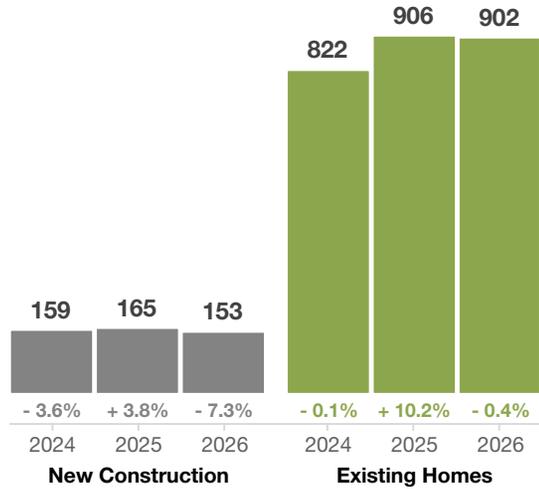


Closed Sales

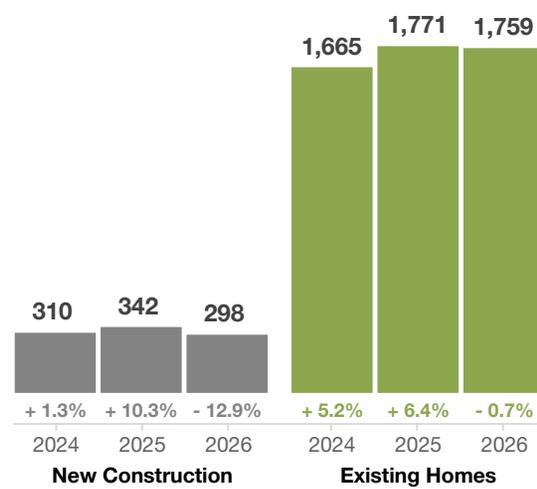
A count of the actual sales that closed in a given month.



February

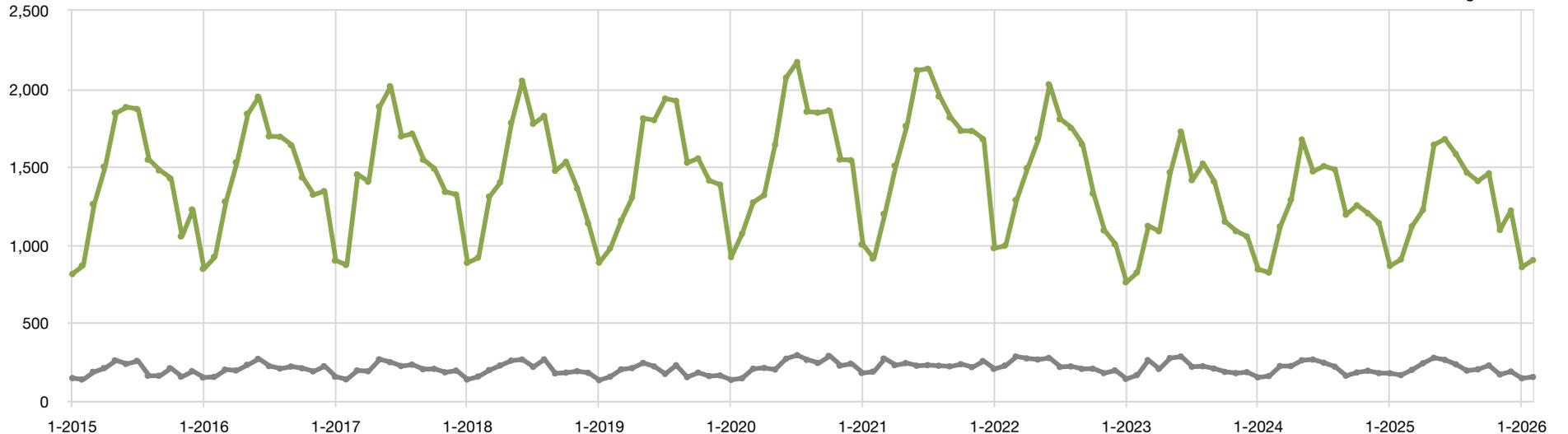


Year to Date



Closed Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Mar-2025	199	- 10.8%	1,119	+ 0.2%
Apr-2025	241	+ 8.1%	1,223	- 5.0%
May-2025	276	+ 6.2%	1,641	- 2.0%
Jun-2025	263	- 0.8%	1,677	+ 14.1%
Jul-2025	234	- 4.1%	1,581	+ 5.1%
Aug-2025	194	- 11.4%	1,463	- 1.3%
Sep-2025	202	+ 25.5%	1,408	+ 18.0%
Oct-2025	227	+ 24.7%	1,458	+ 16.4%
Nov-2025	169	- 12.4%	1,095	- 8.9%
Dec-2025	188	+ 5.6%	1,219	+ 7.0%
Jan-2026	145	- 18.1%	857	- 0.9%
Feb-2026	153	- 7.3%	902	- 0.4%
12-Month Avg	208	0.0%	1,304	+ 3.7%

