

Monthly Indicators

Lincoln Area Region



May 2025

U.S. existing-home sales dipped 0.5% month-over-month and 2.0% year-over-year to a seasonally adjusted annual rate of 4.00 million units, according to the National Association of REALTORS® (NAR). Sales increased in the Midwest, decreased in the West and Northeast, and were unchanged in the South. Year-over-year, sales were down in every region except the Northeast.

New Listings remained flat for New Construction but increased 7.0 percent for Existing Homes properties. Pending Sales decreased 28.4 percent for New Construction but increased 6.5 percent for Existing Homes. Inventory increased 10.1 percent for New Construction and 15.9 percent for Existing Homes.

Median Closed Price increased 3.9 percent for New Construction and 8.6 percent for Existing Homes. Days on Market remained flat for New Construction but increased 25.0 percent for Existing Homes properties. Months Supply of Inventory increased 13.6 percent for New Construction and 6.7 percent for Existing Homes.

There were 1.45 million units actively for sale heading into May, a 9.0% increase from the previous month and a 20.8% improvement from the same time last year, for a 4.4-month supply at the current sales pace, according to NAR. The median existing-home price edged up 1.8% year-over-year to \$414,000 as of last measure, the 22nd consecutive month of annual price increases and a new record high for the month.

Quick Facts

- 5.4%	+ 7.7%	+ 13.7%
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 Lincoln area, which includes all of Lancaster and Seward counties, as well as the following ZIP codes: 68003, 68304, 68347, 68349, 68366, 68407, 68418, 68454, 68461 and 68462. 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.



Lincoln Area Region

Key Metrics	Historical Sparkbars	5-2024	5-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		114	114	0.0%	562	619	+ 10.1%
Pending Sales		67	48	- 28.4%	278	253	- 9.0%
Closed Sales		54	59	+ 9.3%	213	237	+ 11.3%
Days on Market Until Sale		41	41	0.0%	45	46	+ 2.2%
Median Closed Price		\$446,675	\$464,000	+ 3.9%	\$451,392	\$469,950	+ 4.1%
Average Closed Price		\$459,699	\$478,388	+ 4.1%	\$469,002	\$492,036	+ 4.9%
Percent of List Price Received		101.3%	100.3%	- 1.0%	100.5%	100.4%	- 0.1%
Housing Affordability Index		77	75	- 2.6%	76	74	- 2.6%
Inventory of Homes for Sale		277	305	+ 10.1%	—	—	—
Months Supply of Inventory		5.9	6.7	+ 13.6%	—	—	—

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.



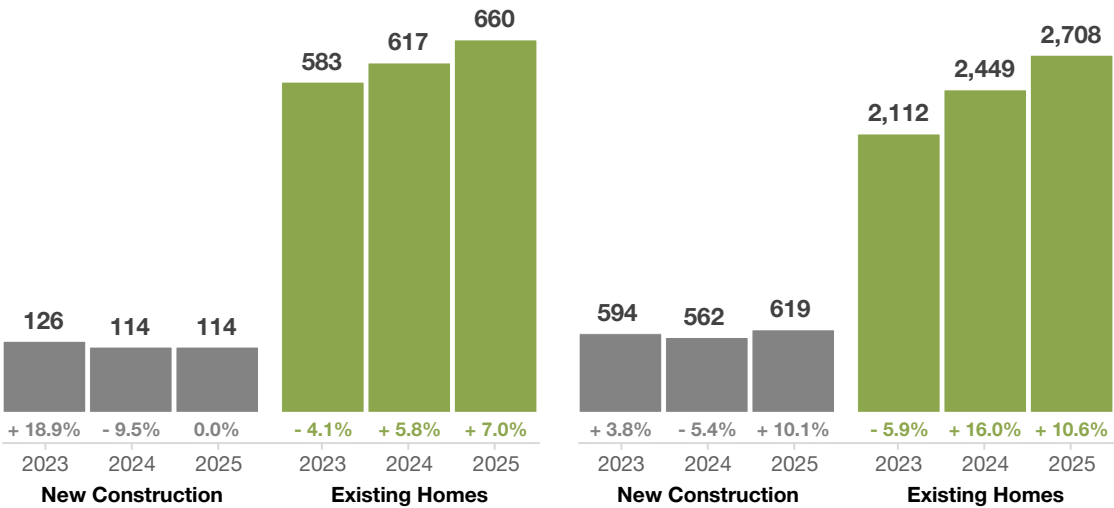
Lincoln Area Region

Key Metrics	Historical Sparkbars	5-2024	5-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		617	660	+ 7.0%	2,449	2,708	+ 10.6%
Pending Sales		386	411	+ 6.5%	1,700	1,772	+ 4.2%
Closed Sales		468	435	- 7.1%	1,523	1,497	- 1.7%
Days on Market Until Sale		12	15	+ 25.0%	20	21	+ 5.0%
Median Closed Price		\$285,500	\$310,000	+ 8.6%	\$275,000	\$285,500	+ 3.8%
Average Closed Price		\$338,948	\$349,172	+ 3.0%	\$316,880	\$331,021	+ 4.5%
Percent of List Price Received		99.8%	99.2%	- 0.6%	98.9%	98.8%	- 0.1%
Housing Affordability Index		120	112	- 6.7%	124	121	- 2.4%
Inventory of Homes for Sale		466	540	+ 15.9%	—	—	—
Months Supply of Inventory		1.5	1.6	+ 6.7%	—	—	—

