

# Monthly Indicators

Omaha Area Region



## January 2025

U.S. existing-home sales advanced for the third straight month, climbing 2.2% to a seasonally adjusted annual rate of 4.24 million units, a 10-month high, according to the National Association of REALTORS® (NAR). Sales were up 9.3% year-over-year, driven largely by purchases of homes priced \$500,000 and above. Month-over-month, sales rose in the South, Northeast, and the West but fell in the Midwest, with all four regions reporting year-over-year gains.

New Listings increased 35.2 percent for New Construction and 23.6 percent for Existing Homes. Pending Sales decreased 3.6 percent for New Construction but increased 10.5 percent for Existing Homes. Inventory increased 5.5 percent for New Construction and 35.5 percent for Existing Homes.

Median Closed Price increased 3.4 percent for New Construction and 6.3 percent for Existing Homes. Days on Market increased 43.1 percent for New Construction and 26.3 percent for Existing Homes. Months Supply of Inventory decreased 1.5 percent for New Construction but increased 33.3 percent for Existing Homes.

According to NAR, total housing inventory was 1.15 million units heading into January, a 13.5% decrease from the previous month but a 16.2% increase from the same period one year earlier, for a 3.3-month supply at the current sales pace. Housing supply remains down compared to pre-pandemic levels, and the limited number of homes on the market continues to push sales prices higher nationwide, with the median existing-home price rising 6% year-over-year to \$404,400.

## Quick Facts

<b>+ 4.0%</b>	<b>+ 5.1%</b>	<b>+ 18.3%</b>
Change in <b>Closed Sales</b> All Properties	Change in <b>Median Closed Price</b> All Properties	Change in <b>Homes for Sale</b> 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.

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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.



Omaha Area Region

Key Metrics	Historical Sparkbars	1-2024	1-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		270	365	+ 35.2%	270	365	+ 35.2%
Pending Sales		167	161	- 3.6%	167	161	- 3.6%
Closed Sales		111	129	+ 16.2%	111	129	+ 16.2%
Days on Market Until Sale		58	83	+ 43.1%	58	83	+ 43.1%
Median Closed Price		\$409,990	\$424,075	+ 3.4%	\$409,990	\$424,075	+ 3.4%
Average Closed Price		\$462,322	\$466,027	+ 0.8%	\$462,322	\$466,027	+ 0.8%
Percent of List Price Received		100.6%	101.1%	+ 0.5%	100.6%	101.1%	+ 0.5%
Housing Affordability Index		86	81	- 5.8%	86	81	- 5.8%
Inventory of Homes for Sale		1,006	1,061	+ 5.5%	—	—	—
Months Supply of Inventory		6.7	6.6	- 1.5%	—	—	—

# 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.



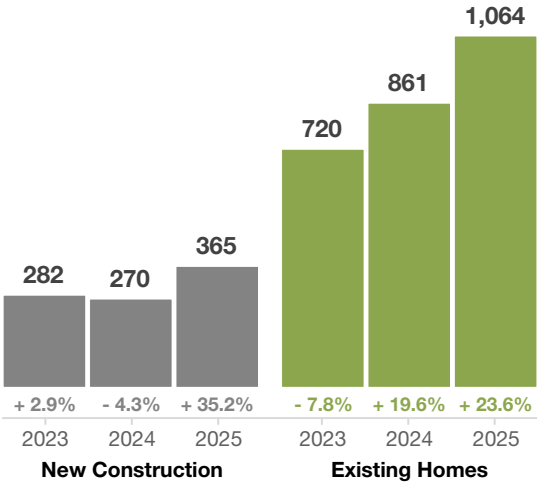
Omaha Area Region

Key Metrics	Historical Sparkbars	1-2024	1-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		861	1,064	+ 23.6%	861	1,064	+ 23.6%
Pending Sales		638	705	+ 10.5%	638	705	+ 10.5%
Closed Sales		542	550	+ 1.5%	542	550	+ 1.5%
Days on Market Until Sale		19	24	+ 26.3%	19	24	+ 26.3%
Median Closed Price		\$270,000	\$287,000	+ 6.3%	\$270,000	\$287,000	+ 6.3%
Average Closed Price		\$310,505	\$323,703	+ 4.3%	\$310,505	\$323,703	+ 4.3%
Percent of List Price Received		98.1%	98.1%	0.0%	98.1%	98.1%	0.0%
Housing Affordability Index		130	119	- 8.5%	130	119	- 8.5%
Inventory of Homes for Sale		755	1,023	+ 35.5%	—	—	—
Months Supply of Inventory		0.9	1.2	+ 33.3%	—	—	—