Historical Closed Sales by Month

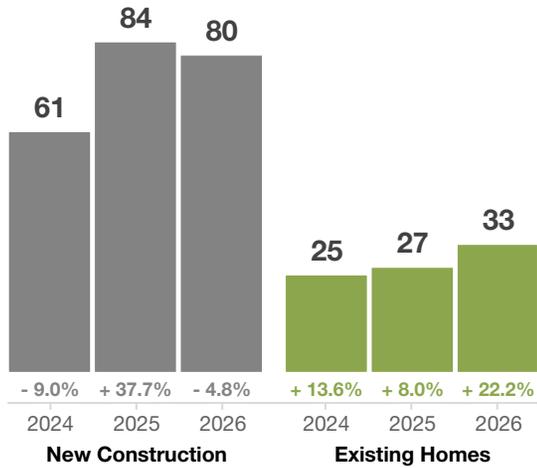


Days on Market Until Sale

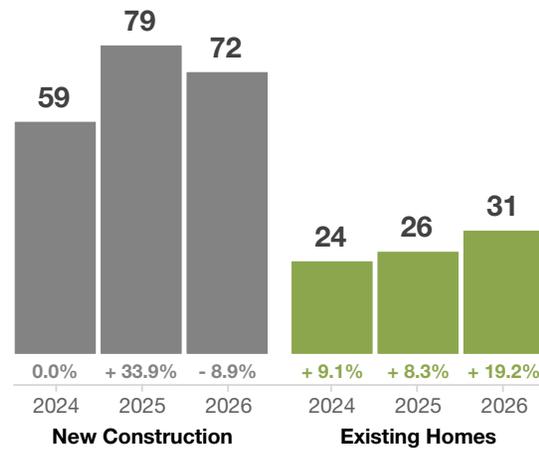
Average number of days between when a property is listed and when an offer is accepted in a given month.



February



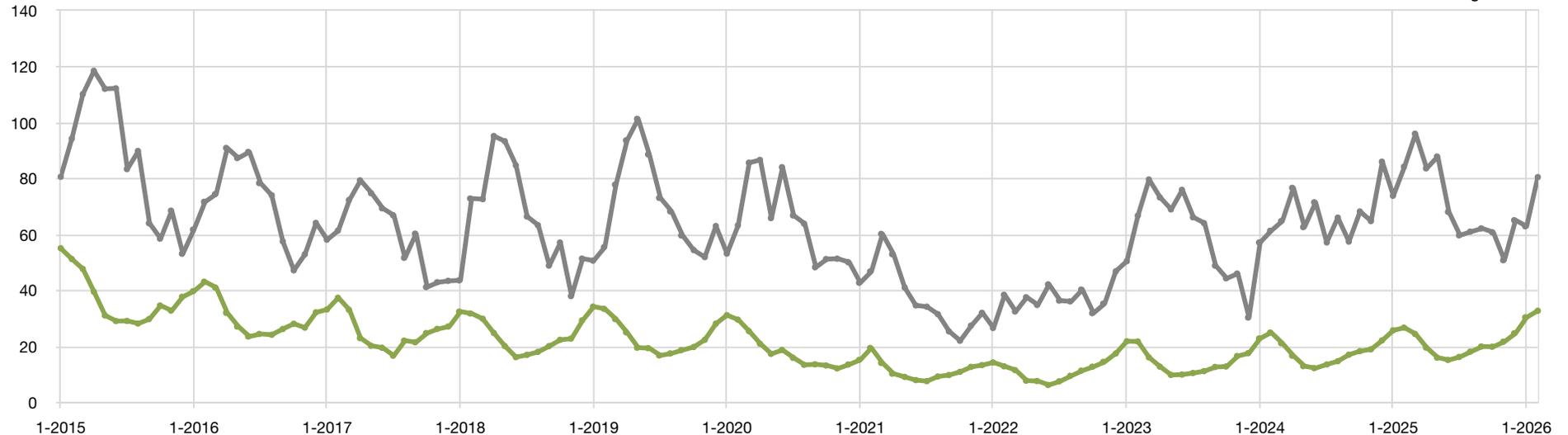
Year to Date



Days on Market	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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%	22	+ 15.8%
Dec-2025	65	- 24.4%	25	+ 13.6%
Jan-2026	63	- 14.9%	30	+ 15.4%
Feb-2026	80	- 4.8%	33	+ 22.2%
12-Month Avg*	71	+ 2.4%	20	+ 17.5%

