

Monthly Indicators

Omaha Area Region



February 2025

U.S. existing-home sales fell for the first time since September, slipping 4.9% month-over-month to a seasonally adjusted annual rate of 4.08 million units, according to the National Association of REALTORS® (NAR), as elevated home prices and higher interest rates continue to impact buyer activity. Despite the drop, sales were up 2% compared to the same period last year, marking the fourth consecutive monthly year-over-year increase.

New Listings decreased 36.1 percent for New Construction and 9.5 percent for Existing Homes. Pending Sales decreased 35.8 percent for New Construction and 5.0 percent for Existing Homes. Inventory increased 2.3 percent for New Construction and 23.6 percent for Existing Homes.

Median Closed Price decreased 1.8 percent for New Construction but increased 5.4 percent for Existing Homes. Days on Market increased 36.8 percent for New Construction and 4.5 percent for Existing Homes. Months Supply of Inventory increased 3.0 percent for New Construction and 20.0 percent for Existing Homes.

The limited number of properties for sale has continued to push home prices higher nationwide. At last measure, the national median existing-home price was \$396,900, a 4.8% increase from one year earlier, with prices up in all four regions, according to NAR. Meanwhile, total housing inventory heading into February stood at 1.18 million units, up 3.5% month-over-month and 16.8% year-over-year, for a 3.5-month supply at the current sales pace.

Quick Facts

+ 1.7%	+ 5.0%	+ 11.6%
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 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	2-2024	2-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		349	223	- 36.1%	619	587	- 5.2%
Pending Sales		232	149	- 35.8%	399	313	- 21.6%
Closed Sales		126	120	- 4.8%	237	253	+ 6.8%
Days on Market Until Sale		68	93	+ 36.8%	63	88	+ 39.7%
Median Closed Price		\$417,506	\$409,990	- 1.8%	\$414,990	\$417,910	+ 0.7%
Average Closed Price		\$468,806	\$448,445	- 4.3%	\$465,769	\$460,666	- 1.1%
Percent of List Price Received		100.2%	100.9%	+ 0.7%	100.4%	101.0%	+ 0.6%
Housing Affordability Index		83	85	+ 2.4%	83	84	+ 1.2%
Inventory of Homes for Sale		1,019	1,042	+ 2.3%	—	—	—
Months Supply of Inventory		6.6	6.8	+ 3.0%	—	—	—

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.



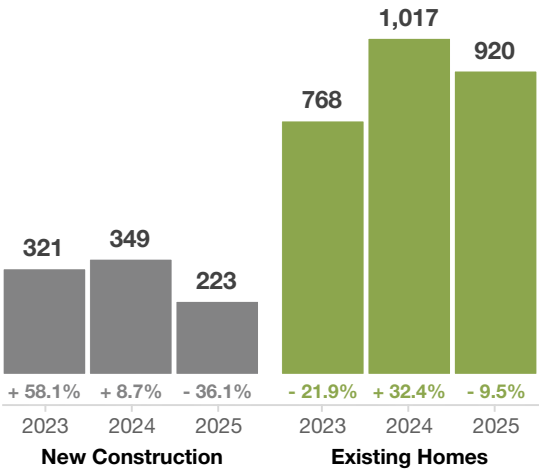
Omaha Area Region

Key Metrics	Historical Sparkbars	2-2024	2-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		1,017	920	- 9.5%	1,878	2,007	+ 6.9%
Pending Sales		739	702	- 5.0%	1,376	1,430	+ 3.9%
Closed Sales		592	610	+ 3.0%	1,134	1,172	+ 3.4%
Days on Market Until Sale		22	23	+ 4.5%	21	23	+ 9.5%
Median Closed Price		\$275,000	\$289,950	+ 5.4%	\$273,000	\$287,250	+ 5.2%
Average Closed Price		\$305,918	\$316,530	+ 3.5%	\$308,110	\$319,232	+ 3.6%
Percent of List Price Received		98.2%	98.7%	+ 0.5%	98.2%	98.5%	+ 0.3%
Housing Affordability Index		125	120	- 4.0%	125	121	- 3.2%
Inventory of Homes for Sale		798	986	+ 23.6%	—	—	—
Months Supply of Inventory		1.0	1.2	+ 20.0%	—	—	—

