

# Monthly Indicators

Great Plains Regional MLS



## 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 5.5 percent for New Construction and 2.5 percent for Existing Homes. Pending Sales decreased 8.3 percent for New Construction and 0.9 percent for Existing Homes. Inventory decreased 2.6 percent for New Construction but increased 9.0 percent for Existing Homes.

Median Closed Price increased 0.3 percent for New Construction but decreased 0.3 percent for Existing Homes. Days on Market decreased 4.8 percent for New Construction but increased 21.1 percent for Existing Homes. Months Supply of Inventory decreased 3.1 percent for New Construction but increased 6.3 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

**+ 7.2%**

Change in  
**Closed Sales**  
All Properties

**- 0.8%**

Change in  
**Median Closed Price**  
All Properties

**+ 4.4%**

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.

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.



Key Metrics	Historical Sparkbars	4-2025	4-2026	% Change	YTD 2025	YTD 2026	% Change
<b>New Listings</b>		473	<b>447</b>	- 5.5%	1,770	<b>1,783</b>	+ 0.7%
<b>Pending Sales</b>		242	<b>222</b>	- 8.3%	1,011	<b>1,044</b>	+ 3.3%
<b>Closed Sales</b>		241	<b>242</b>	+ 0.4%	782	<b>801</b>	+ 2.4%
<b>Days on Market Until Sale</b>		84	<b>80</b>	- 4.8%	85	<b>75</b>	- 11.8%
<b>Median Closed Price</b>		\$430,831	<b>\$432,050</b>	+ 0.3%	\$425,395	<b>\$430,992</b>	+ 1.3%
<b>Average Closed Price</b>		\$485,692	<b>\$487,951</b>	+ 0.5%	\$472,541	<b>\$483,072</b>	+ 2.2%
<b>Percent of List Price Received</b>		100.5%	<b>100.9%</b>	+ 0.4%	100.7%	<b>100.5%</b>	- 0.2%
<b>Housing Affordability Index</b>		84	<b>89</b>	+ 6.0%	86	<b>89</b>	+ 3.5%
<b>Inventory of Homes for Sale</b>		1,349	<b>1,314</b>	- 2.6%	—	—	—
<b>Months Supply of Inventory</b>		6.4	<b>6.2</b>	- 3.1%	—	—	—

# 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	4-2025	4-2026	% Change	YTD 2025	YTD 2026	% Change
<b>New Listings</b>		2,520	<b>2,456</b>	- 2.5%	7,628	<b>8,184</b>	+ 7.3%
<b>Pending Sales</b>		1,615	<b>1,601</b>	- 0.9%	5,190	<b>5,516</b>	+ 6.3%
<b>Closed Sales</b>		1,224	<b>1,329</b>	+ 8.6%	4,115	<b>4,396</b>	+ 6.8%
<b>Days on Market Until Sale</b>		19	<b>23</b>	+ 21.1%	24	<b>27</b>	+ 12.5%
<b>Median Closed Price</b>		\$290,000	<b>\$289,258</b>	- 0.3%	\$280,000	<b>\$287,000</b>	+ 2.5%
<b>Average Closed Price</b>		\$332,458	<b>\$327,036</b>	- 1.6%	\$319,274	<b>\$328,333</b>	+ 2.8%
<b>Percent of List Price Received</b>		98.8%	<b>98.8%</b>	0.0%	98.4%	<b>98.4%</b>	0.0%
<b>Housing Affordability Index</b>		125	<b>132</b>	+ 5.6%	130	<b>133</b>	+ 2.3%
<b>Inventory of Homes for Sale</b>		2,028	<b>2,210</b>	+ 9.0%	—	—	—
<b>Months Supply of Inventory</b>		1.6	<b>1.7</b>	+ 6.3%	—	—	—