* 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

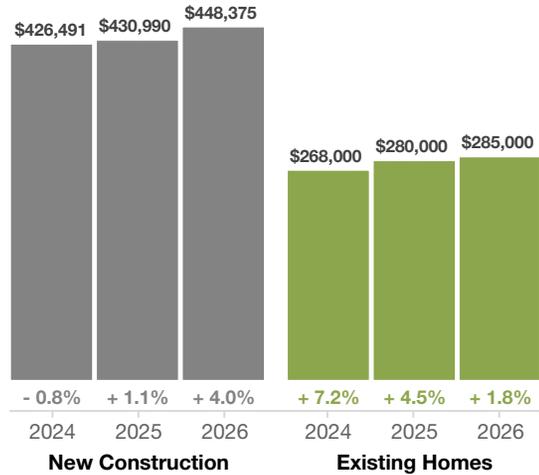


Median Closed Price

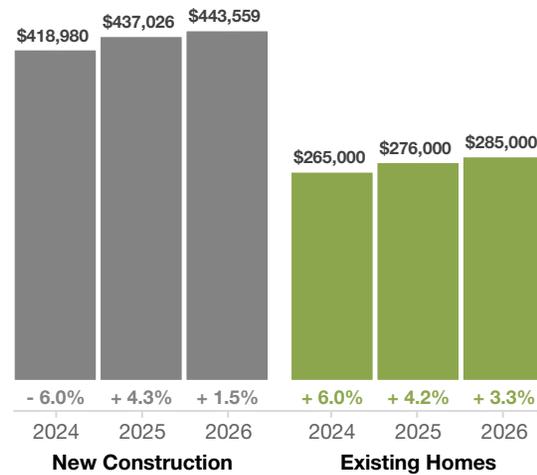
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



February



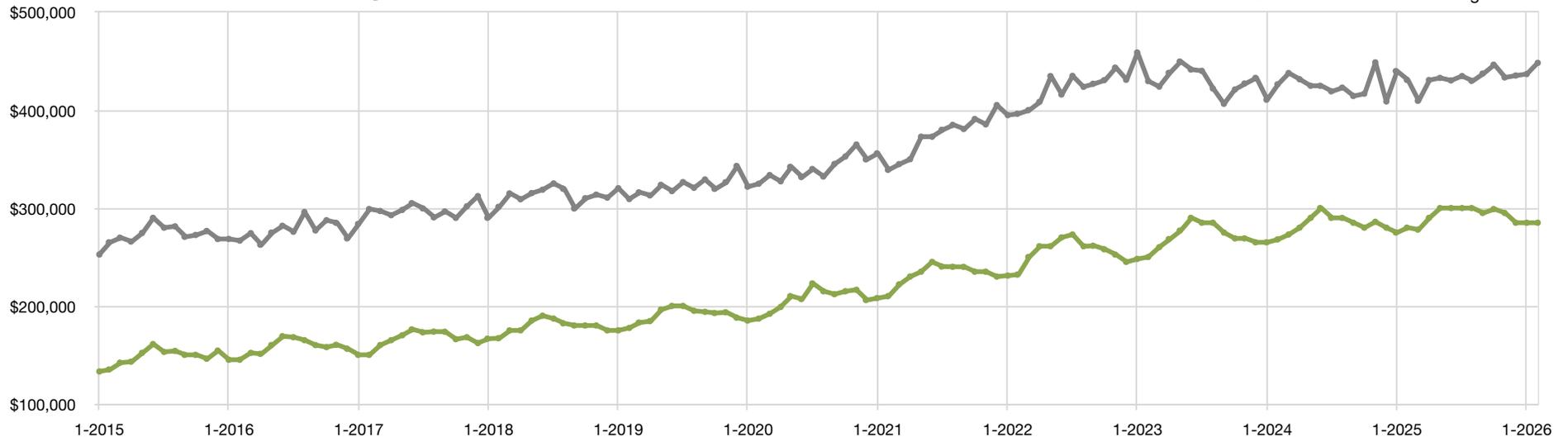
Year to Date



Median Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	\$434,925	+ 3.7%	\$300,000	+ 3.4%
Aug-2025	\$429,990	+ 1.6%	\$300,000	+ 3.5%
Sep-2025	\$437,450	+ 5.5%	\$295,000	+ 3.5%
Oct-2025	\$446,525	+ 7.1%	\$299,000	+ 6.8%
Nov-2025	\$433,490	- 3.4%	\$295,000	+ 3.1%
Dec-2025	\$435,450	+ 6.5%	\$285,000	+ 1.8%
Jan-2026	\$436,990	- 0.7%	\$285,000	+ 3.6%
Feb-2026	\$448,375	+ 4.0%	\$285,000	+ 1.8%
12-Month Avg*	\$434,000	+ 2.1%	\$295,000	+ 3.5%