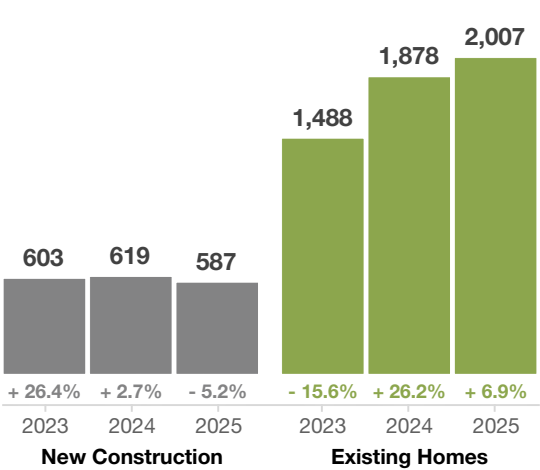
New Listings

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

February

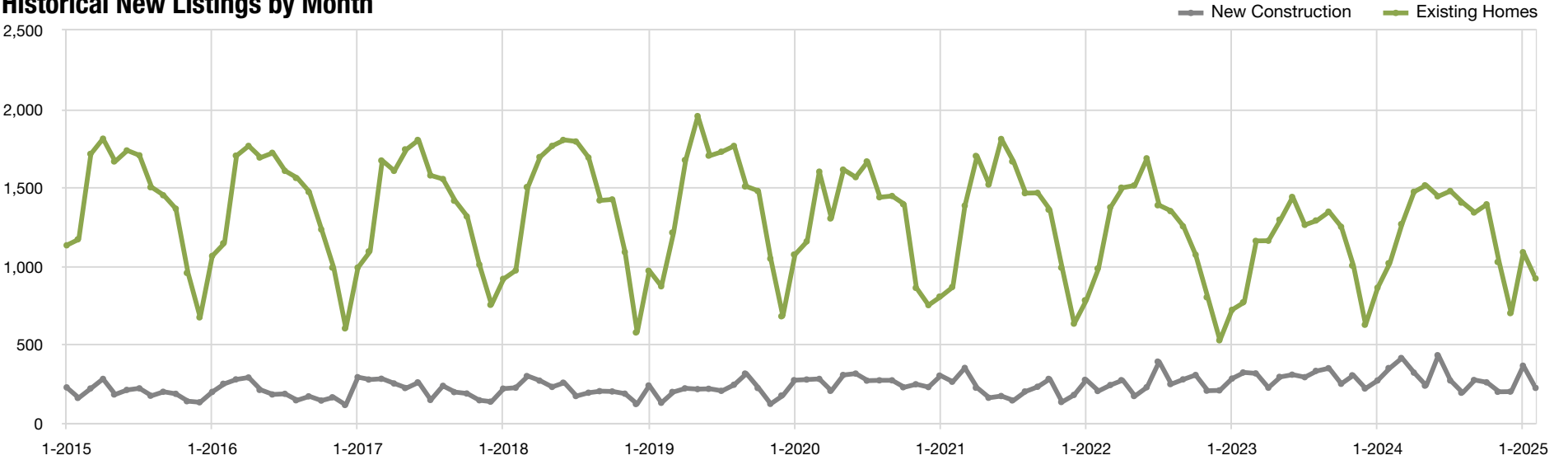


Year to Date



New Listings	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Mar-2024	413	+ 31.1%	1,266	+ 9.2%
Apr-2024	320	+ 42.9%	1,472	+ 26.9%
May-2024	237	- 19.1%	1,513	+ 16.9%
Jun-2024	431	+ 40.4%	1,443	+ 0.3%
Jul-2024	270	- 7.2%	1,477	+ 17.1%
Aug-2024	192	- 42.0%	1,403	+ 8.8%
Sep-2024	273	- 21.6%	1,340	- 0.4%
Oct-2024	258	+ 3.6%	1,392	+ 11.4%
Nov-2024	198	- 34.7%	1,025	+ 2.3%
Dec-2024	199	- 9.1%	699	+ 11.8%
Jan-2025	364	+ 34.8%	1,087	+ 26.2%
Feb-2025	223	- 36.1%	920	- 9.5%
12-Month Avg	282	- 3.4%	1,253	+ 9.7%