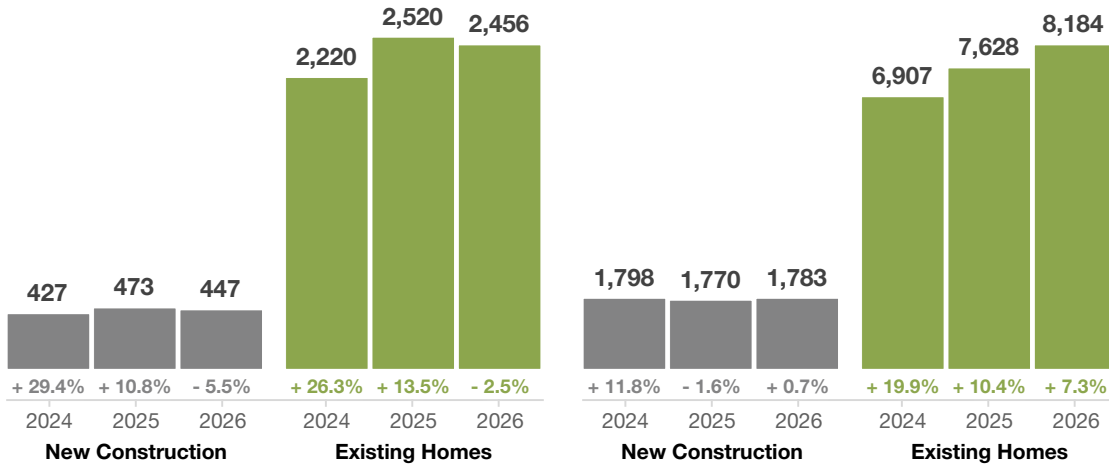
# New Listings

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



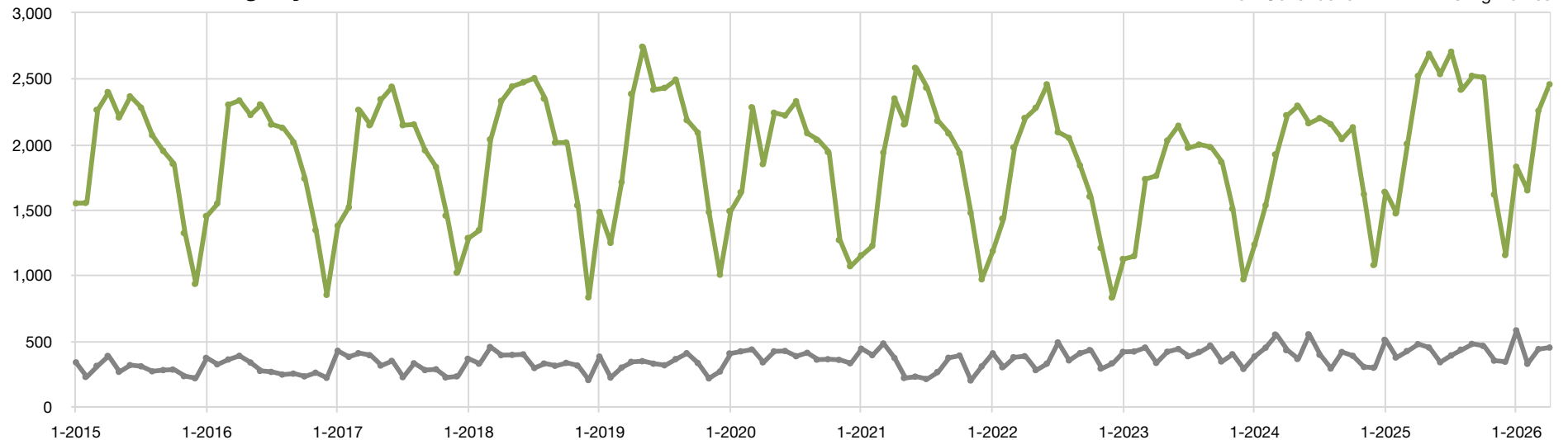
## April

## Year to Date



New Listings	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
May-2025	447	+ 24.2%	2,689	+ 17.3%
Jun-2025	335	- 38.9%	2,534	+ 17.4%
Jul-2025	387	- 1.3%	2,705	+ 23.1%
Aug-2025	431	+ 50.2%	2,415	+ 12.2%
Sep-2025	475	+ 15.0%	2,521	+ 23.7%
Oct-2025	460	+ 19.8%	2,508	+ 17.9%
Nov-2025	347	+ 16.1%	1,615	- 0.1%
Dec-2025	339	+ 15.7%	1,153	+ 7.1%
Jan-2026	578	+ 14.2%	1,827	+ 11.7%
Feb-2026	323	- 12.9%	1,647	+ 12.0%
Mar-2026	435	+ 3.6%	2,254	+ 12.6%
<b>Apr-2026</b>	<b>447</b>	<b>- 5.5%</b>	<b>2,456</b>	<b>- 2.5%</b>
12-Month Avg	417	+ 5.3%	2,194	+ 13.0%

## Historical New Listings by Month

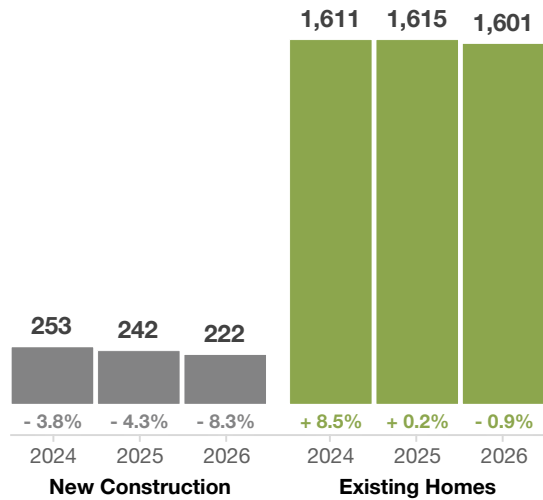


# Pending Sales

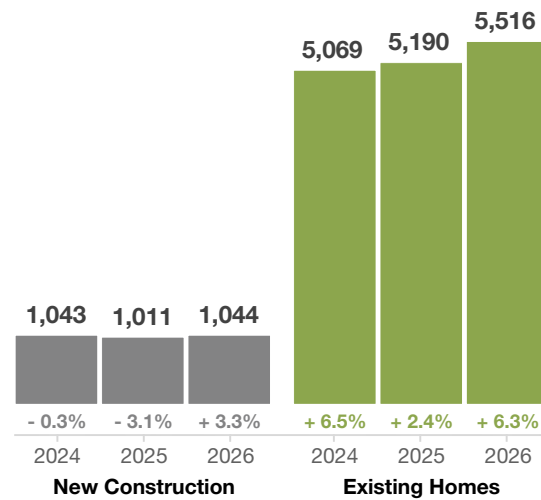
A count of the properties on which offers have been accepted in a given month.



## April

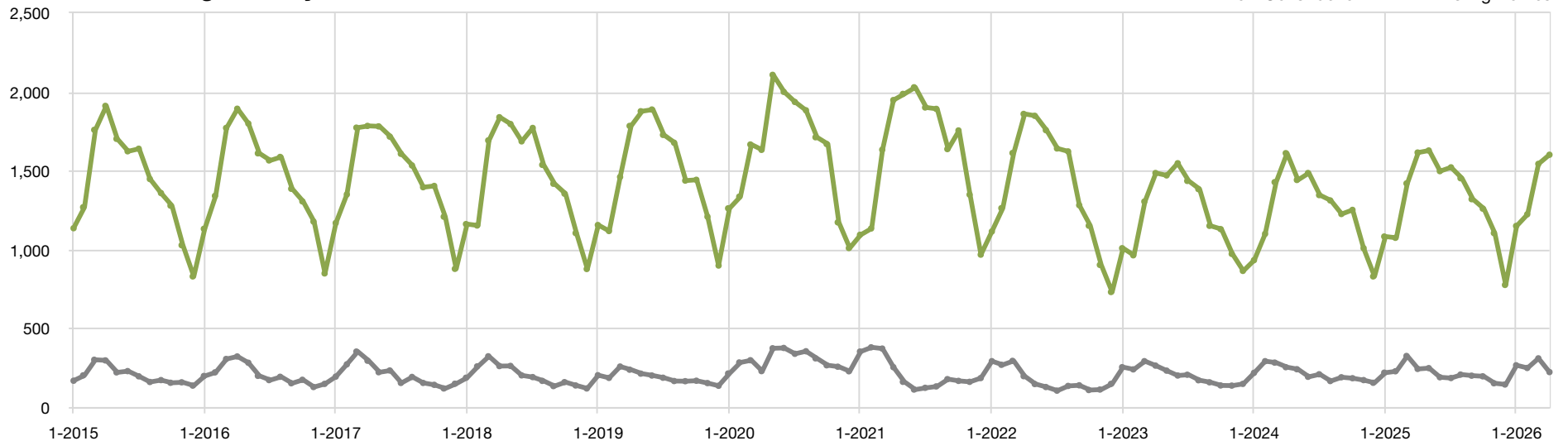


## Year to Date



Pending Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
May-2025	247	+ 2.9%	1,628	+ 13.0%
Jun-2025	189	- 1.6%	1,497	+ 0.8%
Jul-2025	184	- 11.5%	1,521	+ 13.1%
Aug-2025	206	+ 24.8%	1,452	+ 10.8%
Sep-2025	199	+ 5.3%	1,319	+ 7.7%
Oct-2025	195	+ 6.6%	1,259	+ 0.6%
Nov-2025	151	- 11.7%	1,104	+ 9.5%
Dec-2025	143	- 7.1%	775	- 6.5%
Jan-2026	265	+ 21.6%	1,149	+ 6.2%
Feb-2026	248	+ 9.3%	1,223	+ 13.9%
Mar-2026	309	- 4.6%	1,543	+ 8.7%
<b>Apr-2026</b>	<b>222</b>	<b>- 8.3%</b>	<b>1,601</b>	<b>- 0.9%</b>
12-Month Avg	213	+ 1.9%	1,339	+ 6.5%