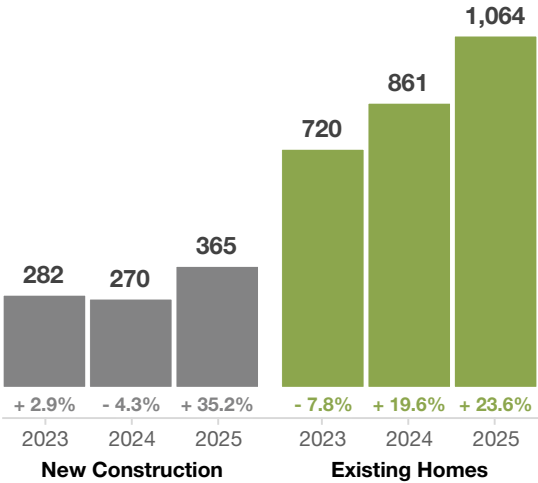
# New Listings

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

## January

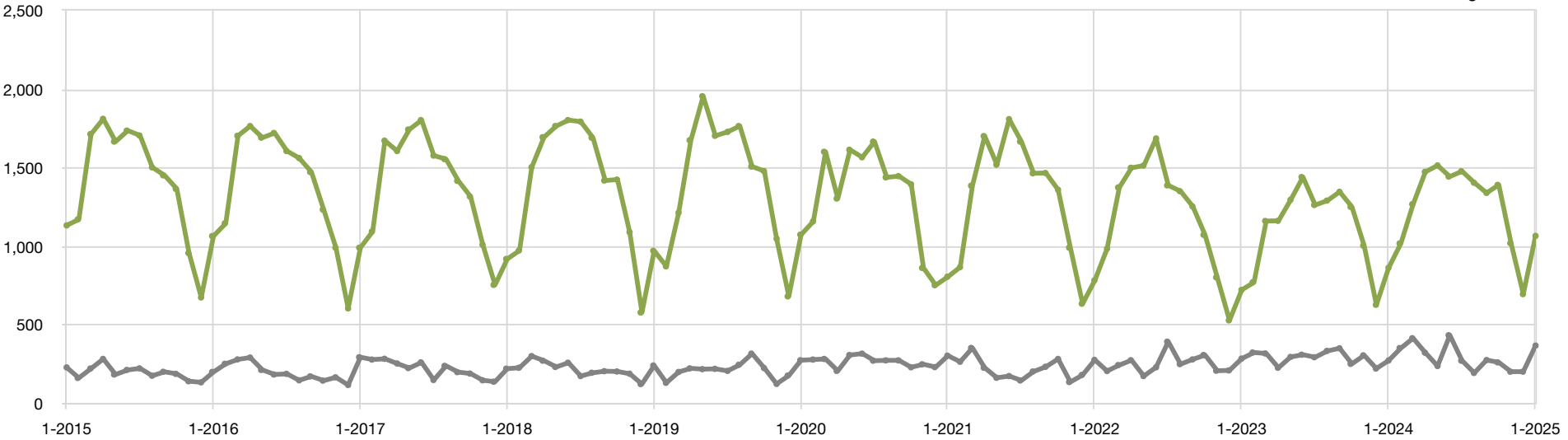


## Year to Date



New Listings	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Feb-2024	349	+ 8.7%	1,016	+ 32.3%
Mar-2024	412	+ 30.8%	1,266	+ 9.2%
Apr-2024	320	+ 42.9%	1,472	+ 26.9%
May-2024	235	- 19.8%	1,513	+ 16.9%
Jun-2024	431	+ 40.4%	1,442	+ 0.2%
Jul-2024	269	- 7.6%	1,476	+ 17.0%
Aug-2024	191	- 42.3%	1,403	+ 8.8%
Sep-2024	273	- 21.6%	1,338	- 0.5%
Oct-2024	258	+ 3.6%	1,389	+ 11.2%
Nov-2024	199	- 34.3%	1,018	+ 1.6%
Dec-2024	199	- 9.1%	693	+ 10.9%
Jan-2025	365	+ 35.2%	1,064	+ 23.6%
12-Month Avg	292	+ 1.0%	1,258	+ 12.2%

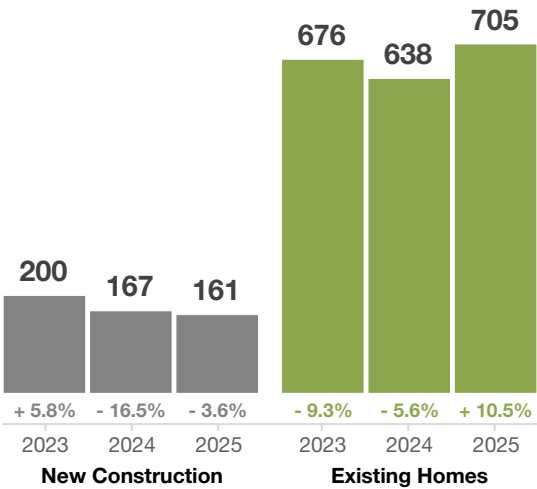
## Historical New Listings by Month



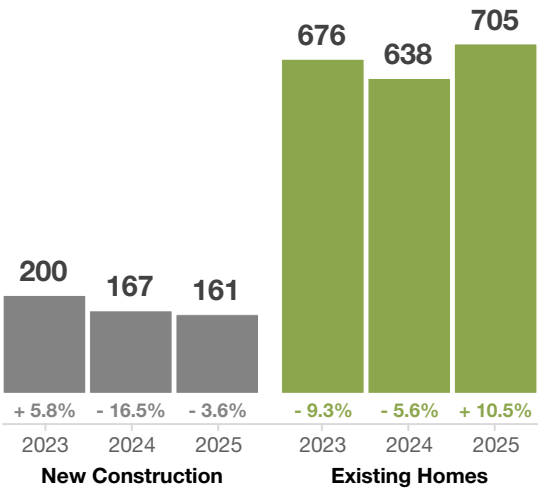
# Pending Sales

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

## January

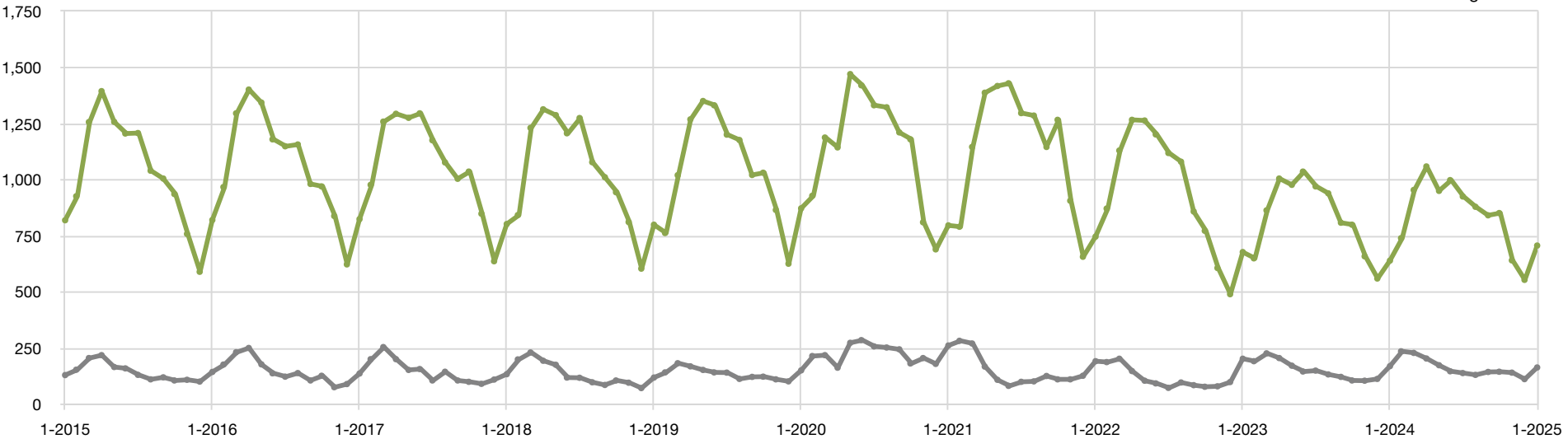


## Year to Date



Pending Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Feb-2024	233	+ 23.3%	738	+ 13.9%
Mar-2024	226	+ 0.9%	953	+ 10.6%
Apr-2024	201	- 1.0%	1,058	+ 5.4%
May-2024	171	+ 1.2%	949	- 2.8%
Jun-2024	144	+ 0.7%	997	- 3.7%
Jul-2024	136	- 7.5%	924	- 4.6%
Aug-2024	128	- 1.5%	878	- 6.4%
Sep-2024	141	+ 18.5%	840	+ 4.1%
Oct-2024	142	+ 37.9%	850	+ 6.5%
Nov-2024	138	+ 35.3%	639	- 2.7%
Dec-2024	109	- 0.9%	552	- 1.1%
Jan-2025	161	- 3.6%	705	+ 10.5%
12-Month Avg	161	+ 6.6%	840	+ 1.9%