* 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

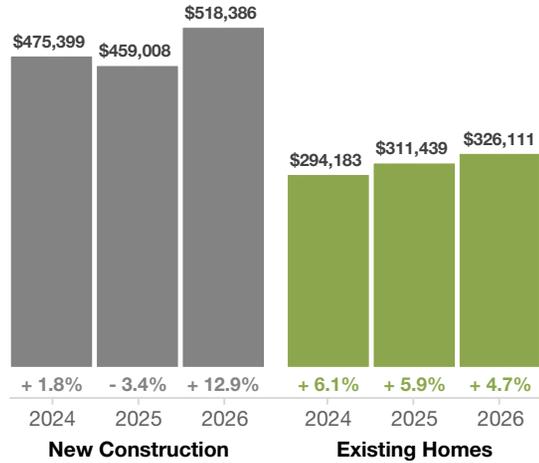


Average Closed Price

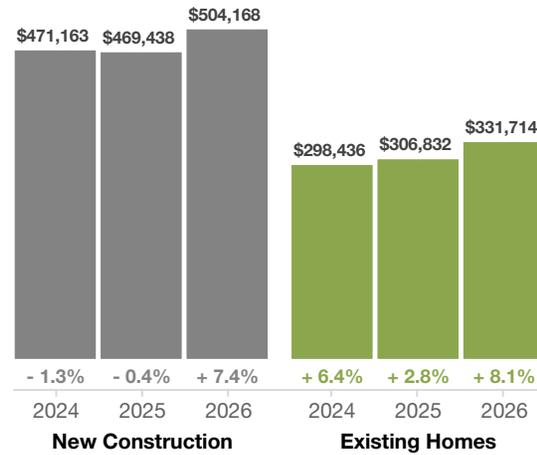
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



February



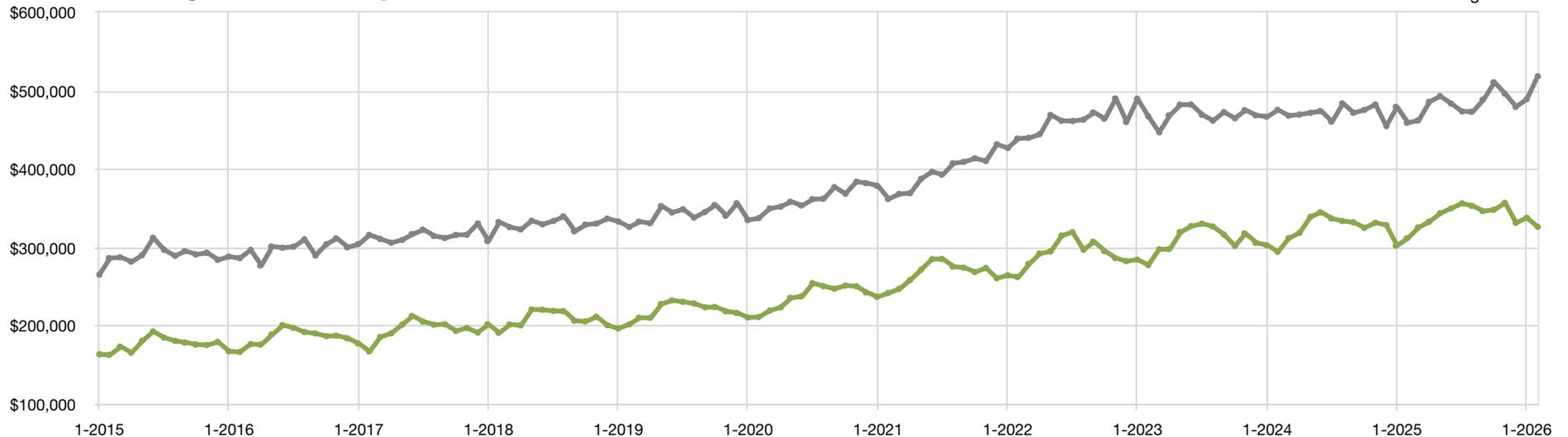
Year to Date



Average Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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%	\$343,452	+ 1.3%
Jun-2025	\$483,548	+ 2.0%	\$349,502	+ 1.5%
Jul-2025	\$473,465	+ 2.8%	\$356,010	+ 5.7%
Aug-2025	\$473,019	- 2.2%	\$352,809	+ 5.8%
Sep-2025	\$488,475	+ 3.5%	\$346,109	+ 4.3%
Oct-2025	\$510,685	+ 7.4%	\$347,805	+ 7.1%
Nov-2025	\$496,177	+ 2.9%	\$356,641	+ 7.6%
Dec-2025	\$479,370	+ 5.4%	\$331,148	+ 0.9%
Jan-2026	\$489,165	+ 2.1%	\$337,611	+ 11.8%
Feb-2026	\$518,386	+ 12.9%	\$326,111	+ 4.7%
12-Month Avg*	\$487,189	+ 3.5%	\$343,383	+ 4.7%