## Historical Pending Sales by Month

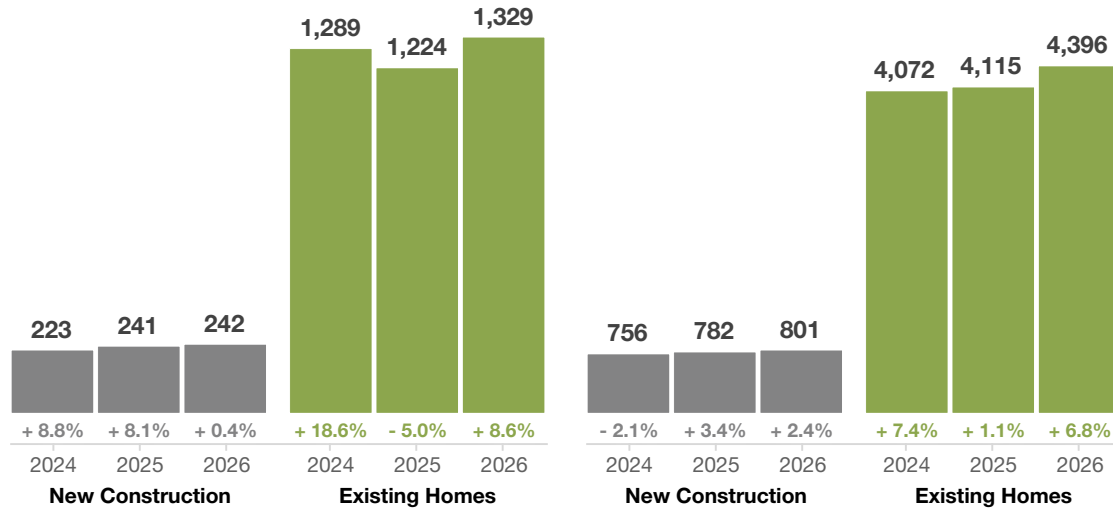


# Closed Sales

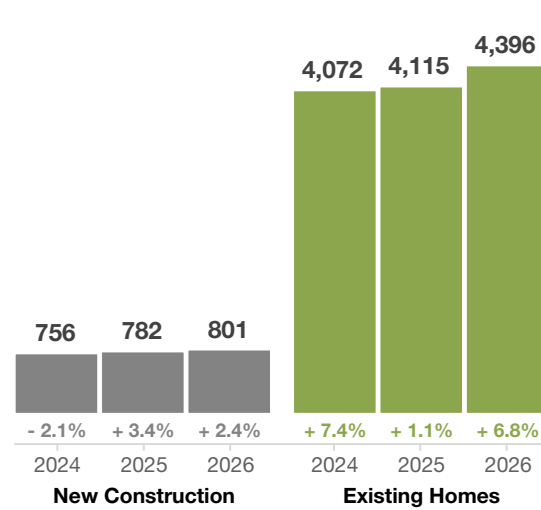
A count of the actual sales that closed in a given month.



## April

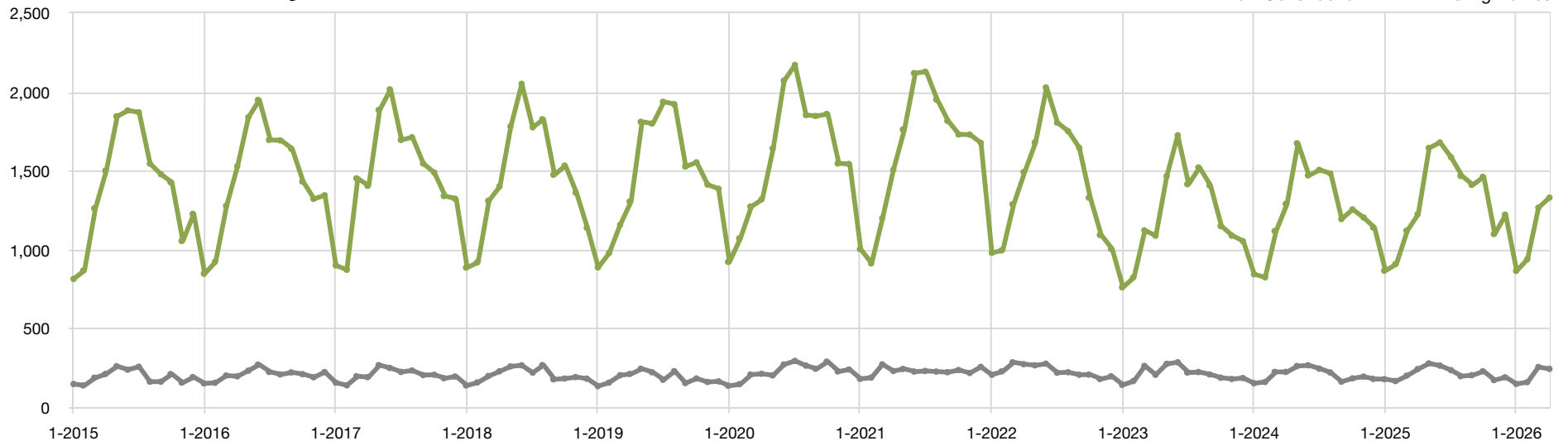


## Year to Date



Closed Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
May-2025	277	+ 6.5%	1,644	- 1.8%
Jun-2025	263	- 0.8%	1,679	+ 14.2%
Jul-2025	234	- 4.1%	1,586	+ 5.4%
Aug-2025	196	- 10.5%	1,467	- 1.0%
Sep-2025	202	+ 25.5%	1,410	+ 18.2%
Oct-2025	227	+ 24.7%	1,461	+ 16.5%
Nov-2025	171	- 11.4%	1,098	- 8.7%
Dec-2025	189	+ 6.2%	1,221	+ 7.2%
Jan-2026	147	- 16.9%	864	- 0.1%
Feb-2026	158	- 4.2%	938	+ 3.4%
Mar-2026	254	+ 27.6%	1,265	+ 13.0%
<b>Apr-2026</b>	<b>242</b>	<b>+ 0.4%</b>	<b>1,329</b>	<b>+ 8.6%</b>
12-Month Avg	213	+ 2.9%	1,330	+ 6.1%