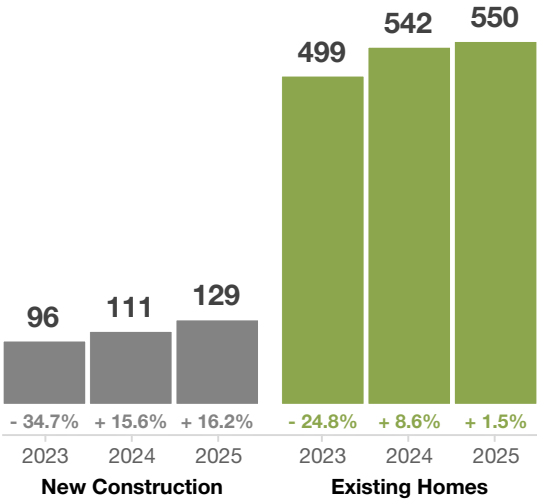
## Historical Pending Sales by Month



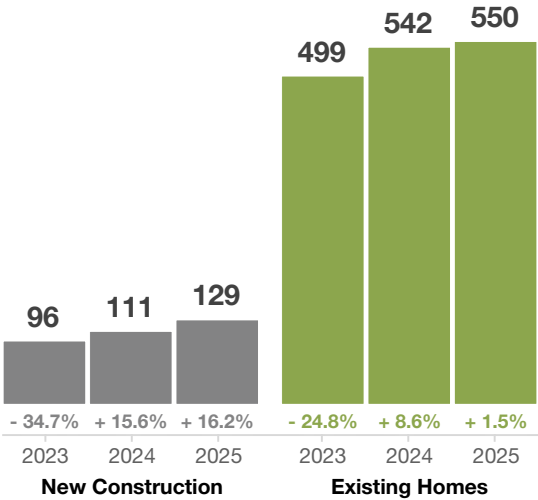
# Closed Sales

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

## January

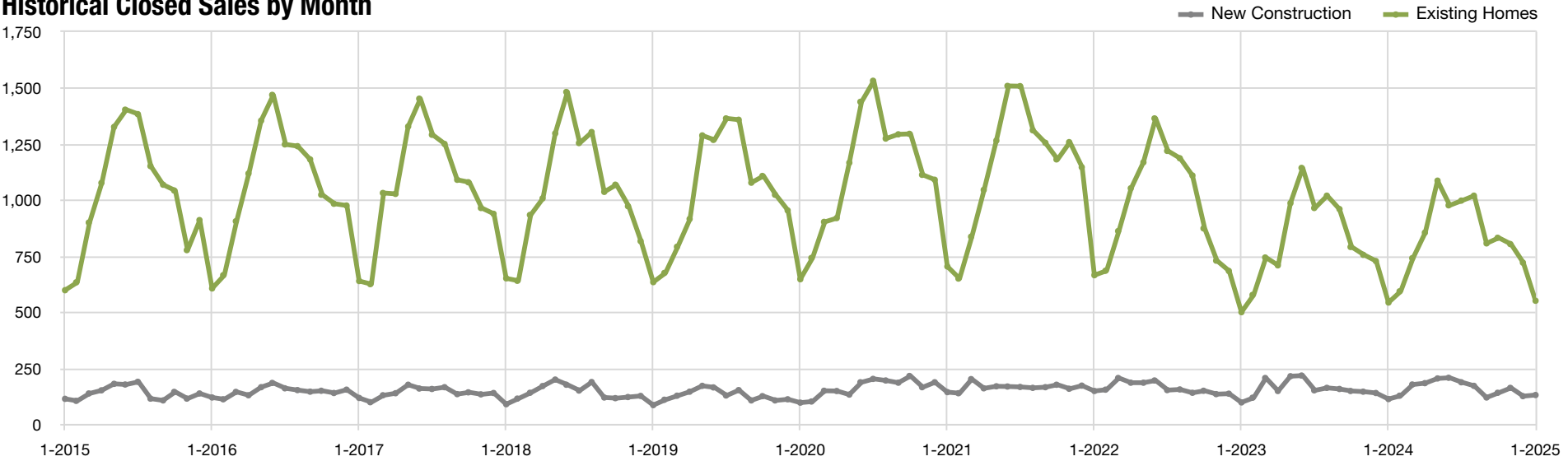


## Year to Date



Closed Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Feb-2024	126	+ 7.7%	592	+ 2.8%
Mar-2024	176	- 14.1%	740	- 0.4%
Apr-2024	182	+ 23.8%	854	+ 20.6%
May-2024	203	- 4.7%	1,086	+ 10.1%
Jun-2024	206	- 4.6%	976	- 14.6%
Jul-2024	186	+ 24.0%	997	+ 3.4%
Aug-2024	170	+ 5.6%	1,019	0.0%
Sep-2024	118	- 24.4%	806	- 16.0%
Oct-2024	139	- 5.4%	831	+ 5.2%
Nov-2024	161	+ 11.8%	803	+ 6.4%
Dec-2024	124	- 10.1%	720	- 1.0%
Jan-2025	129	+ 16.2%	550	+ 1.5%
12-Month Avg	160	+ 0.6%	831	+ 0.6%