* 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

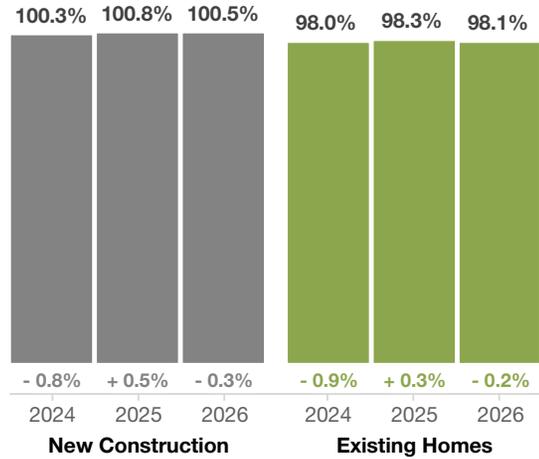


Percent of List Price Received

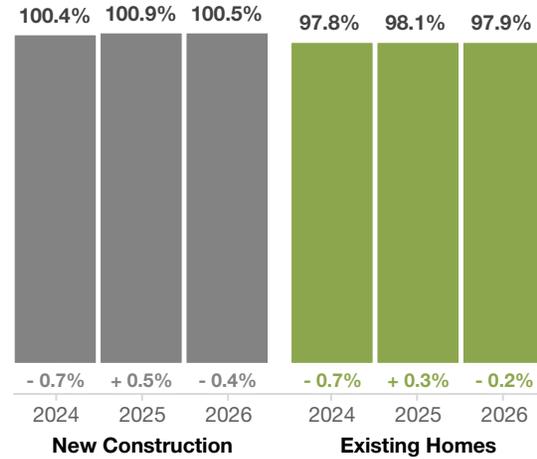
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



February



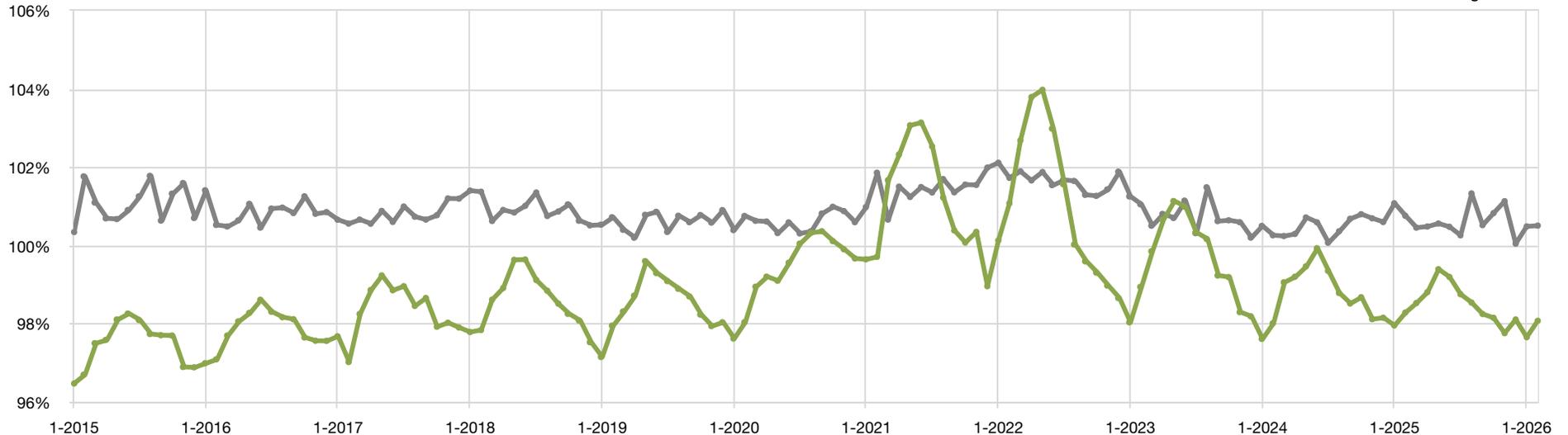
Year to Date



Pct. of List Price Received	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	100.5%	- 0.6%	97.7%	- 0.3%
Feb-2026	100.5%	- 0.3%	98.1%	- 0.2%
12-Month Avg*	100.6%	+ 0.0%	98.5%	- 0.4%