New Listings

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

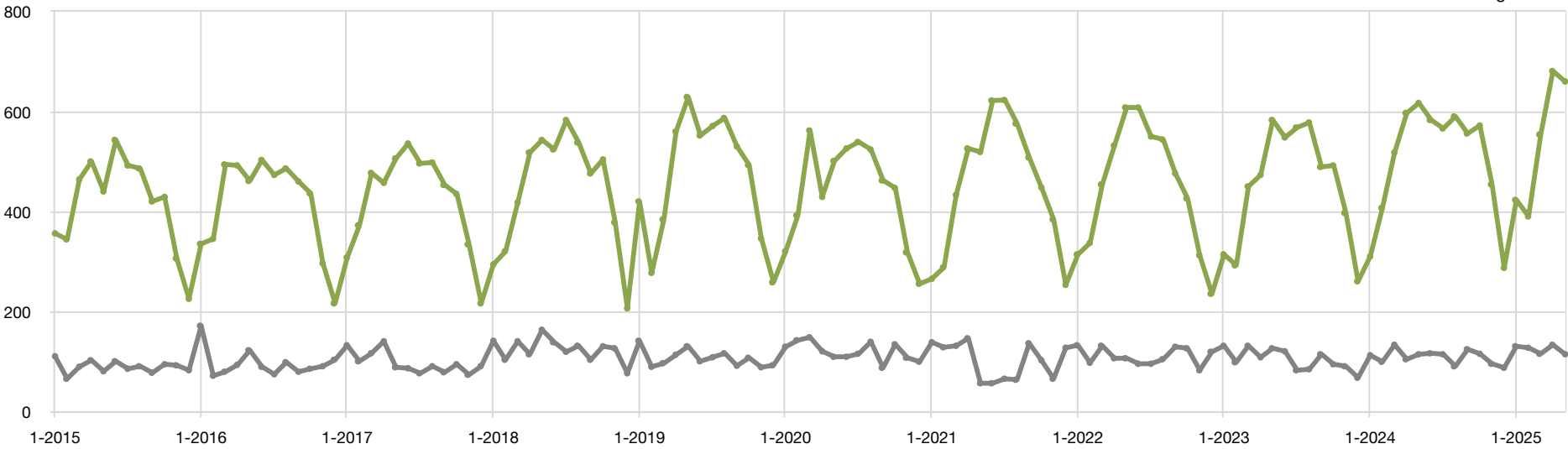
May



Year to Date

New Listings	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jun-2024	116	- 3.3%	583	+ 6.4%
Jul-2024	114	+ 39.0%	566	- 0.4%
Aug-2024	90	+ 7.1%	590	+ 2.1%
Sep-2024	124	+ 8.8%	556	+ 13.7%
Oct-2024	115	+ 22.3%	572	+ 16.3%
Nov-2024	95	+ 5.6%	454	+ 14.4%
Dec-2024	87	+ 29.9%	287	+ 10.4%
Jan-2025	130	+ 16.1%	423	+ 36.5%
Feb-2025	127	+ 28.3%	390	- 4.2%
Mar-2025	115	- 13.5%	554	+ 6.9%
Apr-2025	133	+ 27.9%	681	+ 14.1%
May-2025	114	0.0%	660	+ 7.0%
12-Month Avg	113	+ 11.9%	526	+ 9.1%

Historical New Listings by Month

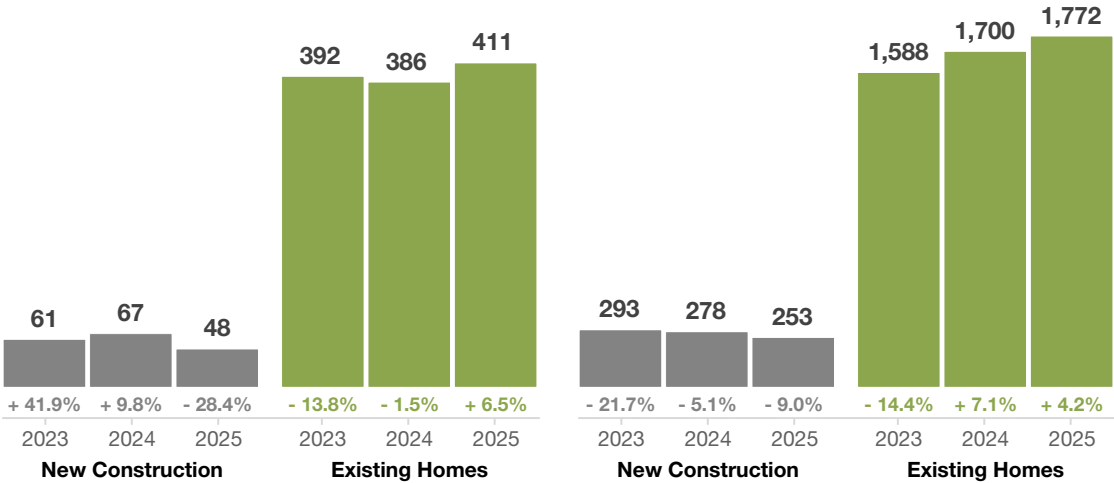


Pending Sales

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

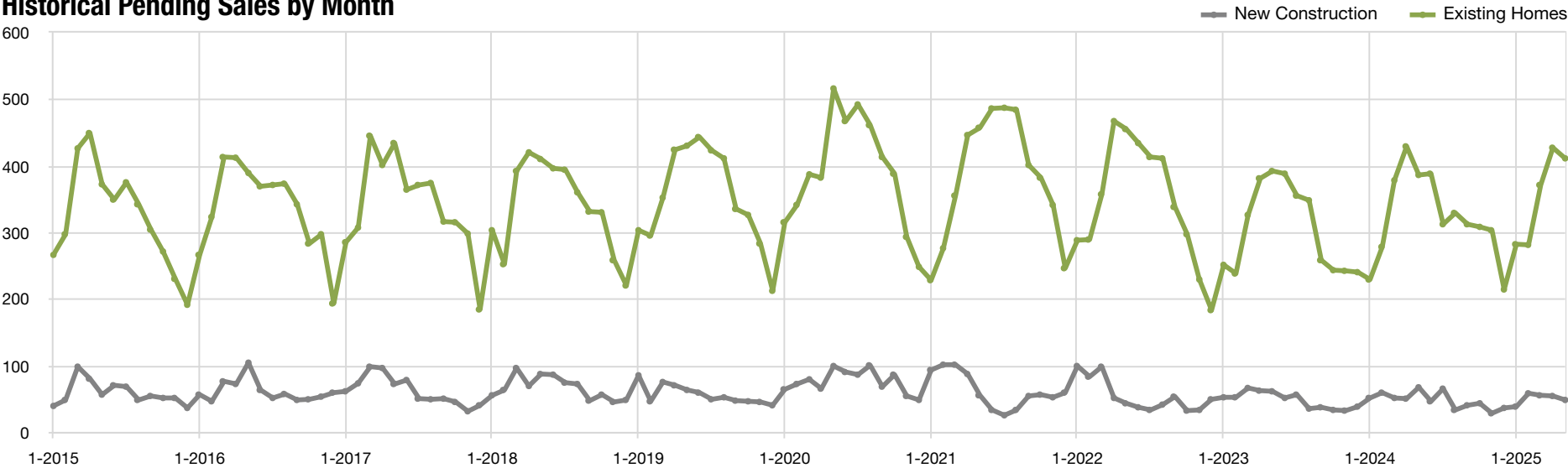
May

Year to Date



Pending Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jun-2024	46	- 9.8%	388	0.0%
Jul-2024	65	+ 16.1%	312	- 12.1%
Aug-2024	33	- 5.7%	329	- 5.5%
Sep-2024	40	+ 8.1%	312	+ 20.9%
Oct-2024	43	+ 30.3%	308	+ 26.7%
Nov-2024	28	- 12.5%	303	+ 25.2%
Dec-2024	36	- 5.3%	214	- 10.8%
Jan-2025	38	- 25.5%	282	+ 23.1%
Feb-2025	58	- 1.7%	281	+ 1.1%
Mar-2025	55	+ 7.8%	371	- 1.9%
Apr-2025	54	+ 8.0%	427	- 0.5%
May-2025	48	- 28.4%	411	+ 6.5%
12-Month Avg	45	- 4.3%	328	+ 4.1%