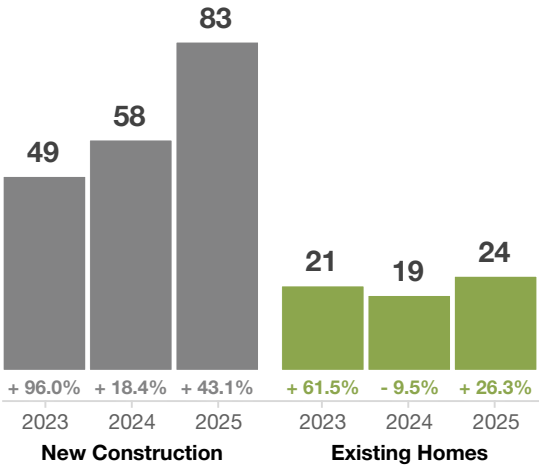
## Historical Closed Sales by Month



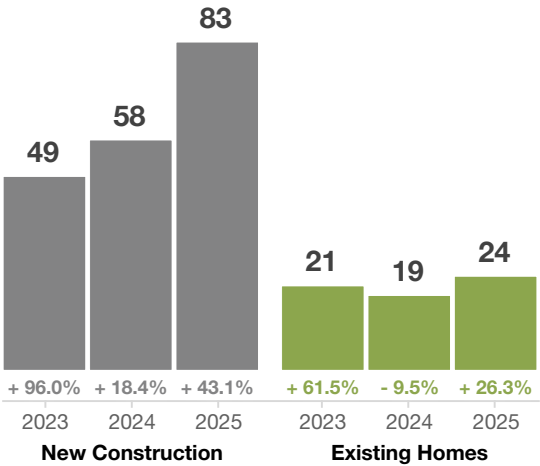
# Days on Market Until Sale

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

## January



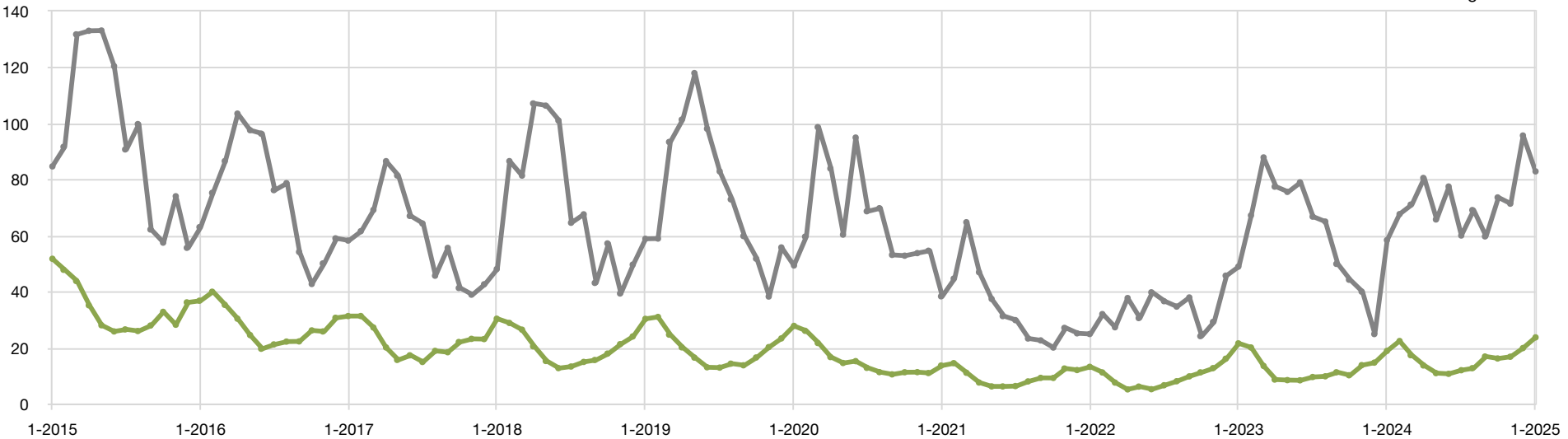
## Year to Date



Days on Market	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Feb-2024	68	+ 1.5%	22	+ 10.0%
Mar-2024	71	- 19.3%	17	+ 30.8%
Apr-2024	81	+ 5.2%	14	+ 55.6%
May-2024	66	- 13.2%	11	+ 37.5%
Jun-2024	77	- 2.5%	11	+ 37.5%
Jul-2024	60	- 10.4%	12	+ 33.3%
Aug-2024	69	+ 6.2%	13	+ 30.0%
Sep-2024	60	+ 20.0%	17	+ 54.5%
Oct-2024	74	+ 68.2%	16	+ 60.0%
Nov-2024	71	+ 77.5%	17	+ 21.4%
Dec-2024	96	+ 284.0%	20	+ 33.3%
Jan-2025	83	+ 43.1%	24	+ 26.3%
12-Month Avg*	72	+ 14.3%	15	+ 32.3%

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

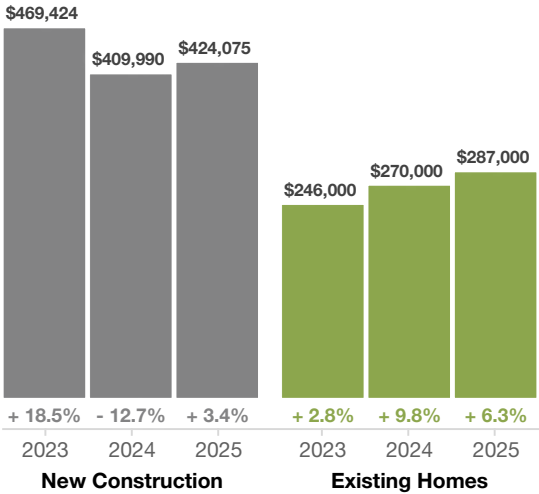
## Historical Days on Market Until Sale by Month