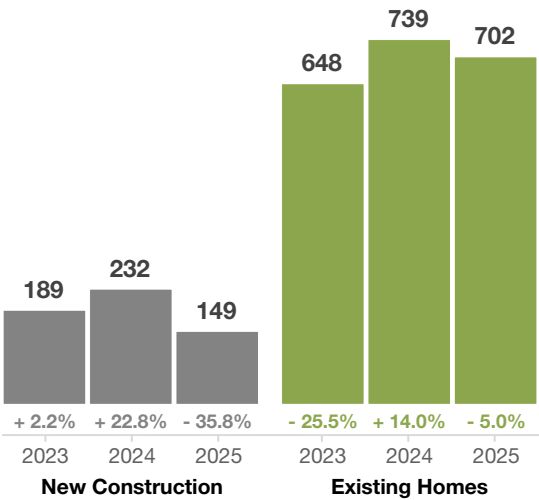
Historical New Listings by Month



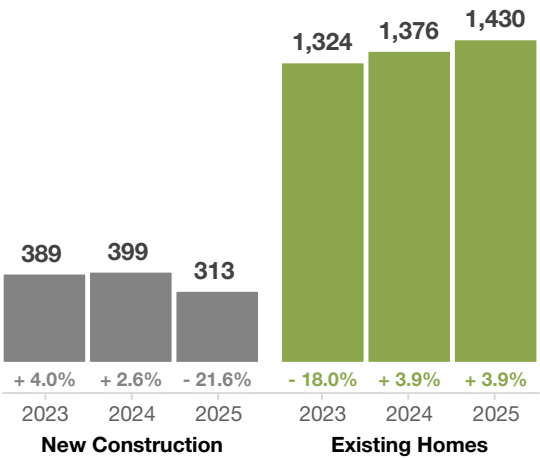
Pending Sales

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

February

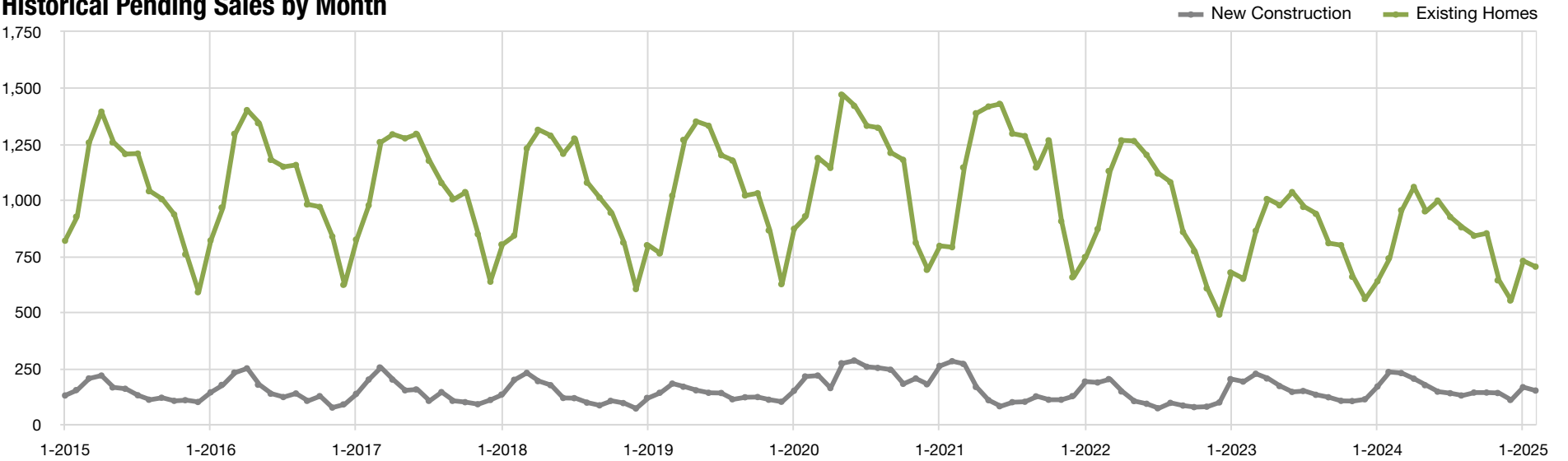


Year to Date



Pending Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Mar-2024	227	+ 1.3%	954	+ 10.7%
Apr-2024	202	- 0.5%	1,058	+ 5.4%
May-2024	173	+ 2.4%	949	- 2.8%
Jun-2024	144	+ 0.7%	997	- 3.7%
Jul-2024	137	- 6.8%	924	- 4.6%
Aug-2024	127	- 2.3%	878	- 6.4%
Sep-2024	140	+ 17.6%	840	+ 4.1%
Oct-2024	140	+ 35.9%	851	+ 6.6%
Nov-2024	138	+ 35.3%	641	- 2.4%
Dec-2024	107	- 2.7%	551	- 1.3%
Jan-2025	164	- 1.8%	728	+ 14.3%
Feb-2025	149	- 35.8%	702	- 5.0%
12-Month Avg	154	0.0%	839	+ 0.8%