## Historical Closed Sales by Month

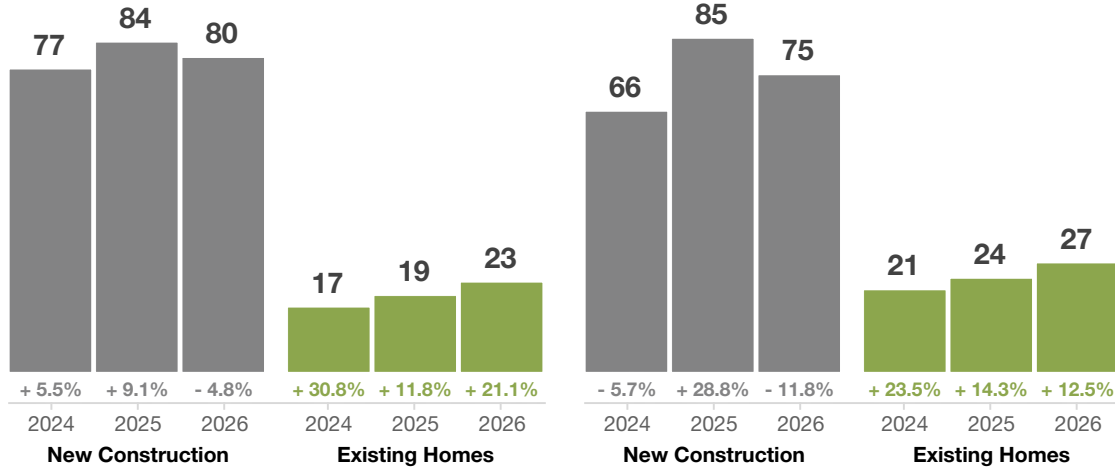


# Days on Market Until Sale

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



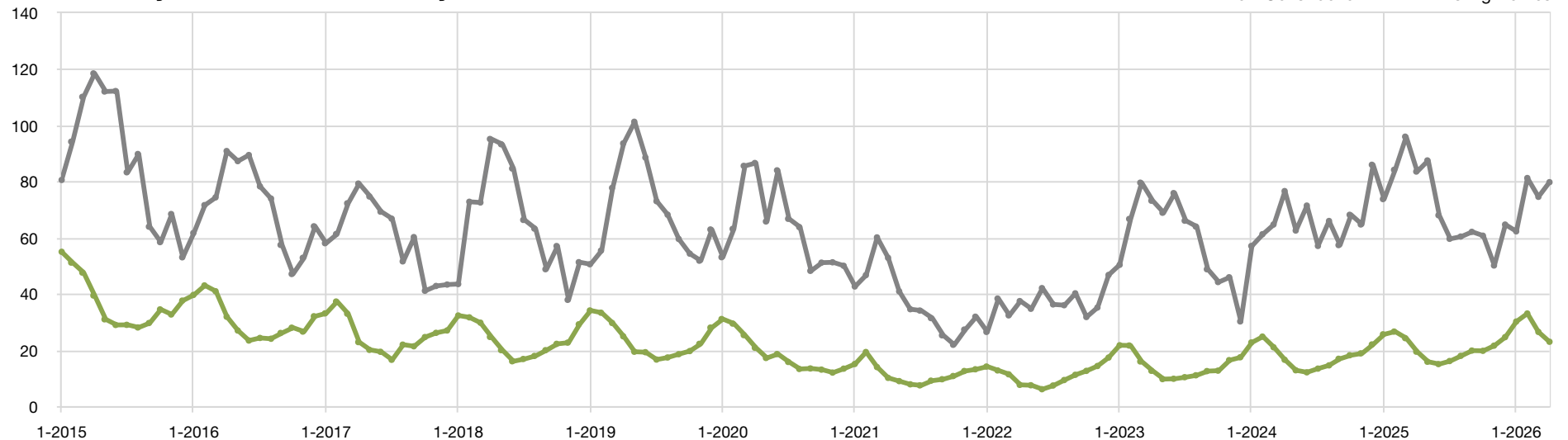
## April



Days on Market	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	60	- 9.1%	18	+ 20.0%
Sep-2025	62	+ 8.8%	20	+ 17.6%
Oct-2025	61	- 10.3%	20	+ 11.1%
Nov-2025	50	- 23.1%	22	+ 15.8%
Dec-2025	65	- 24.4%	25	+ 13.6%
Jan-2026	62	- 16.2%	30	+ 15.4%
Feb-2026	81	- 3.6%	33	+ 22.2%
Mar-2026	75	- 21.9%	26	+ 8.3%
<b>Apr-2026</b>	<b>80</b>	<b>- 4.8%</b>	<b>23</b>	<b>+ 21.1%</b>
12-Month Avg*	68	- 5.1%	21	+ 17.3%

\* 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

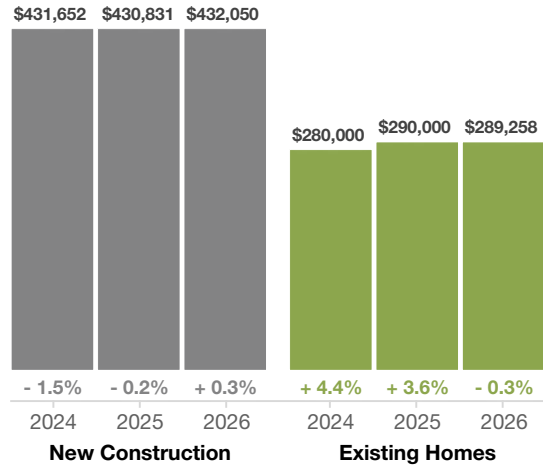


# Median Closed Price

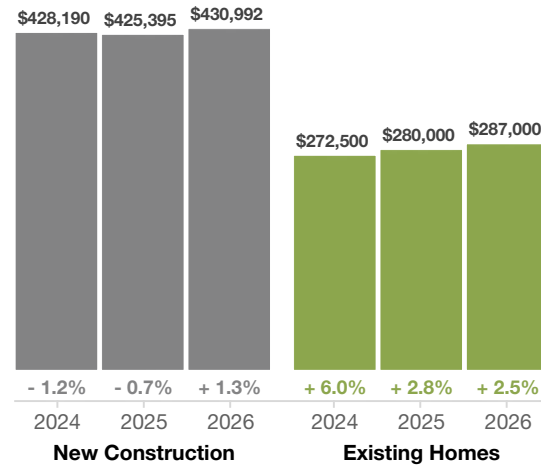
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## April