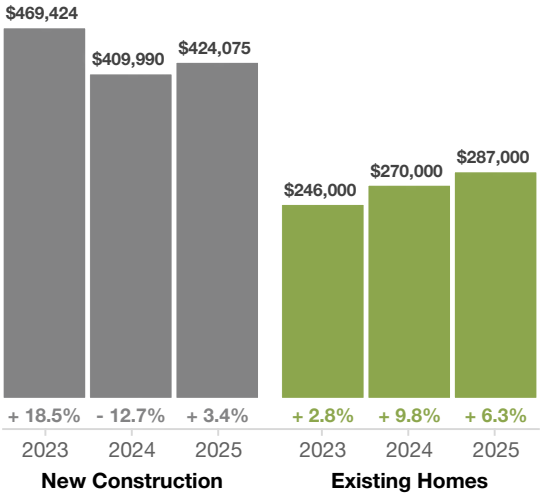
# Median Closed Price

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

## January



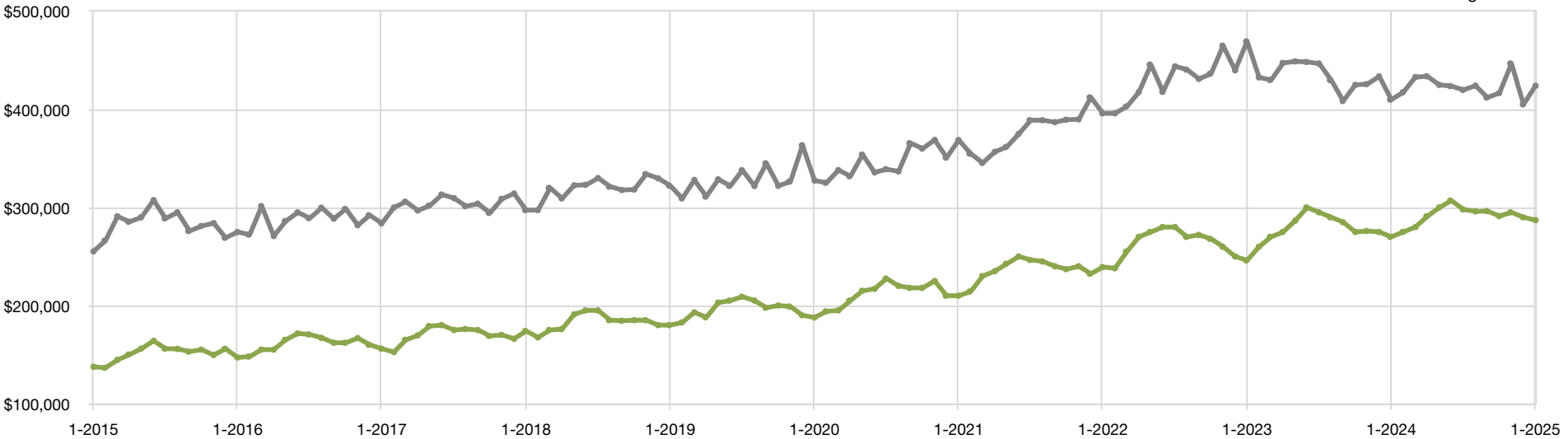
## Year to Date



Median Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Feb-2024	\$417,506	- 3.5%	\$275,000	+ 5.8%
Mar-2024	\$432,955	+ 0.7%	\$280,000	+ 3.7%
Apr-2024	\$433,788	- 3.0%	\$291,000	+ 5.8%
May-2024	\$425,000	- 5.3%	\$300,000	+ 4.7%
Jun-2024	\$423,807	- 5.5%	\$307,000	+ 2.3%
Jul-2024	\$419,844	- 6.0%	\$298,000	+ 1.0%
Aug-2024	\$424,233	- 1.3%	\$296,000	+ 2.1%
Sep-2024	\$412,115	+ 0.9%	\$296,250	+ 3.9%
Oct-2024	\$416,800	- 1.9%	\$291,250	+ 5.9%
Nov-2024	\$446,830	+ 4.9%	\$295,000	+ 6.9%
Dec-2024	\$405,088	- 6.6%	\$290,000	+ 5.5%
Jan-2025	\$424,075	+ 3.4%	\$287,000	+ 6.3%
12-Month Avg*	\$424,000	- 2.0%	\$295,000	+ 5.4%

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

## Historical Median Closed Price by Month



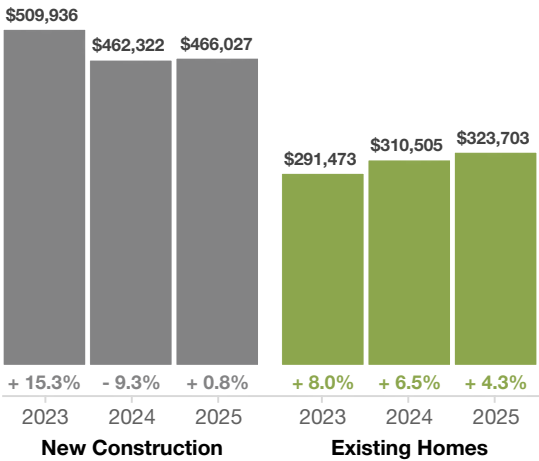


# Average Closed Price

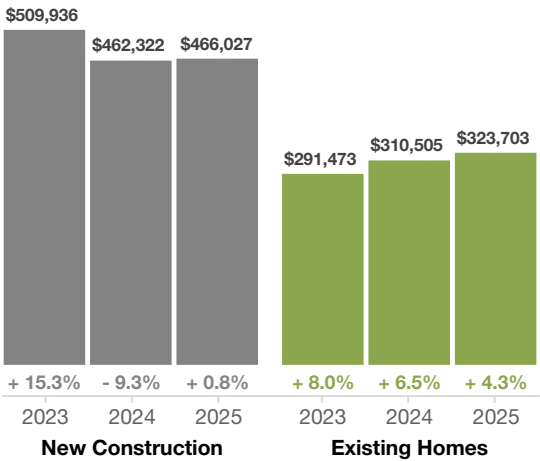
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## January



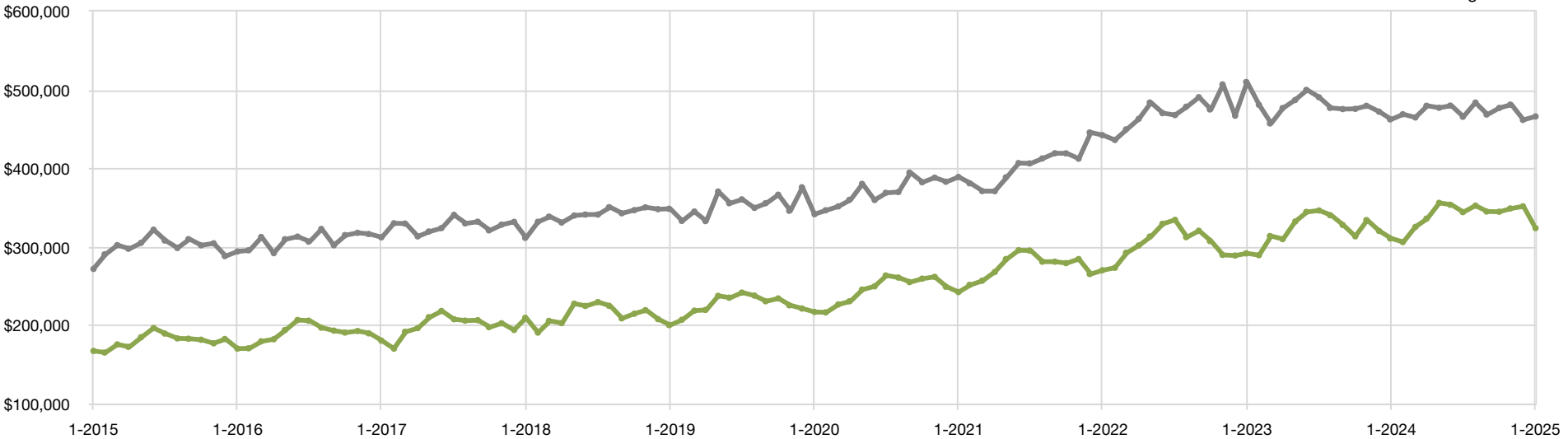
## Year to Date



Average Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Feb-2024	\$468,806	- 2.5%	\$305,918	+ 5.8%
Mar-2024	\$464,745	+ 1.7%	\$325,167	+ 3.7%
Apr-2024	\$479,661	+ 0.6%	\$335,772	+ 8.4%
May-2024	\$477,101	- 2.0%	\$355,843	+ 7.2%
Jun-2024	\$479,871	- 4.0%	\$353,472	+ 2.7%
Jul-2024	\$465,640	- 5.1%	\$344,085	- 0.6%
Aug-2024	\$483,743	+ 1.4%	\$352,310	+ 3.6%
Sep-2024	\$468,477	- 1.5%	\$344,818	+ 5.2%
Oct-2024	\$476,896	+ 0.3%	\$344,551	+ 10.0%
Nov-2024	\$481,106	+ 0.3%	\$348,757	+ 4.4%
Dec-2024	\$461,684	- 2.2%	\$351,469	+ 9.8%
Jan-2025	\$466,027	+ 0.8%	\$323,703	+ 4.3%
12-Month Avg*	\$473,490	- 1.1%	\$342,630	+ 5.0%

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

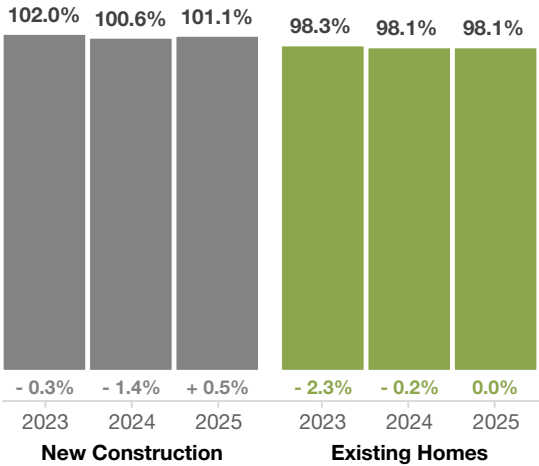
## Historical Average Closed Price by Month