Historical Pending Sales by Month

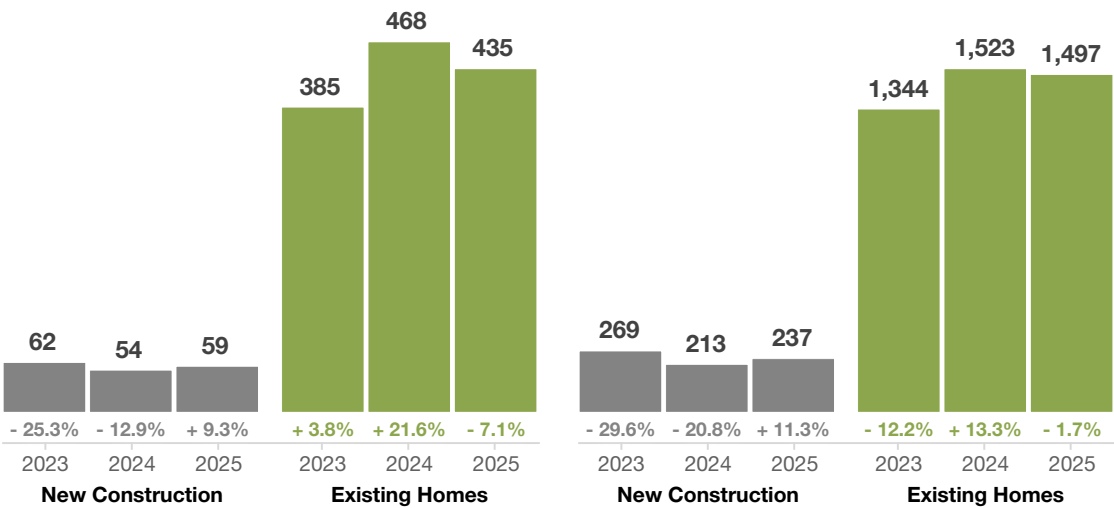


Closed Sales

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

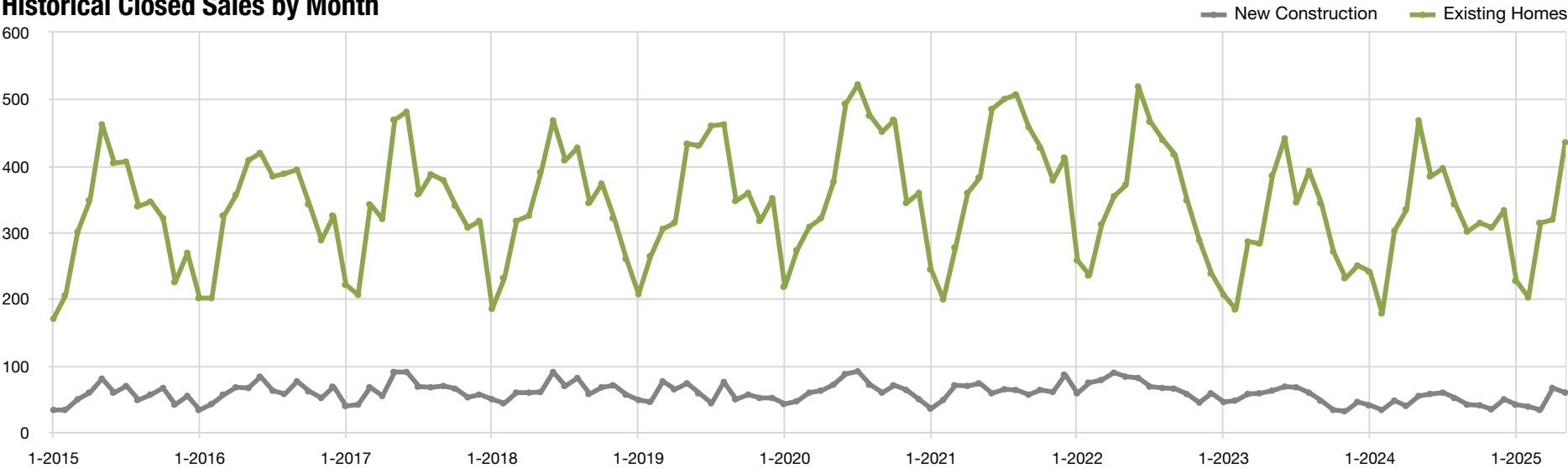
May

Year to Date



Closed Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jun-2024	57	- 16.2%	384	- 12.9%
Jul-2024	59	- 11.9%	396	+ 14.8%
Aug-2024	51	- 13.6%	342	- 12.8%
Sep-2024	41	- 12.8%	301	- 12.5%
Oct-2024	40	+ 21.2%	314	+ 15.9%
Nov-2024	34	+ 9.7%	307	+ 32.9%
Dec-2024	49	+ 8.9%	333	+ 33.2%
Jan-2025	41	+ 2.5%	227	- 5.8%
Feb-2025	38	+ 15.2%	202	+ 13.5%
Mar-2025	33	- 29.8%	314	+ 4.0%
Apr-2025	66	+ 69.2%	319	- 4.5%
May-2025	59	+ 9.3%	435	- 7.1%
12-Month Avg	47	0.0%	323	+ 2.2%