* 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

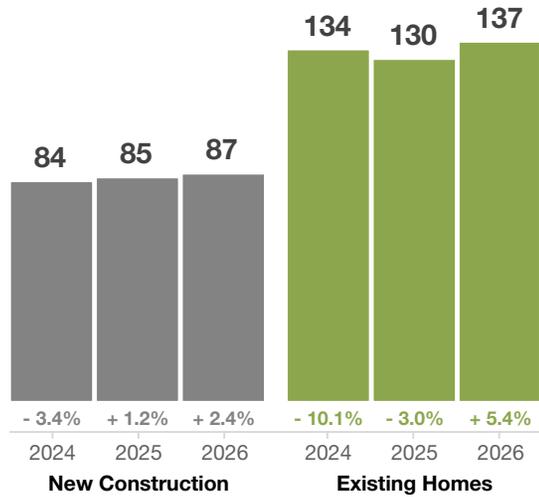


Housing Affordability Index

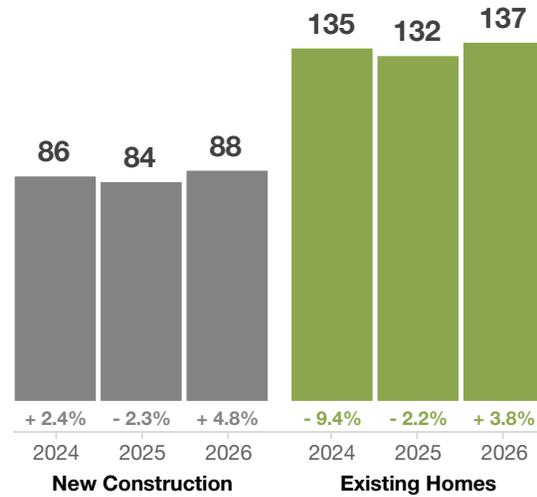
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



February

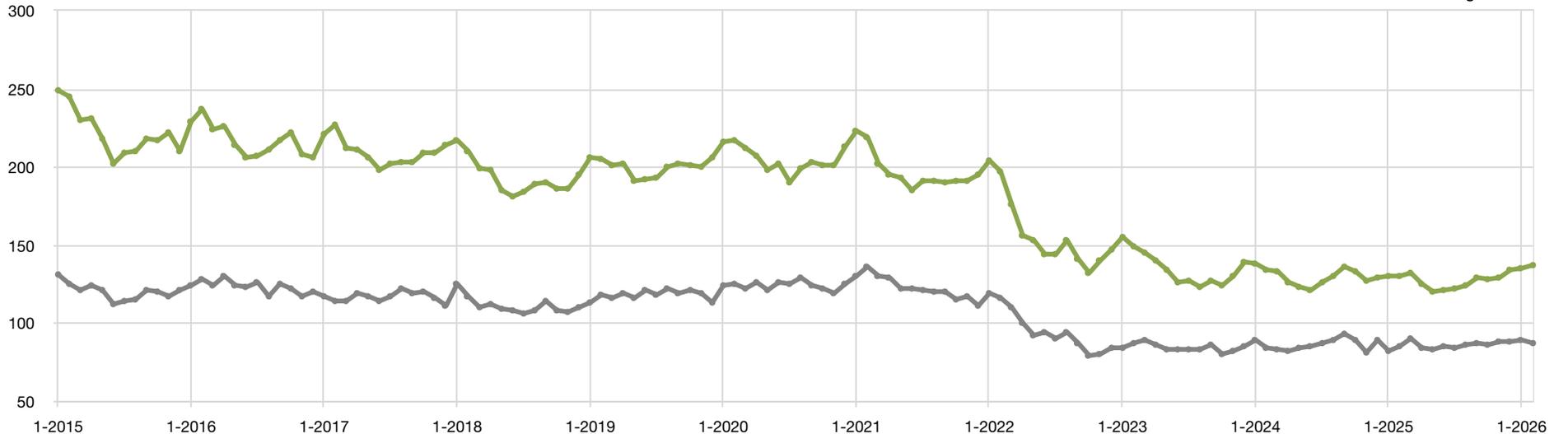


Year to Date



Affordability Index	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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%
Feb-2026	87	+ 2.4%	137	+ 5.4%
12-Month Avg	86	0.0%	128	- 0.8%