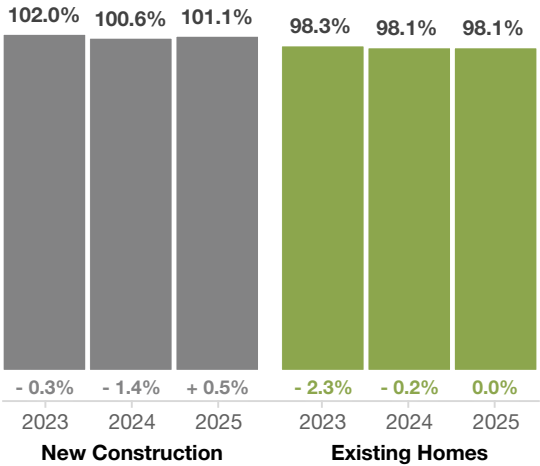
# Percent of List Price Received

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.

## January



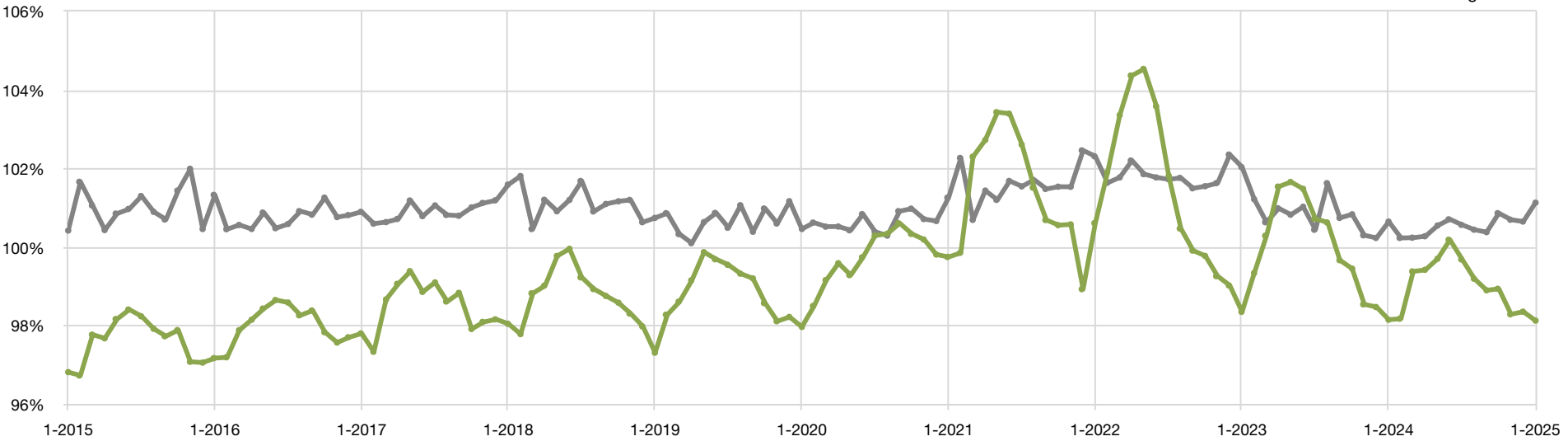
## Year to Date



Pct. of List Price Received	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Feb-2024	100.2%	- 1.0%	98.2%	- 1.1%
Mar-2024	100.2%	- 0.4%	99.4%	- 0.9%
Apr-2024	100.3%	- 0.7%	99.4%	- 2.1%
May-2024	100.5%	- 0.3%	99.7%	- 2.0%
Jun-2024	100.7%	- 0.3%	100.2%	- 1.3%
Jul-2024	100.6%	+ 0.2%	99.7%	- 1.0%
Aug-2024	100.4%	- 1.2%	99.2%	- 1.4%
Sep-2024	100.4%	- 0.3%	98.9%	- 0.8%
Oct-2024	100.9%	+ 0.1%	98.9%	- 0.5%
Nov-2024	100.7%	+ 0.4%	98.3%	- 0.2%
Dec-2024	100.6%	+ 0.4%	98.3%	- 0.2%
Jan-2025	101.1%	+ 0.5%	98.1%	0.0%
12-Month Avg*	100.5%	- 0.2%	99.1%	- 1.0%

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

## Historical Percent of List Price Received by Month

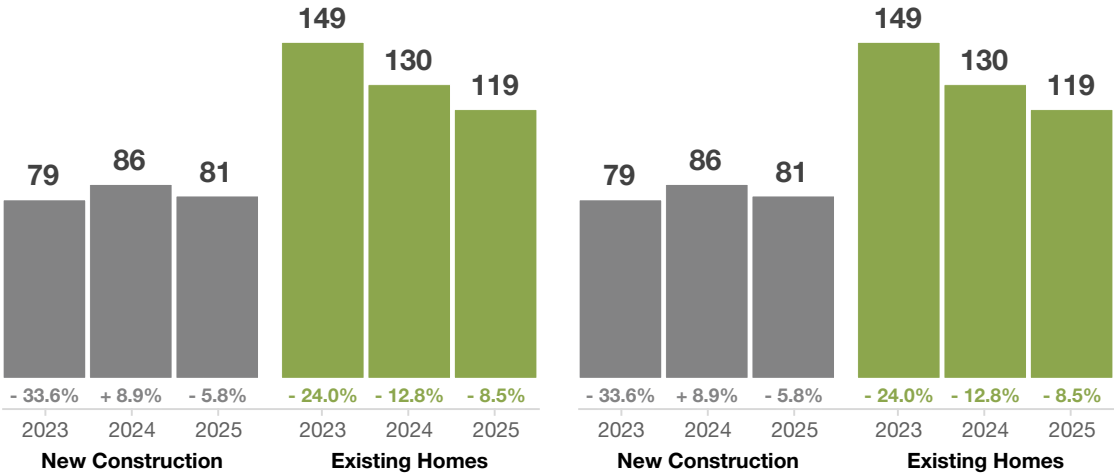


# Housing Affordability Index

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.