Historical Closed Sales by Month



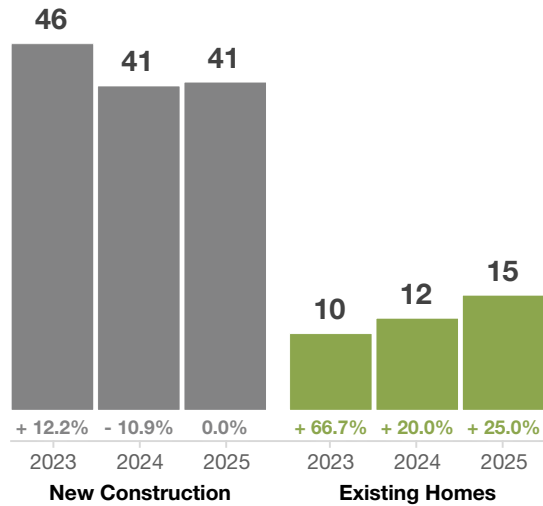
Days on Market Until Sale

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

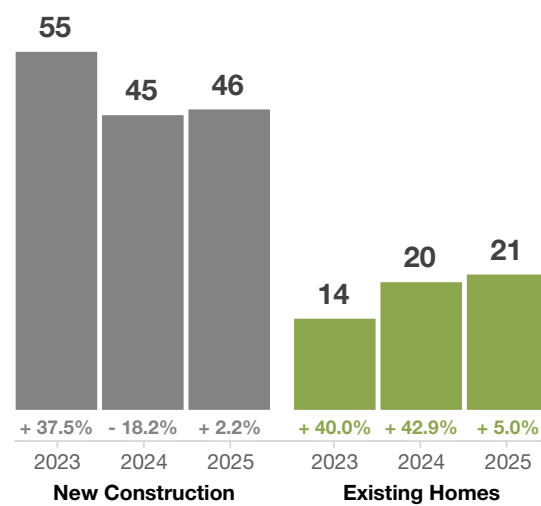


Lincoln Area Region

May



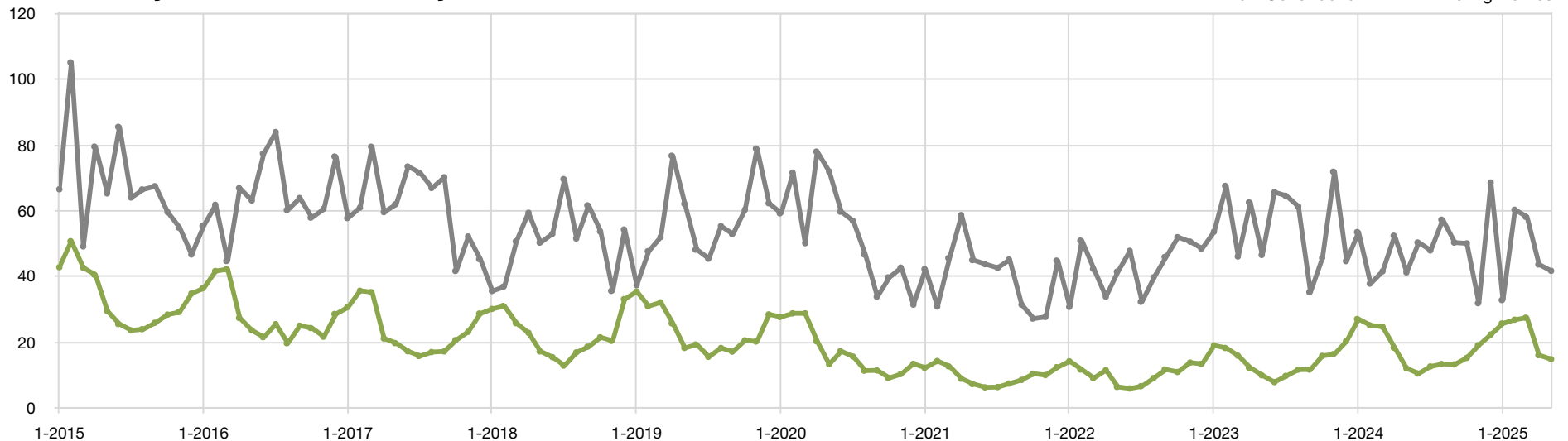
Year to Date



Days on Market	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jun-2024	50	- 23.1%	10	+ 25.0%
Jul-2024	48	- 25.0%	12	+ 33.3%
Aug-2024	57	- 6.6%	13	+ 18.2%
Sep-2024	50	+ 42.9%	13	+ 18.2%
Oct-2024	50	+ 11.1%	15	- 6.3%
Nov-2024	32	- 55.6%	19	+ 18.8%
Dec-2024	68	+ 54.5%	22	+ 10.0%
Jan-2025	33	- 37.7%	25	- 7.4%
Feb-2025	60	+ 57.9%	27	+ 8.0%
Mar-2025	58	+ 41.5%	27	+ 12.5%
Apr-2025	43	- 17.3%	16	- 11.1%
May-2025	41	0.0%	15	+ 25.0%
12-Month Avg*	49	- 5.6%	17	+ 12.2%

* Days on Market for all properties from June 2024 through May 2025. This is not the average of the individual figures above.

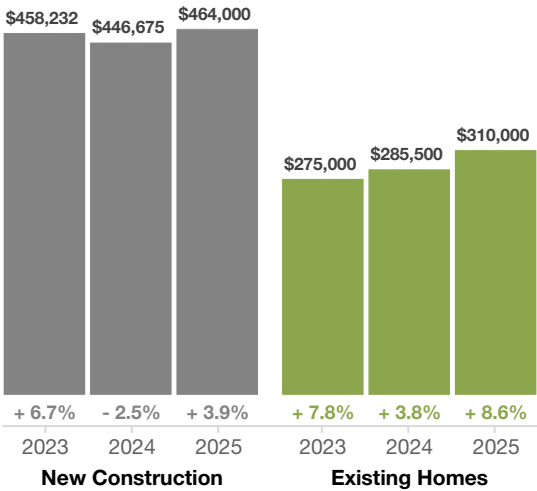
Historical Days on Market Until Sale by Month