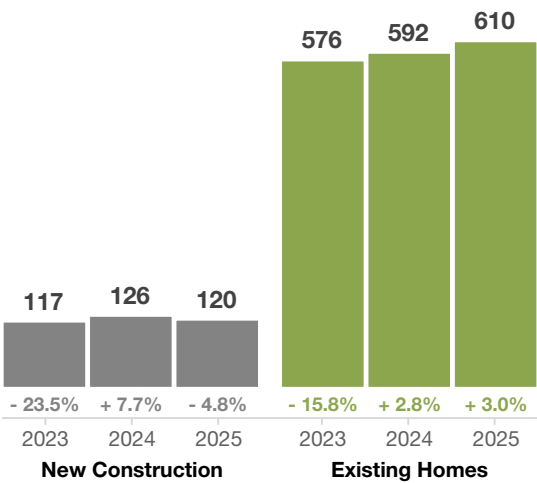
Historical Pending Sales by Month



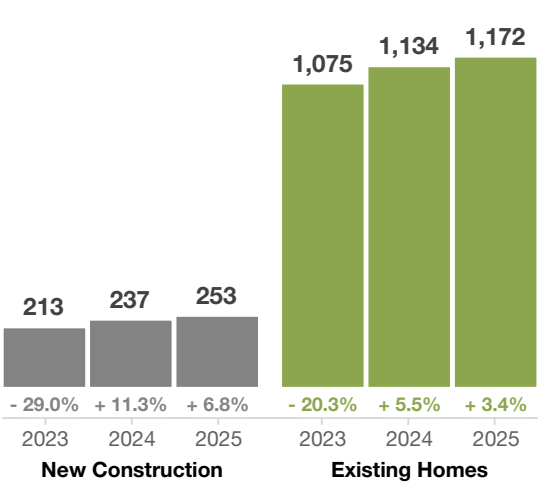
Closed Sales

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

February

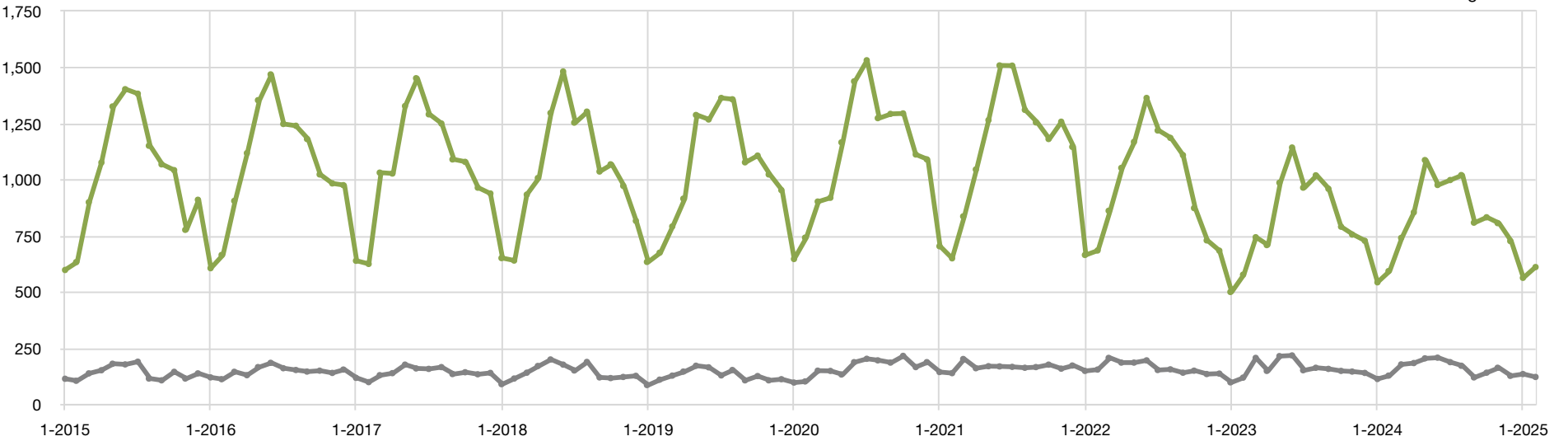


Year to Date



Closed Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Mar-2024	176	- 14.1%	740	- 0.4%
Apr-2024	182	+ 23.8%	854	+ 20.6%
May-2024	203	- 4.7%	1,087	+ 10.2%