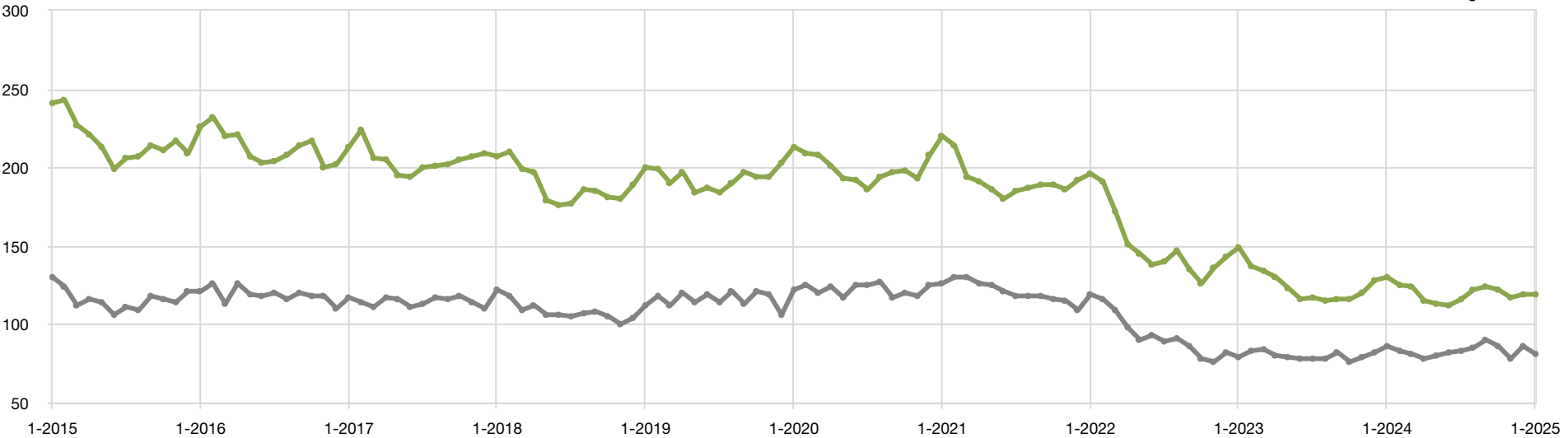
## January

## Year to Date



Affordability Index	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Feb-2024	83	0.0%	125	- 8.8%
Mar-2024	81	- 3.6%	124	- 7.5%
Apr-2024	78	- 2.5%	115	- 11.5%
May-2024	80	+ 1.3%	113	- 8.1%
Jun-2024	82	+ 5.1%	112	- 3.4%
Jul-2024	83	+ 6.4%	116	- 0.9%
Aug-2024	85	+ 9.0%	122	+ 6.1%
Sep-2024	90	+ 9.8%	124	+ 6.9%
Oct-2024	86	+ 13.2%	122	+ 5.2%
Nov-2024	78	- 1.3%	117	- 2.5%
Dec-2024	86	+ 4.9%	119	- 7.0%
Jan-2025	81	- 5.8%	119	- 8.5%
12-Month Avg	83	+ 3.8%	119	- 4.0%

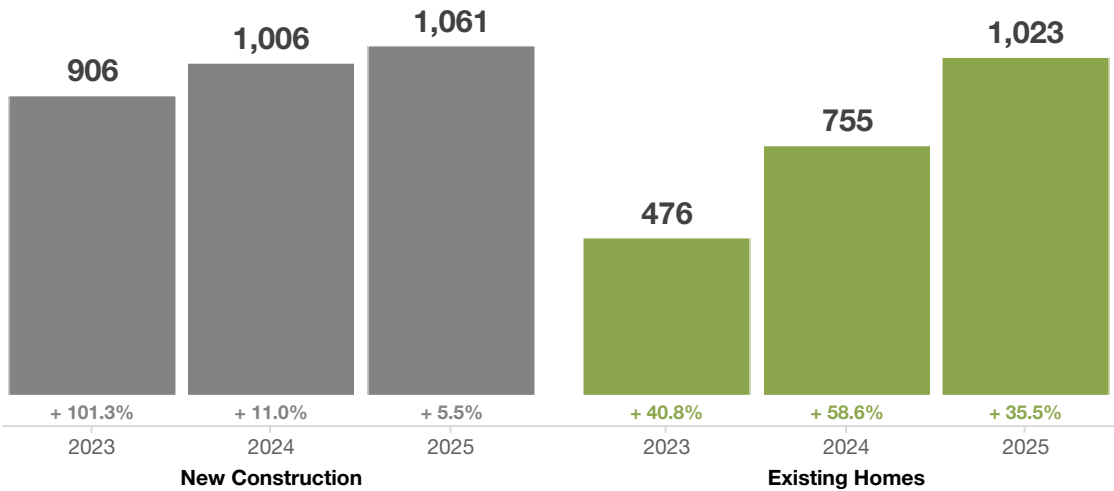
## Historical Housing Affordability Index by Month



# Inventory of Homes for Sale

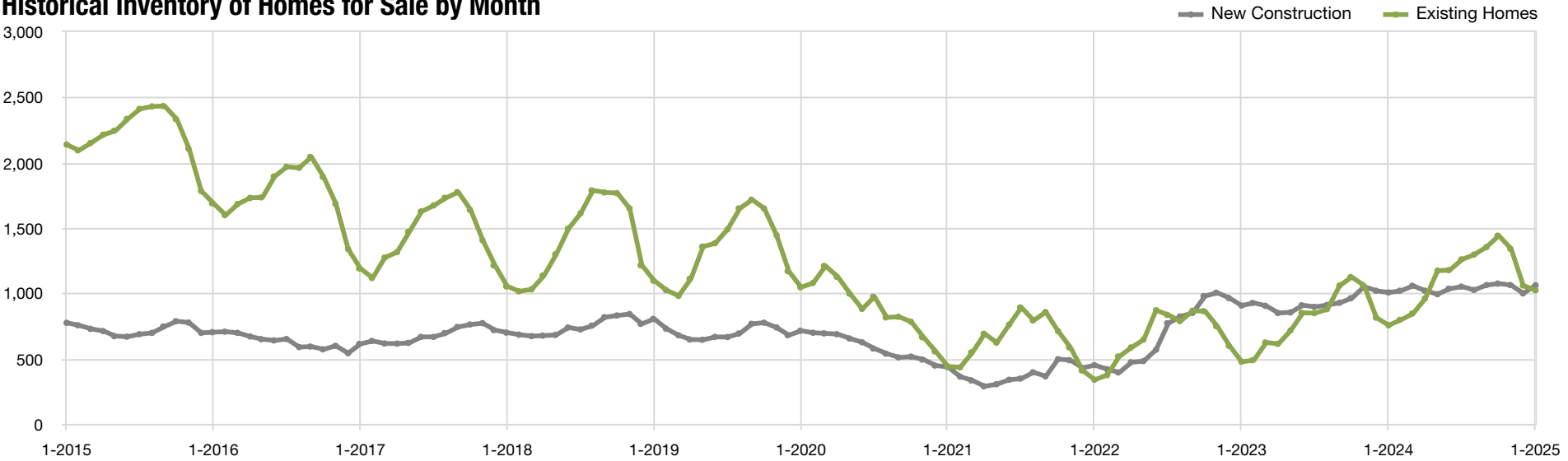
The number of properties available for sale in active status at the end of a given month.