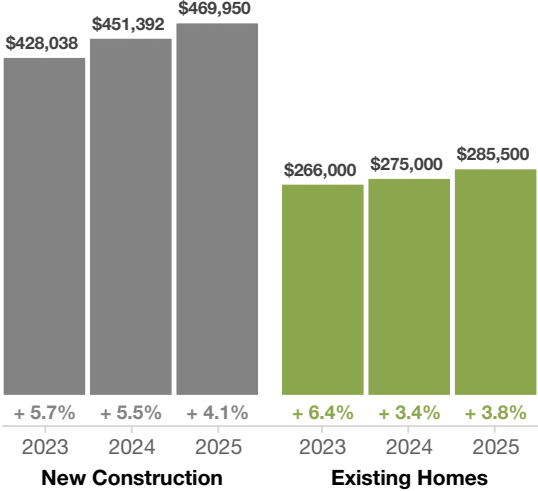
Median Closed Price

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

May



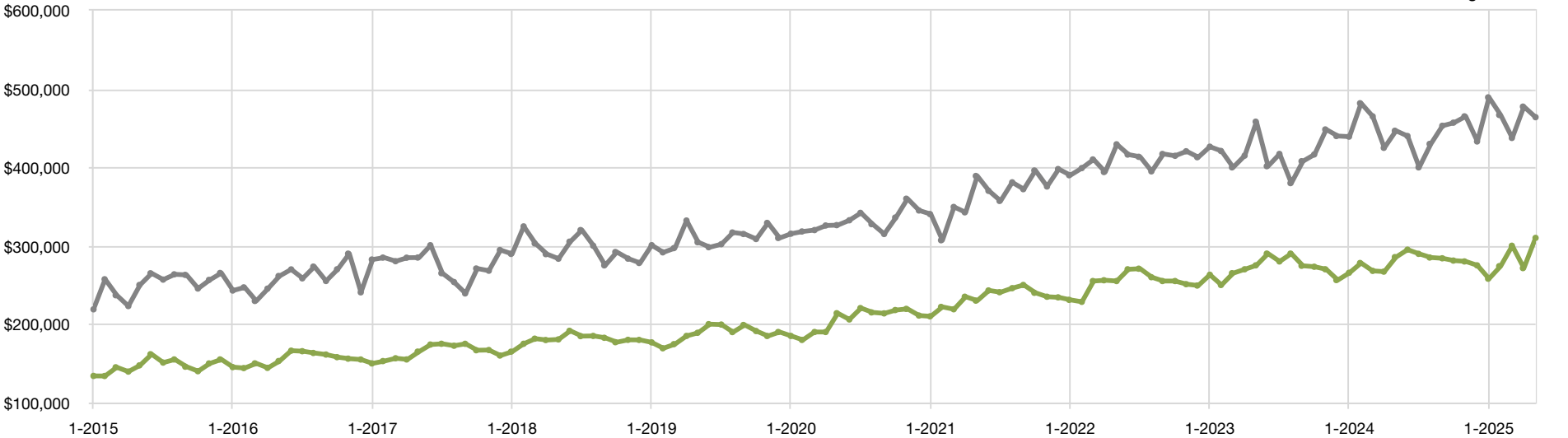
Year to Date



Median Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jun-2024	\$439,950	+ 9.6%	\$295,000	+ 1.7%
Jul-2024	\$400,000	- 4.1%	\$289,700	+ 3.5%
Aug-2024	\$429,900	+ 13.2%	\$285,000	- 1.7%
Sep-2024	\$453,000	+ 11.1%	\$284,000	+ 3.5%
Oct-2024	\$456,975	+ 9.7%	\$281,100	+ 2.9%
Nov-2024	\$465,035	+ 3.7%	\$280,000	+ 3.7%
Dec-2024	\$433,018	- 1.6%	\$275,000	+ 7.3%
Jan-2025	\$489,241	+ 11.4%	\$258,000	- 2.8%
Feb-2025	\$466,833	- 3.1%	\$273,950	- 1.5%
Mar-2025	\$437,500	- 5.9%	\$300,000	+ 12.0%
Apr-2025	\$477,450	+ 12.4%	\$271,500	+ 1.7%
May-2025	\$464,000	+ 3.9%	\$310,000	+ 8.6%
12-Month Avg*	\$453,683	+ 5.5%	\$285,000	+ 3.6%

* Median Closed Price for all properties from June 2024 through May 2025. This is not the average of the individual figures above.

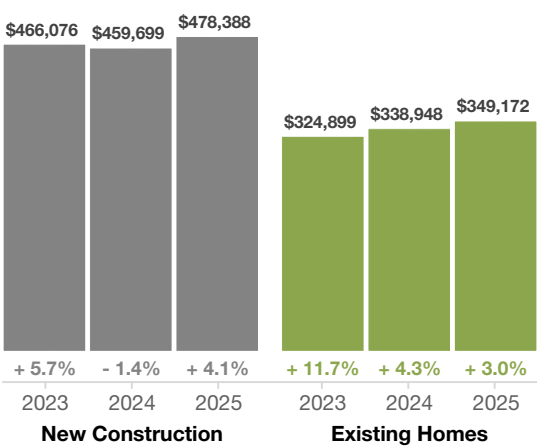
Historical Median Closed Price by Month



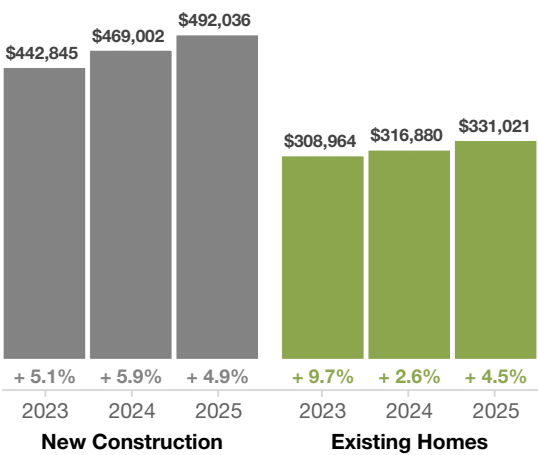
Average Closed Price

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

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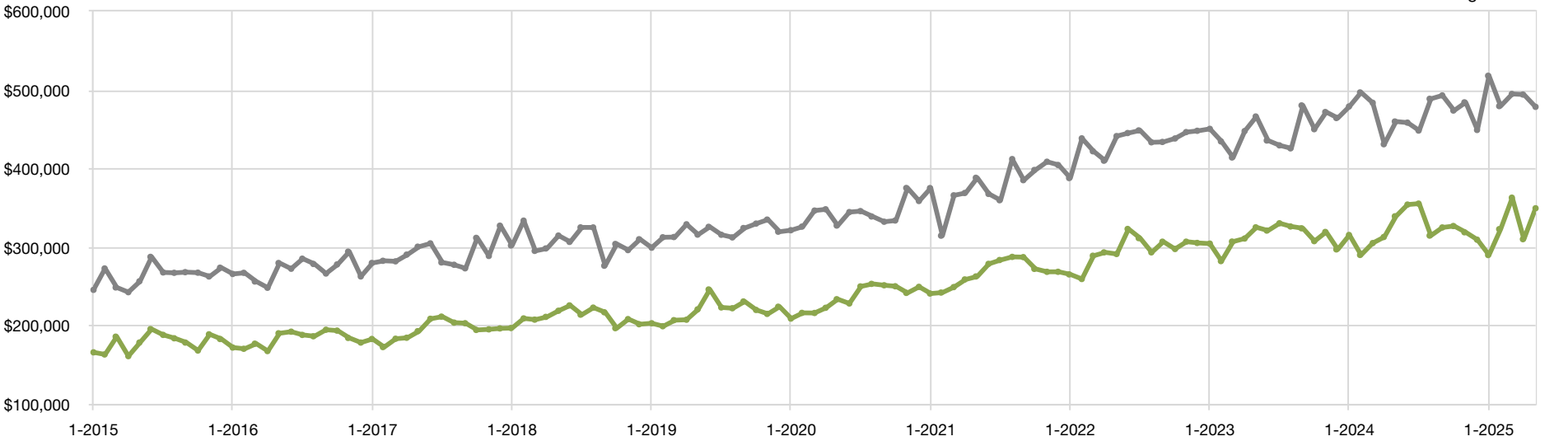
Year to Date



Average Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jun-2024	\$458,266	+ 5.2%	\$353,889	+ 10.3%
Jul-2024	\$448,169	+ 4.4%	\$355,115	+ 7.6%
Aug-2024	\$488,622	+ 14.8%	\$314,374	- 3.6%
Sep-2024	\$492,936	+ 2.7%	\$324,732	+ 0.3%
Oct-2024	\$473,673	+ 5.3%	\$326,585	+ 6.3%
Nov-2024	\$484,115	+ 2.6%	\$318,594	- 0.1%
Dec-2024	\$448,942	- 3.3%	\$309,166	+ 4.2%
Jan-2025	\$517,979	+ 8.2%	\$289,590	- 8.1%
Feb-2025	\$479,335	- 3.5%	\$322,582	+ 11.3%
Mar-2025	\$494,819	+ 2.3%	\$362,676	+ 19.0%
Apr-2025	\$494,043	+ 14.7%	\$309,809	- 0.9%
May-2025	\$478,388	+ 4.1%	\$349,172	+ 3.0%
12-Month Avg*	\$478,364	+ 5.1%	\$330,570	+ 3.9%

* Average Closed Price for all properties from June 2024 through May 2025. This is not the average of the individual figures above.