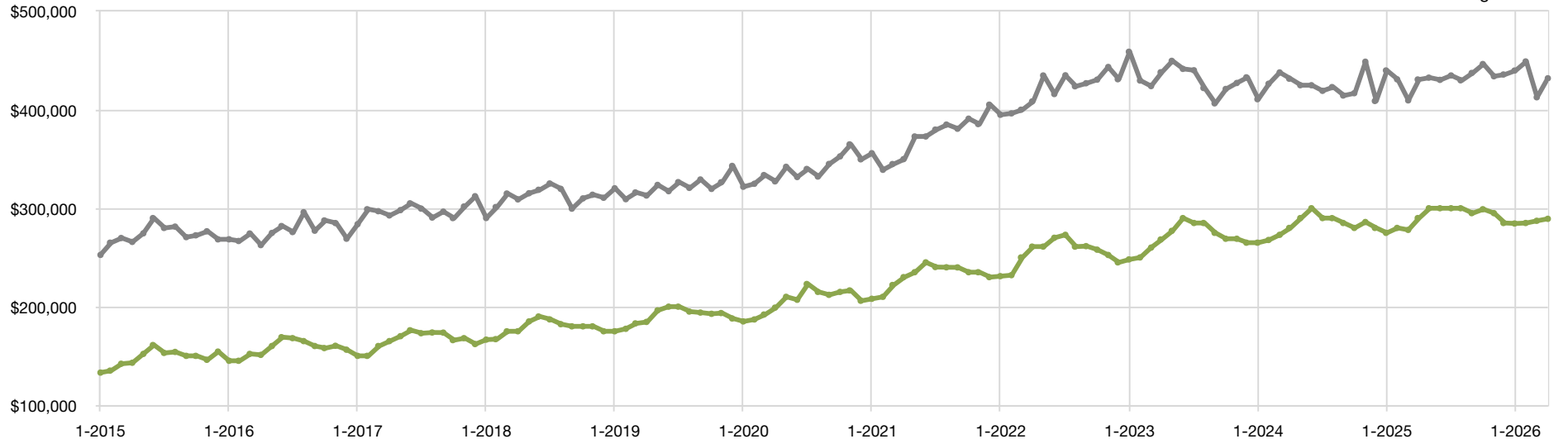
## Year to Date



Median Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
May-2025	\$432,708	+ 1.8%	\$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	\$434,105	- 3.3%	\$295,000	+ 3.1%
Dec-2025	\$435,900	+ 6.6%	\$285,000	+ 1.8%
Jan-2026	\$439,900	- 0.0%	\$284,500	+ 3.5%
Feb-2026	\$449,138	+ 4.2%	\$285,000	+ 1.8%
Mar-2026	\$412,749	+ 0.8%	\$287,250	+ 3.3%
<b>Apr-2026</b>	<b>\$432,050</b>	<b>+ 0.3%</b>	<b>\$289,258</b>	<b>- 0.3%</b>
12-Month Avg*	\$433,578	+ 2.5%	\$295,000	+ 3.5%

\* 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

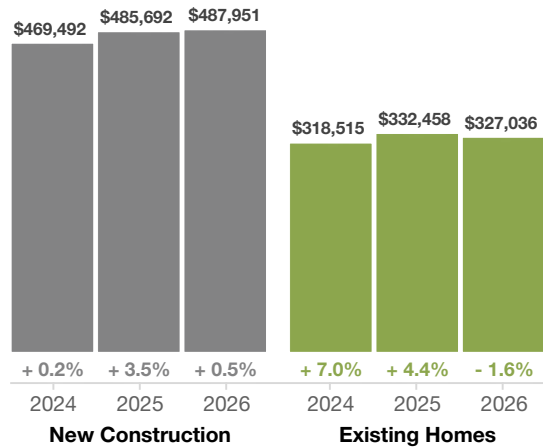


# Average Closed Price

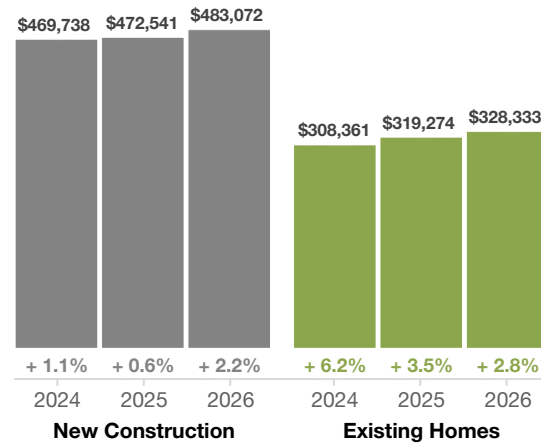
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## April



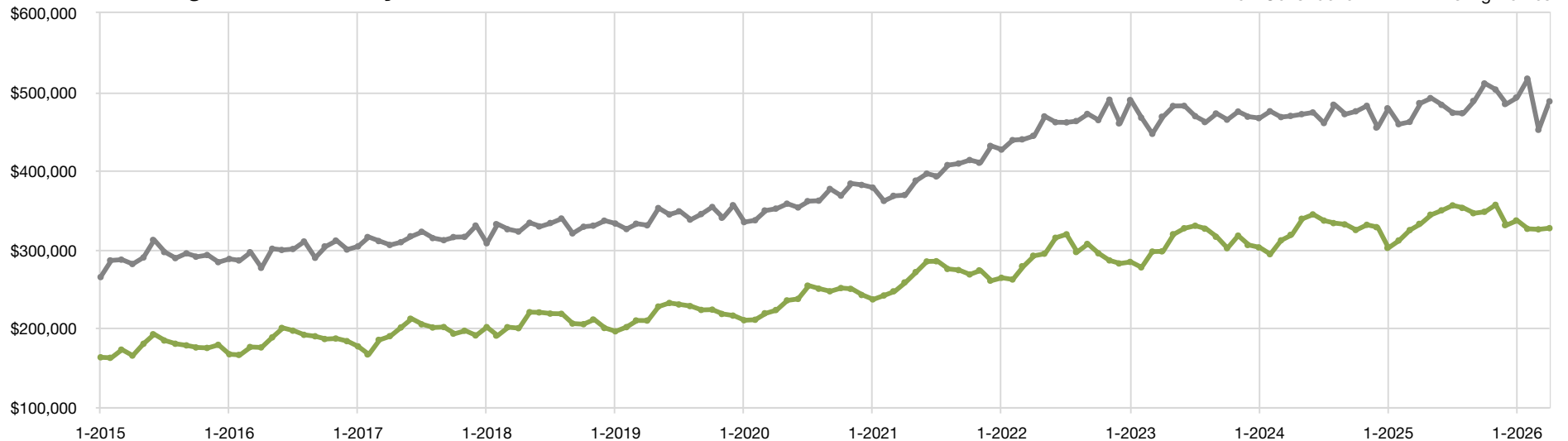
## Year to Date



Average Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
May-2025	\$492,093	+ 4.3%	\$344,084	+ 1.5%
Jun-2025	\$483,548	+ 2.0%	\$349,641	+ 1.5%
Jul-2025	\$473,465	+ 2.8%	\$355,948	+ 5.7%
Aug-2025	\$472,895	- 2.2%	\$352,750	+ 5.8%
Sep-2025	\$488,475	+ 3.5%	\$346,021	+ 4.3%
Oct-2025	\$510,685	+ 7.4%	\$347,801	+ 7.1%
Nov-2025	\$502,943	+ 4.3%	\$356,632	+ 7.7%
Dec-2025	\$484,622	+ 6.6%	\$330,857	+ 0.8%
Jan-2026	\$492,777	+ 2.8%	\$336,748	+ 11.5%
Feb-2026	\$516,784	+ 12.6%	\$326,226	+ 4.8%
Mar-2026	\$451,836	- 2.2%	\$325,517	+ 0.3%
<b>Apr-2026</b>	<b>\$487,951</b>	<b>+ 0.5%</b>	<b>\$327,036</b>	<b>- 1.6%</b>
12-Month Avg*	\$486,756	+ 3.1%	\$342,672	+ 3.8%