## January



Homes for Sale	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Feb-2024	1,019	+ 10.0%	796	+ 63.1%
Mar-2024	1,057	+ 16.9%	845	+ 35.6%
Apr-2024	1,019	+ 20.0%	960	+ 56.6%
May-2024	993	+ 16.3%	1,173	+ 64.1%
Jun-2024	1,035	+ 14.0%	1,177	+ 38.5%
Jul-2024	1,051	+ 17.3%	1,259	+ 48.5%
Aug-2024	1,025	+ 12.6%	1,296	+ 47.6%
Sep-2024	1,063	+ 14.7%	1,354	+ 27.9%
Oct-2024	1,074	+ 11.6%	1,441	+ 28.2%
Nov-2024	1,063	+ 1.1%	1,341	+ 26.6%
Dec-2024	999	- 2.0%	1,059	+ 30.1%
Jan-2025	1,061	+ 5.5%	1,023	+ 35.5%
12-Month Avg	1,038	+ 11.1%	1,144	+ 39.7%

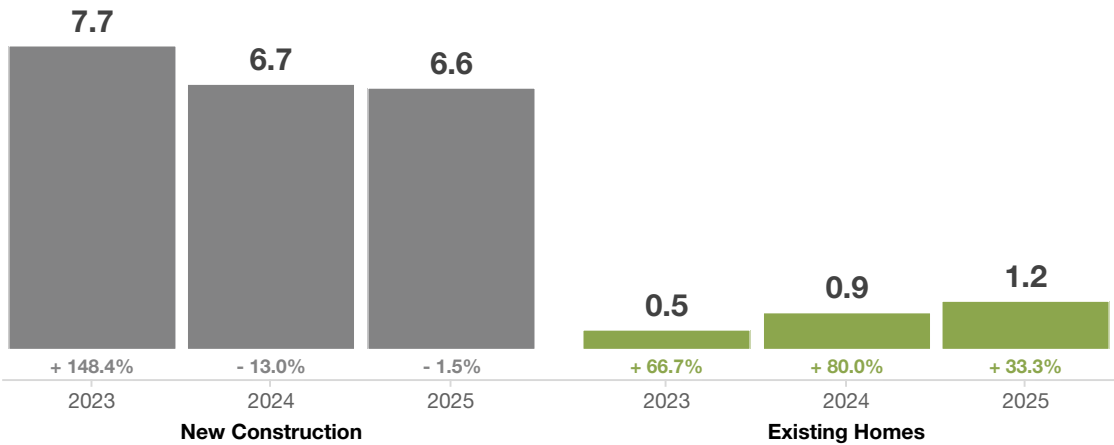
## Historical Inventory of Homes for Sale by Month



# 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.

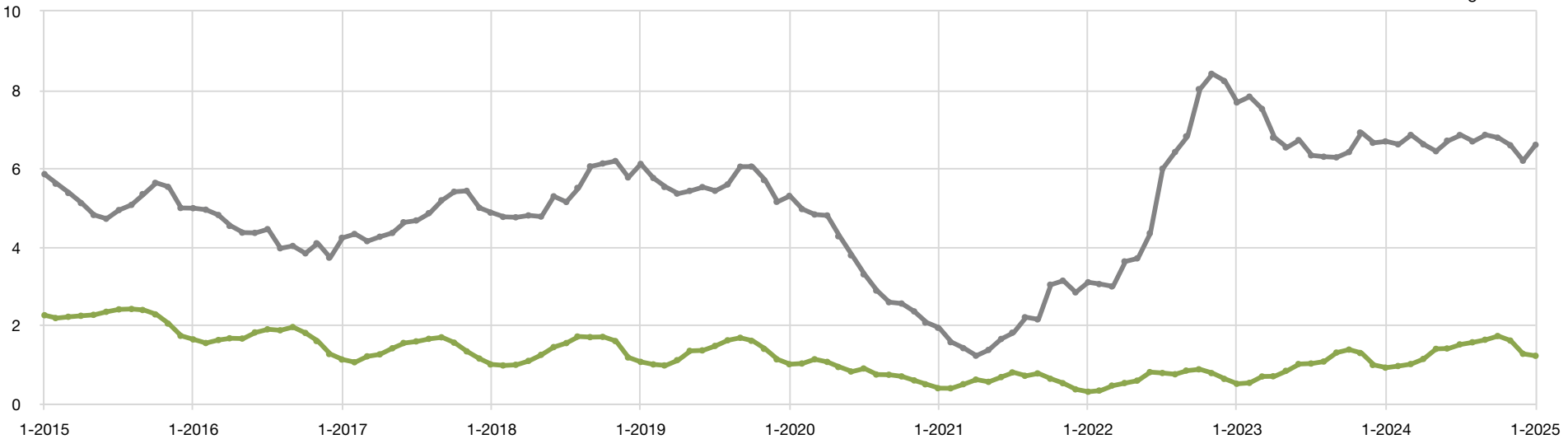
## January



Months Supply	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Feb-2024	6.6	- 15.4%	1.0	+ 100.0%
Mar-2024	6.8	- 9.3%	1.0	+ 42.9%
Apr-2024	6.6	- 2.9%	1.1	+ 57.1%
May-2024	6.4	- 1.5%	1.4	+ 75.0%
Jun-2024	6.7	0.0%	1.4	+ 40.0%
Jul-2024	6.8	+ 7.9%	1.5	+ 50.0%
Aug-2024	6.7	+ 6.3%	1.6	+ 45.5%
Sep-2024	6.9	+ 9.5%	1.6	+ 23.1%
Oct-2024	6.8	+ 6.3%	1.7	+ 21.4%
Nov-2024	6.6	- 4.3%	1.6	+ 23.1%
Dec-2024	6.2	- 6.1%	1.3	+ 30.0%
Jan-2025	6.6	- 1.5%	1.2	+ 33.3%
12-Month Avg*	6.6	- 1.5%	1.4	+ 40.1%

\* Months Supply for all properties from February 2024 through January 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.



Omaha Area Region

Key Metrics	Historical Sparkbars	1-2024	1-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		1,131	1,429	+ 26.3%	1,131	1,429	+ 26.3%
Pending Sales		805	866	+ 7.6%	805	866	+ 7.6%
Closed Sales		653	679	+ 4.0%	653	679	+ 4.0%
Days on Market Until Sale		26	35	+ 34.6%	26	35	+ 34.6%
Median Closed Price		\$295,000	\$310,000	+ 5.1%	\$295,000	\$310,000	+ 5.1%
Average Closed Price		\$336,351	\$350,783	+ 4.3%	\$336,351	\$350,783	+ 4.3%
Percent of List Price Received		98.6%	98.7%	+ 0.1%	98.6%	98.7%	+ 0.1%
Housing Affordability Index		119	110	- 7.6%	119	110	- 7.6%
Inventory of Homes for Sale		1,761	2,084	+ 18.3%	—	—	—
Months Supply of Inventory		1.8	2.1	+ 16.7%	—	—	—