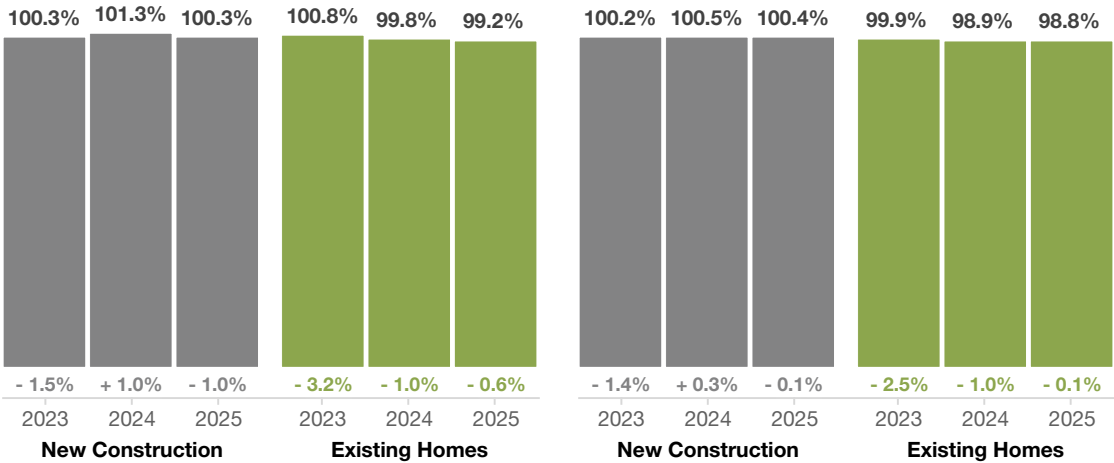
Historical Average Closed Price by Month



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.

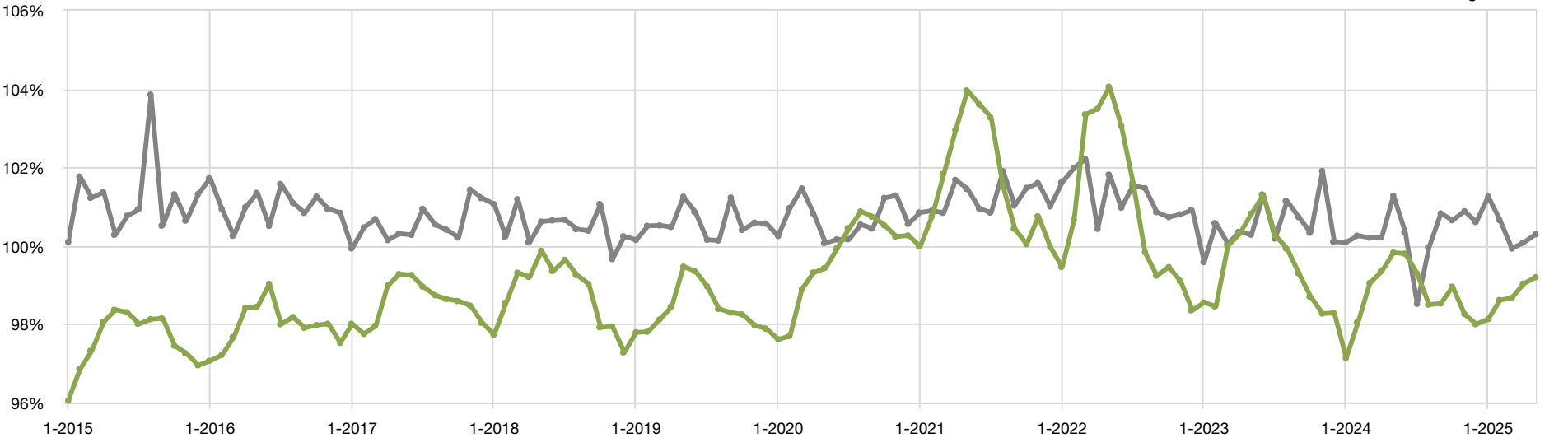
May



Pct. of List Price Received	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jun-2024	100.3%	- 1.0%	99.8%	- 1.5%
Jul-2024	98.5%	- 1.7%	99.3%	- 1.0%
Aug-2024	100.0%	- 1.1%	98.5%	- 1.4%
Sep-2024	100.8%	+ 0.1%	98.5%	- 0.8%
Oct-2024	100.7%	+ 0.4%	99.0%	+ 0.3%
Nov-2024	100.9%	- 1.0%	98.3%	0.0%
Dec-2024	100.6%	+ 0.5%	98.0%	- 0.3%
Jan-2025	101.3%	+ 1.2%	98.1%	+ 1.0%
Feb-2025	100.7%	+ 0.4%	98.6%	+ 0.6%
Mar-2025	99.9%	- 0.3%	98.7%	- 0.3%
Apr-2025	100.1%	- 0.1%	99.0%	- 0.3%
May-2025	100.3%	- 1.0%	99.2%	- 0.6%
12-Month Avg*	100.3%	- 0.4%	98.8%	- 0.6%

* Pct. of List Price Received for all properties from June 2024 through May 2025. This is not the average of the individual figures above.

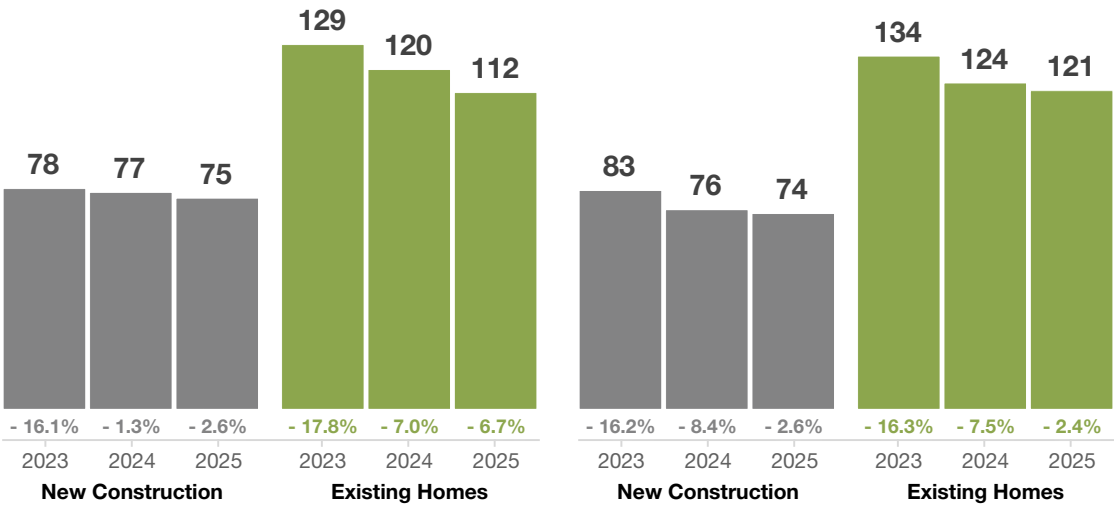
Historical Percent of List Price Received by Month