\* 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

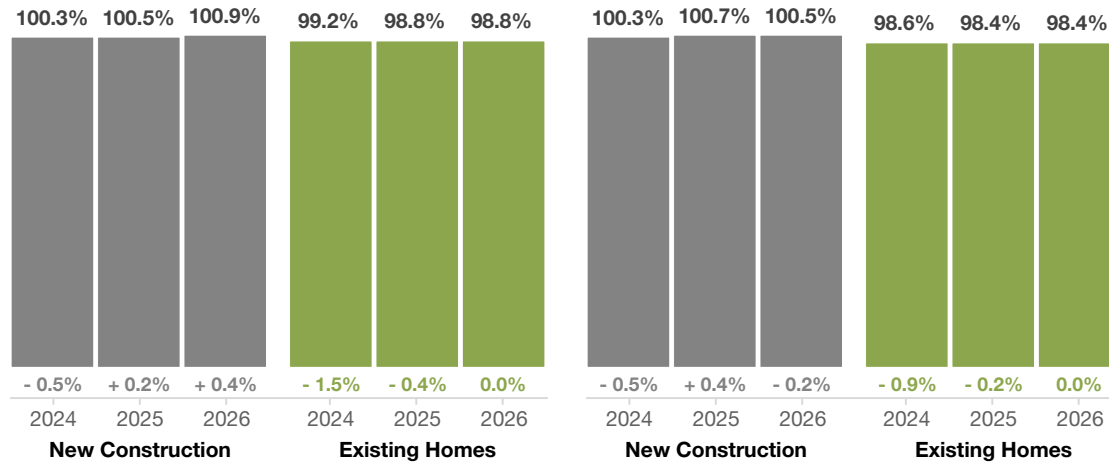


# Percent of List Price Received

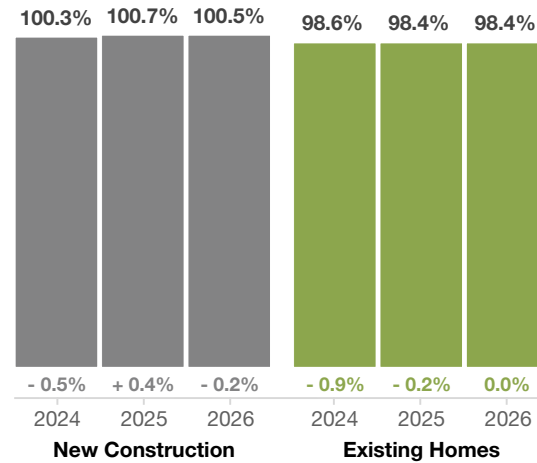
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## April



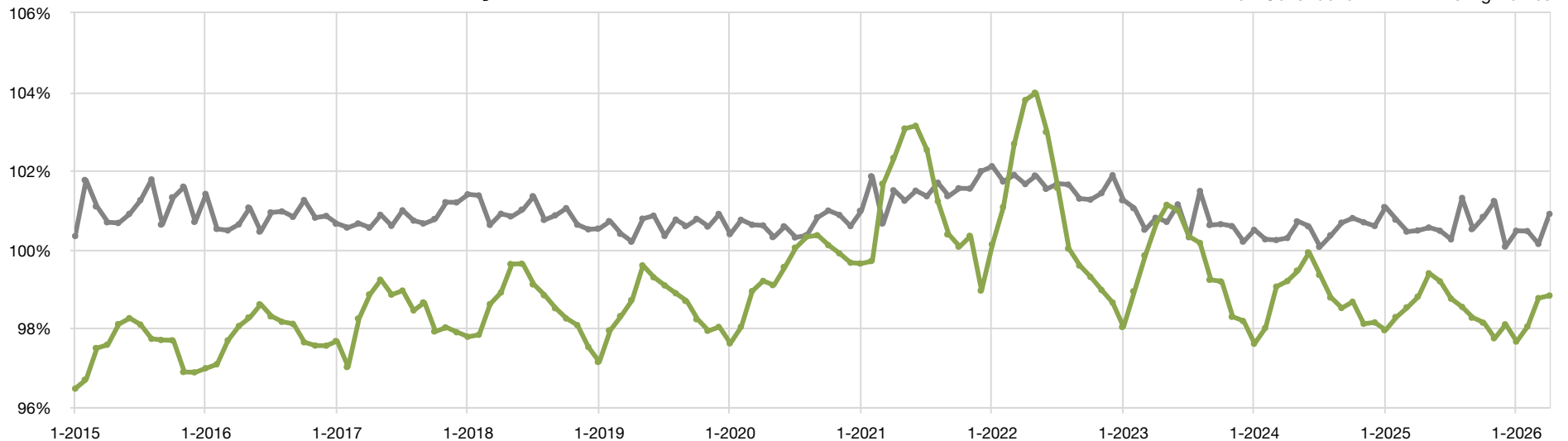
## Year to Date



Pct. of List Price Received	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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%	- 0.6%
Aug-2025	101.3%	+ 0.9%	98.5%	- 0.3%
Sep-2025	100.5%	- 0.2%	98.3%	- 0.2%
Oct-2025	100.8%	0.0%	98.1%	- 0.6%
Nov-2025	101.2%	+ 0.5%	97.7%	- 0.4%
Dec-2025	100.1%	- 0.5%	98.1%	0.0%
Jan-2026	100.5%	- 0.6%	97.7%	- 0.3%
Feb-2026	100.5%	- 0.3%	98.0%	- 0.3%
Mar-2026	100.1%	- 0.4%	98.8%	+ 0.3%
<b>Apr-2026</b>	<b>100.9%</b>	<b>+ 0.4%</b>	<b>98.8%</b>	<b>0.0%</b>
12-Month Avg*	100.6%	+ 0.0%	98.5%	- 0.3%

\* 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

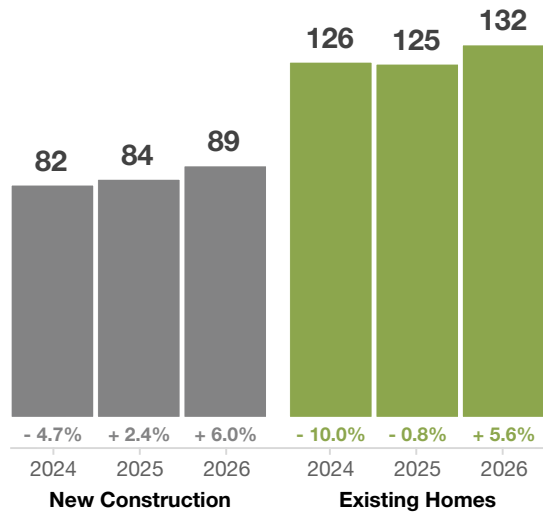


# Housing Affordability Index

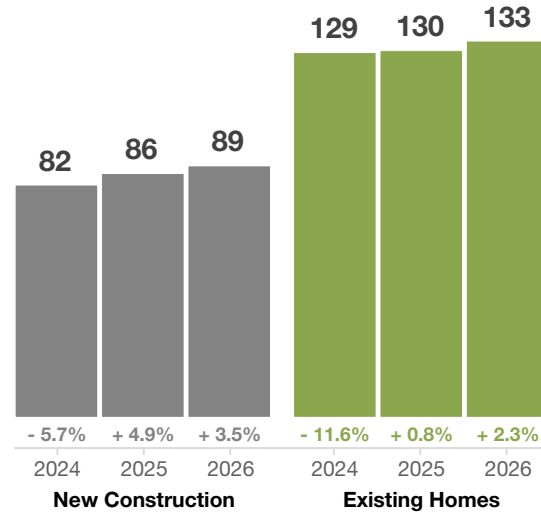
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