Historical Housing Affordability Index by Month

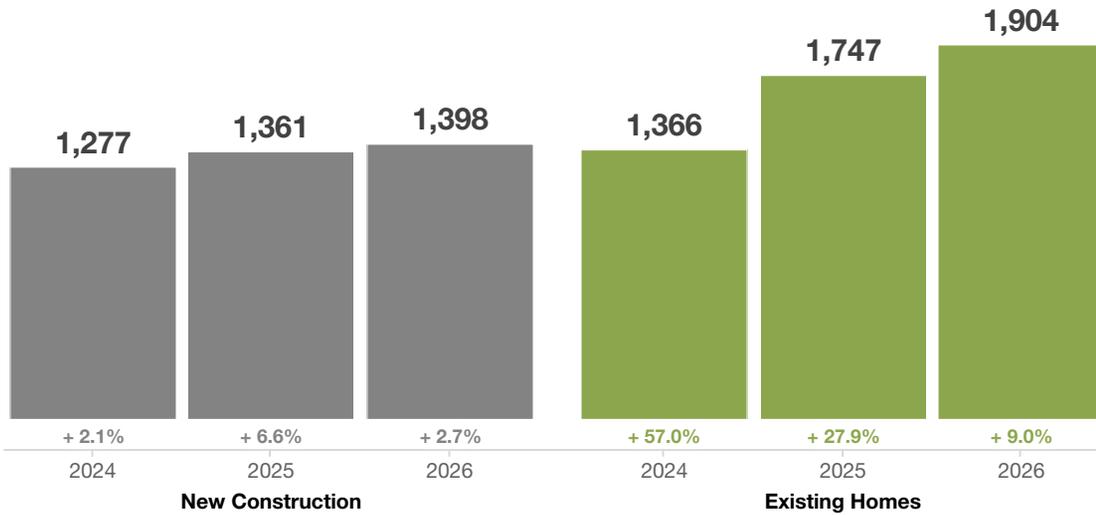


Inventory of Homes for Sale

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

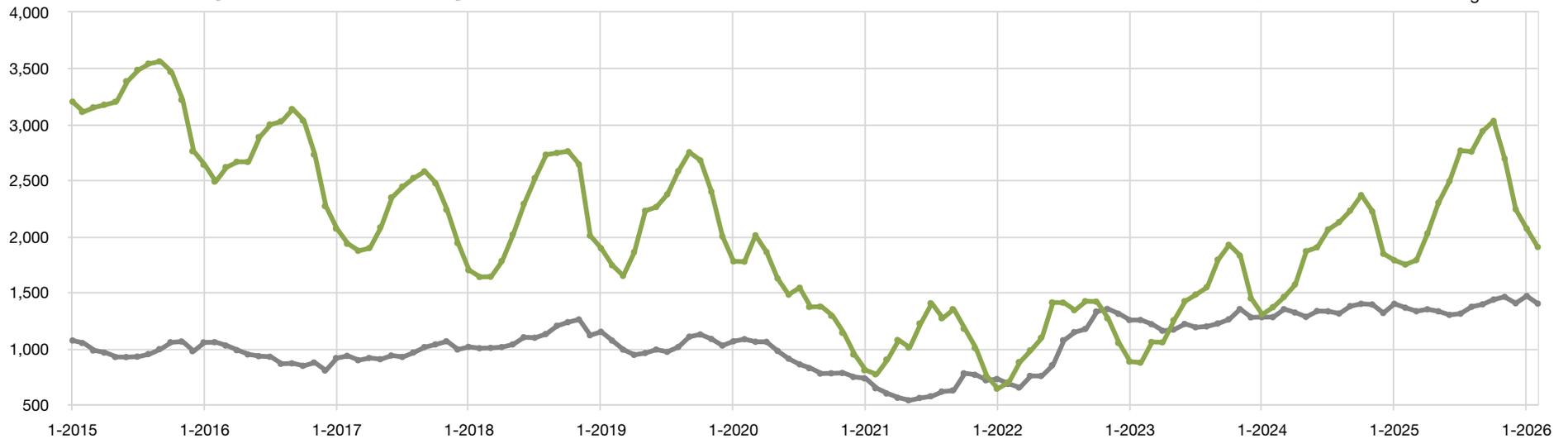


February



Homes for Sale	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Mar-2025	1,330	- 1.3%	1,787	+ 22.6%
Apr-2025	1,347	+ 2.2%	2,024	+ 29.1%
May-2025	1,329	+ 3.9%	2,300	+ 23.3%
Jun-2025	1,297	- 2.6%	2,491	+ 31.0%
Jul-2025	1,308	- 1.6%	2,765	+ 34.2%
Aug-2025	1,369	+ 4.6%	2,756	+ 29.6%
Sep-2025	1,391	+ 1.2%	2,938	+ 31.8%
Oct-2025	1,434	+ 2.7%	3,030	+ 28.0%
Nov-2025	1,458	+ 4.9%	2,693	+ 21.2%
Dec-2025	1,401	+ 6.6%	2,241	+ 21.5%
Jan-2026	1,466	+ 5.0%	2,068	+ 15.9%
Feb-2026	1,398	+ 2.7%	1,904	+ 9.0%
12-Month Avg	1,377	+ 2.3%	2,416	+ 25.1%