Housing Affordability Index

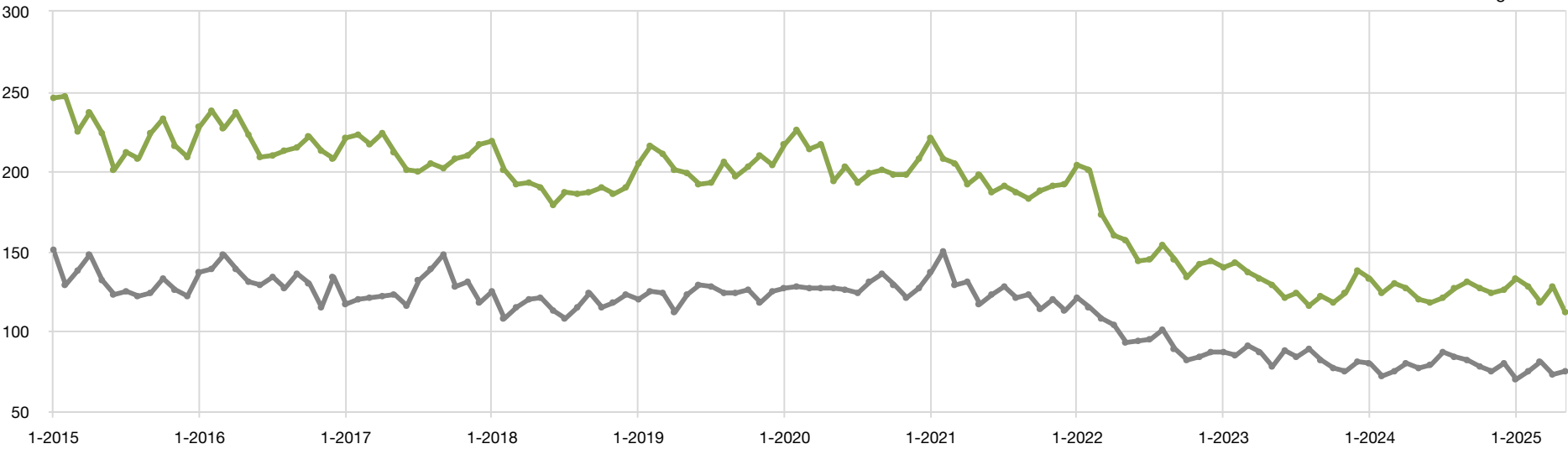
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

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Affordability Index	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jun-2024	79	- 10.2%	118	- 2.5%
Jul-2024	87	+ 3.6%	121	- 2.4%
Aug-2024	84	- 5.6%	127	+ 9.5%
Sep-2024	82	0.0%	131	+ 7.4%
Oct-2024	78	+ 1.3%	127	+ 7.6%
Nov-2024	75	0.0%	124	0.0%
Dec-2024	80	- 1.2%	126	- 8.7%
Jan-2025	70	- 12.5%	133	0.0%
Feb-2025	75	+ 4.2%	128	+ 3.2%
Mar-2025	81	+ 8.0%	118	- 9.2%
Apr-2025	73	- 8.8%	128	+ 0.8%
May-2025	75	- 2.6%	112	- 6.7%
12-Month Avg	78	- 2.5%	124	- 0.8%

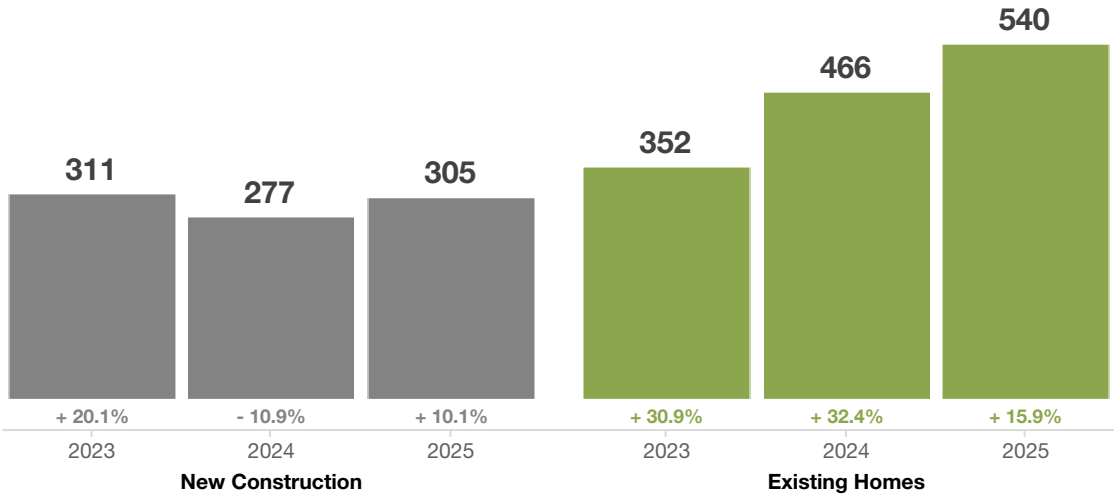
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

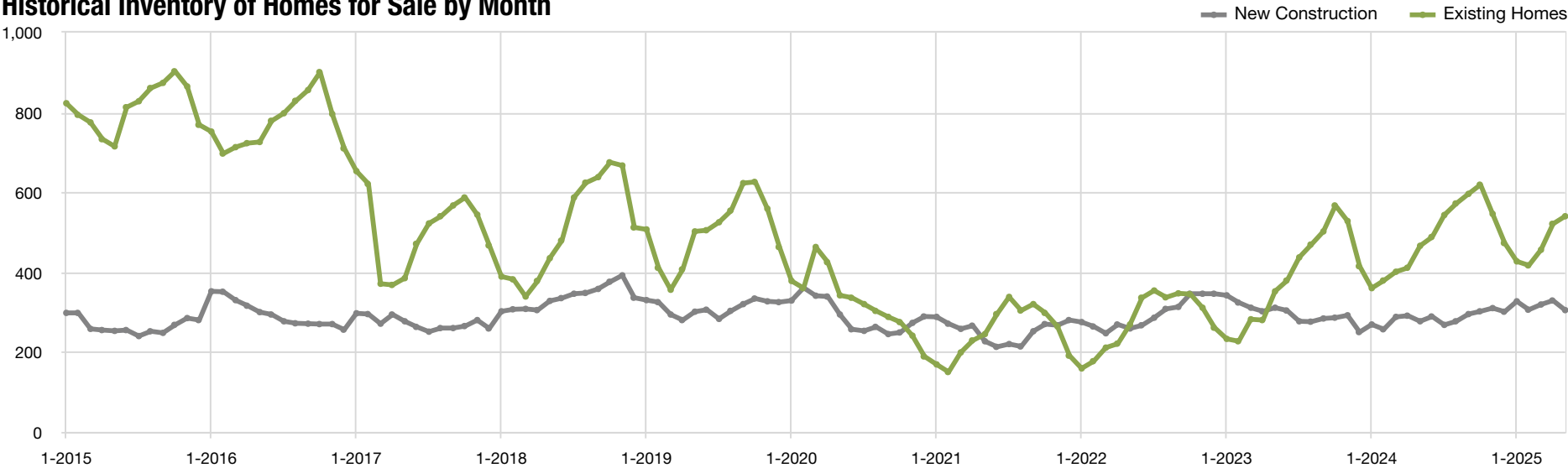
The number of properties available for sale in active status at the end of a given month.