## April

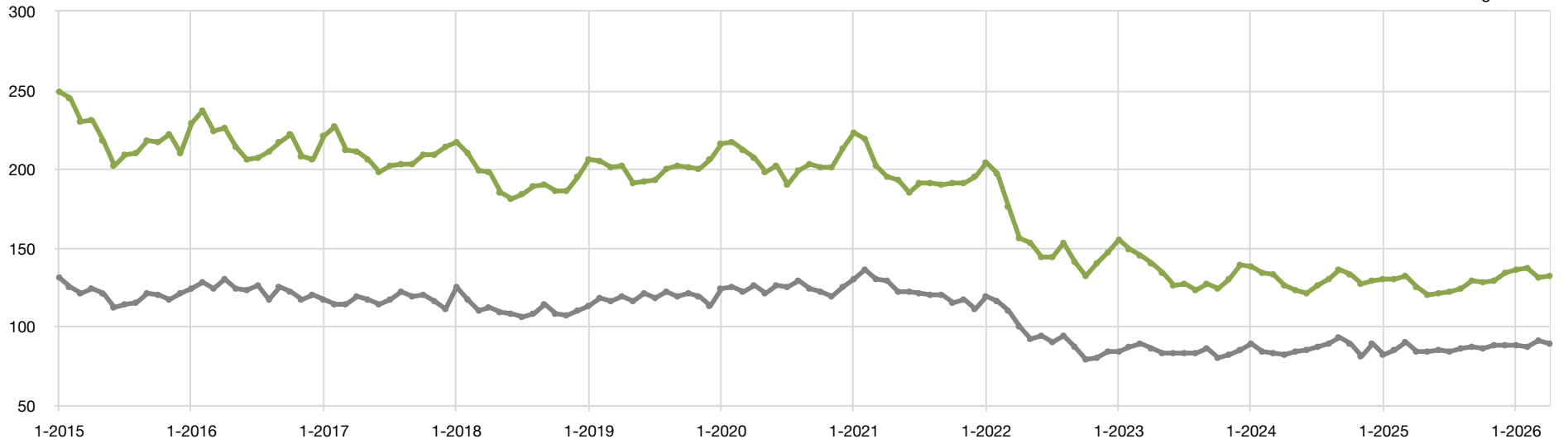


## Year to Date



Affordability Index	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
May-2025	84	0.0%	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	88	+7.3%	136	+4.6%
Feb-2026	87	+2.4%	137	+5.4%
Mar-2026	91	+1.1%	131	-0.8%
<b>Apr-2026</b>	<b>89</b>	<b>+6.0%</b>	<b>132</b>	<b>+5.6%</b>
12-Month Avg	87	0.0%	129	0.0%

## Historical Housing Affordability Index by Month

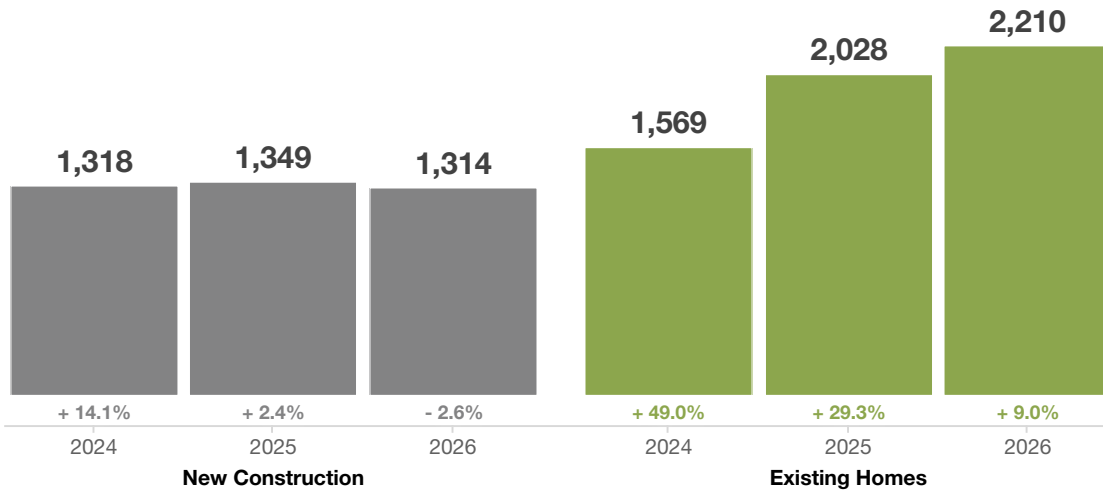


# Inventory of Homes for Sale

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

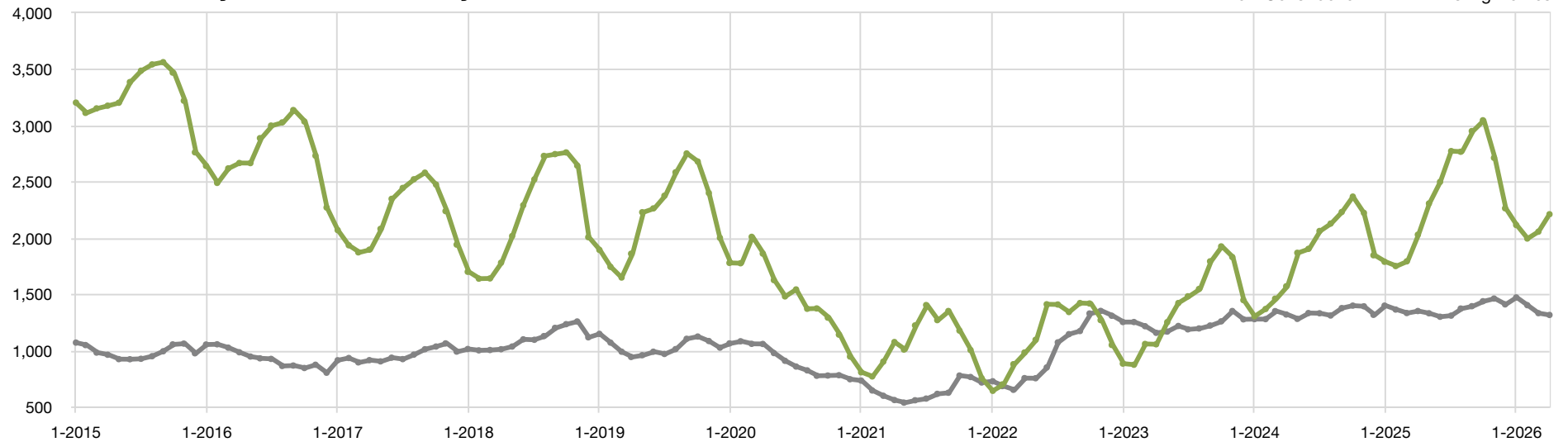


## April



Homes for Sale	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
May-2025	1,329	+ 3.9%	2,306	+ 23.5%
Jun-2025	1,298	- 2.5%	2,498	+ 31.3%
Jul-2025	1,308	- 1.6%	2,772	+ 34.5%
Aug-2025	1,371	+ 4.7%	2,766	+ 30.0%
Sep-2025	1,392	+ 1.2%	2,950	+ 32.3%
Oct-2025	1,436	+ 2.8%	3,046	+ 28.7%
Nov-2025	1,460	+ 5.0%	2,712	+ 22.1%
Dec-2025	1,408	+ 7.1%	2,263	+ 22.7%
Jan-2026	1,470	+ 5.2%	2,114	+ 18.3%
Feb-2026	1,401	+ 2.9%	1,994	+ 14.0%
Mar-2026	1,330	- 0.1%	2,055	+ 14.7%
<b>Apr-2026</b>	<b>1,314</b>	<b>- 2.6%</b>	<b>2,210</b>	<b>+ 9.0%</b>
12-Month Avg	1,376	+ 2.2%	2,474	+ 23.8%