Historical Inventory of Homes for Sale by Month

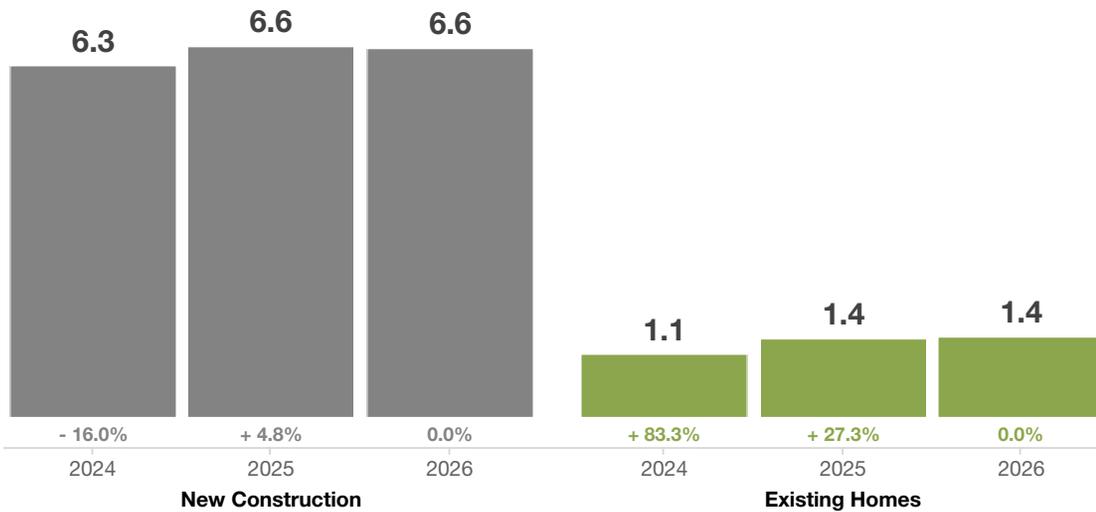


Months Supply of Inventory

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.



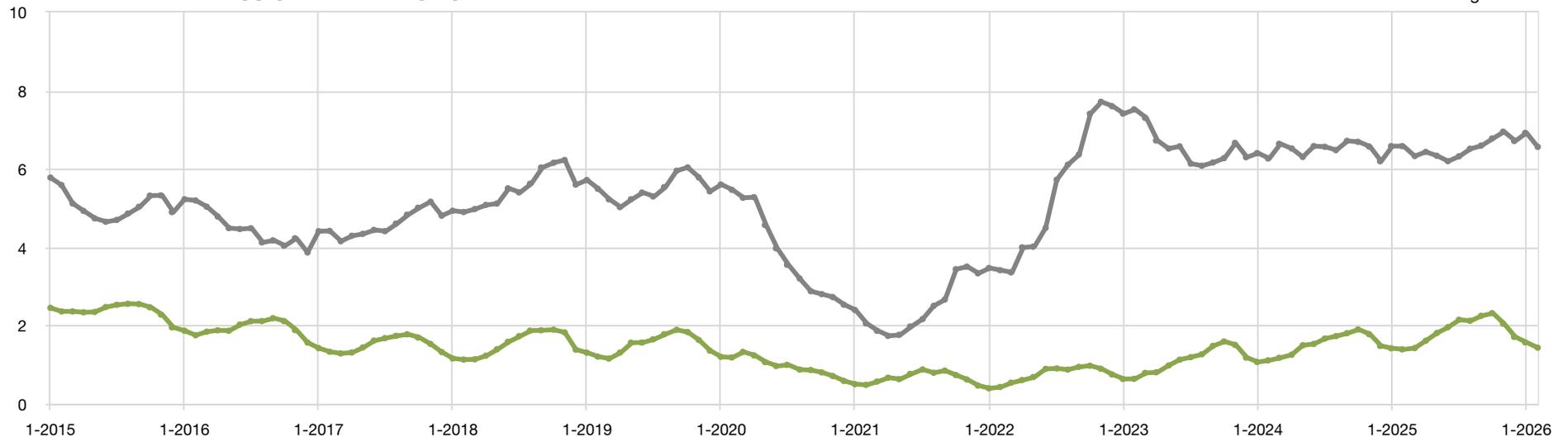
February



Months Supply	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Mar-2025	6.3	-4.5%	1.4	+16.7%
Apr-2025	6.4	-1.5%	1.6	+23.1%
May-2025	6.3	0.0%	1.8	+20.0%
Jun-2025	6.2	-6.1%	2.0	+33.3%
Jul-2025	6.3	-4.5%	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	6.7	+8.1%	1.7	+13.3%
Jan-2026	6.9	+4.5%	1.6	+14.3%
Feb-2026	6.6	0.0%	1.4	0.0%
12-Month Avg*	6.6	+0.3%	1.9	+20.2%

* 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.



Key Metrics	Historical Sparkbars	2-2025	2-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,842	1,894	+ 2.8%	3,983	4,276	+ 7.4%
Pending Sales		1,301	1,450	+ 11.5%	2,600	2,858	+ 9.9%
Closed Sales		1,071	1,055	- 1.5%	2,113	2,057	- 2.7%
Days on Market Until Sale		35	40	+ 14.3%	35	37	+ 5.7%
Median Closed Price		\$300,024	\$306,000	+ 2.0%	\$299,000	\$305,000	+ 2.0%
Average Closed Price		\$334,195	\$354,048	+ 5.9%	\$333,176	\$356,746	+ 7.1%
Percent of List Price Received		98.7%	98.4%	- 0.3%	98.6%	98.2%	- 0.4%
Housing Affordability Index		122	127	+ 4.1%	122	128	+ 4.9%
Inventory of Homes for Sale		3,108	3,302	+ 6.2%	—	—	—
Months Supply of Inventory		2.1	2.1	0.0%	—	—	—