May



Homes for Sale	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jun-2024	289	- 4.9%	488	+ 28.8%
Jul-2024	268	- 3.2%	543	+ 24.3%
Aug-2024	277	+ 0.4%	572	+ 22.0%
Sep-2024	295	+ 3.9%	596	+ 18.7%
Oct-2024	302	+ 5.6%	619	+ 9.2%
Nov-2024	310	+ 6.2%	546	+ 3.4%
Dec-2024	301	+ 20.4%	473	+ 14.0%
Jan-2025	327	+ 21.6%	427	+ 18.6%
Feb-2025	306	+ 19.1%	417	+ 10.0%
Mar-2025	319	+ 10.8%	456	+ 13.7%
Apr-2025	329	+ 13.1%	521	+ 26.8%
May-2025	305	+ 10.1%	540	+ 15.9%
12-Month Avg	302	+ 8.2%	517	+ 16.7%

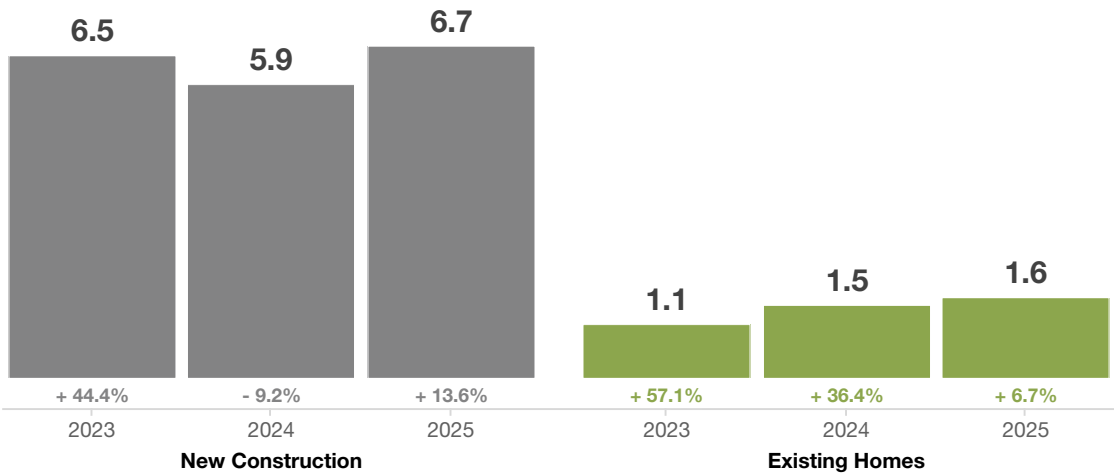
Historical Inventory of Homes for Sale by Month



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.

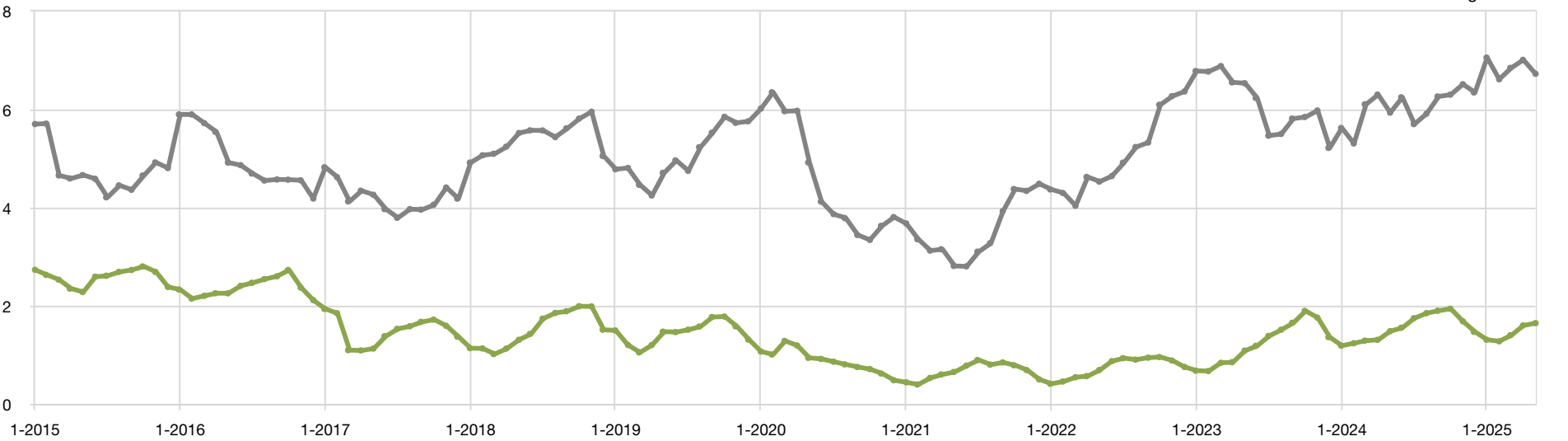
May



Months Supply	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jun-2024	6.2	0.0%	1.6	+ 33.3%
Jul-2024	5.7	+ 3.6%	1.7	+ 21.4%
Aug-2024	5.9	+ 7.3%	1.8	+ 20.0%
Sep-2024	6.3	+ 8.6%	1.9	+ 11.8%
Oct-2024	6.3	+ 8.6%	1.9	0.0%
Nov-2024	6.5	+ 8.3%	1.7	- 5.6%
Dec-2024	6.3	+ 21.2%	1.5	+ 7.1%
Jan-2025	7.1	+ 26.8%	1.3	+ 8.3%
Feb-2025	6.6	+ 24.5%	1.3	+ 8.3%
Mar-2025	6.8	+ 11.5%	1.4	+ 7.7%
Apr-2025	7.0	+ 11.1%	1.6	+ 23.1%
May-2025	6.7	+ 13.6%	1.6	+ 6.7%
12-Month Avg*	6.5	+ 11.9%	1.6	+ 12.3%

* Months Supply for all properties from June 2024 through May 2025. 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.



Lincoln Area Region

Key Metrics	Historical Sparkbars	5-2024	5-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		731	774	+ 5.9%	3,011	3,327	+ 10.5%
Pending Sales		453	459	+ 1.3%	1,978	2,025	+ 2.4%
Closed Sales		522	494	- 5.4%	1,736	1,734	- 0.1%
Days on Market Until Sale		15	18	+ 20.0%	23	24	+ 4.3%
Median Closed Price		\$301,875	\$325,000	+ 7.7%	\$291,000	\$310,000	+ 6.5%
Average Closed Price		\$351,439	\$364,604	+ 3.7%	\$335,556	\$353,041	+ 5.2%
Percent of List Price Received		100.0%	99.3%	- 0.7%	99.1%	99.0%	- 0.1%
Housing Affordability Index		113	106	- 6.2%	118	112	- 5.1%
Inventory of Homes for Sale		743	845	+ 13.7%	—	—	—
Months Supply of Inventory		2.1	2.3	+ 9.5%	—	—	—