## Historical Inventory of Homes for Sale by Month

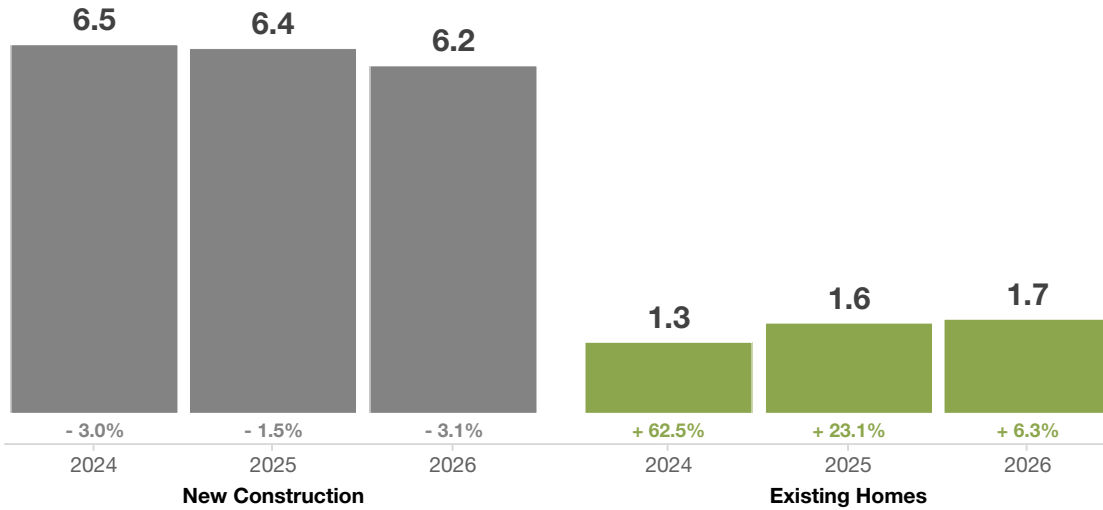


# Months Supply of Inventory

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.



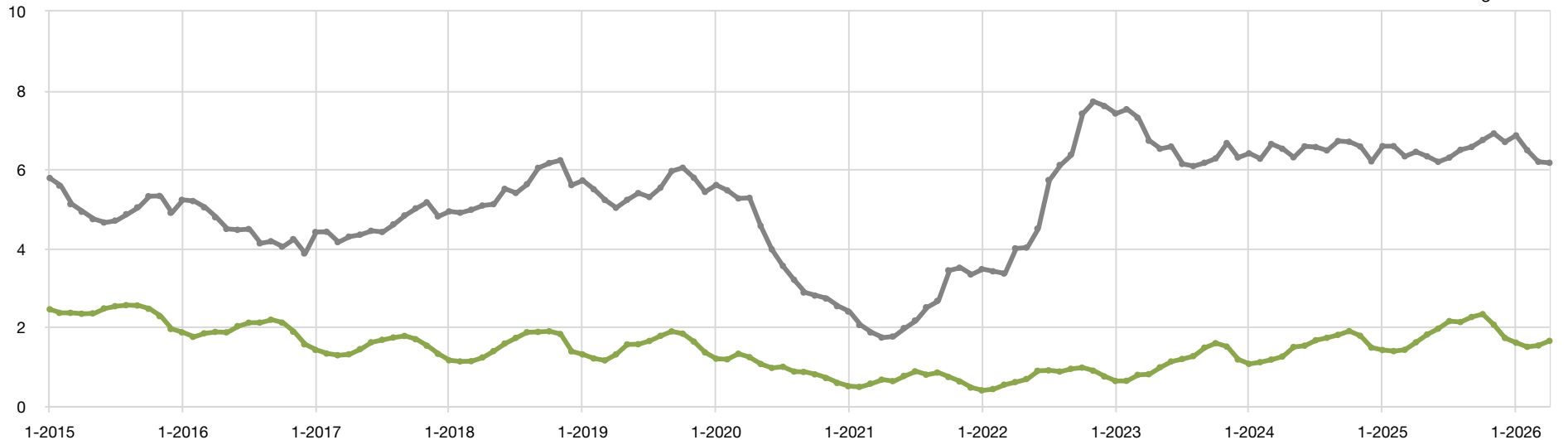
## April



Months Supply	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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%	2.2	+29.4%
Aug-2025	6.5	0.0%	2.1	+23.5%
Sep-2025	6.6	-1.5%	2.3	+27.8%
Oct-2025	6.7	0.0%	2.3	+21.1%
Nov-2025	6.9	+4.5%	2.1	+16.7%
Dec-2025	6.7	+8.1%	1.7	+13.3%
Jan-2026	6.9	+4.5%	1.6	+14.3%
Feb-2026	6.5	-1.5%	1.5	+7.1%
Mar-2026	6.2	-1.6%	1.5	+7.1%
<b>Apr-2026</b>	<b>6.2</b>	<b>-3.1%</b>	<b>1.7</b>	<b>+6.3%</b>
12-Month Avg*	6.5	-0.2%	1.9	+18.1%

\* 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.



Key Metrics	Historical Sparkbars	4-2025	4-2026	% Change	YTD 2025	YTD 2026	% Change
<b>New Listings</b>		2,993	<b>2,903</b>	- 3.0%	9,398	<b>9,967</b>	+ 6.1%
<b>Pending Sales</b>		1,857	<b>1,823</b>	- 1.8%	6,201	<b>6,560</b>	+ 5.8%
<b>Closed Sales</b>		1,465	<b>1,571</b>	+ 7.2%	4,897	<b>5,197</b>	+ 6.1%
<b>Days on Market Until Sale</b>		30	<b>32</b>	+ 6.7%	33	<b>35</b>	+ 6.1%
<b>Median Closed Price</b>		\$312,500	<b>\$310,000</b>	- 0.8%	\$302,188	<b>\$310,000</b>	+ 2.6%
<b>Average Closed Price</b>		\$357,666	<b>\$351,871</b>	- 1.6%	\$343,764	<b>\$352,215</b>	+ 2.5%
<b>Percent of List Price Received</b>		99.1%	<b>99.1%</b>	0.0%	98.8%	<b>98.7%</b>	- 0.1%
<b>Housing Affordability Index</b>		116	<b>123</b>	+ 6.0%	120	<b>123</b>	+ 2.5%
<b>Inventory of Homes for Sale</b>		3,377	<b>3,524</b>	+ 4.4%	—	—	—
<b>Months Supply of Inventory</b>		2.3	<b>2.3</b>	0.0%	—	—	—