Jun-2024	206	- 4.6%	976	- 14.6%
Jul-2024	186	+ 24.0%	998	+ 3.5%
Aug-2024	170	+ 5.6%	1,020	+ 0.1%
Sep-2024	118	- 24.4%	808	- 15.7%
Oct-2024	139	- 5.4%	832	+ 5.3%
Nov-2024	161	+ 11.8%	806	+ 6.8%
Dec-2024	125	- 9.4%	726	- 0.1%
Jan-2025	133	+ 19.8%	562	+ 3.7%
Feb-2025	120	- 4.8%	610	+ 3.0%
12-Month Avg	160	0.0%	835	+ 1.0%

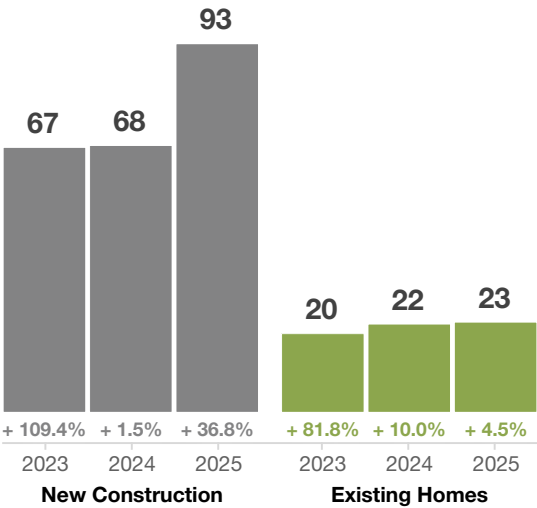
Historical Closed Sales by Month



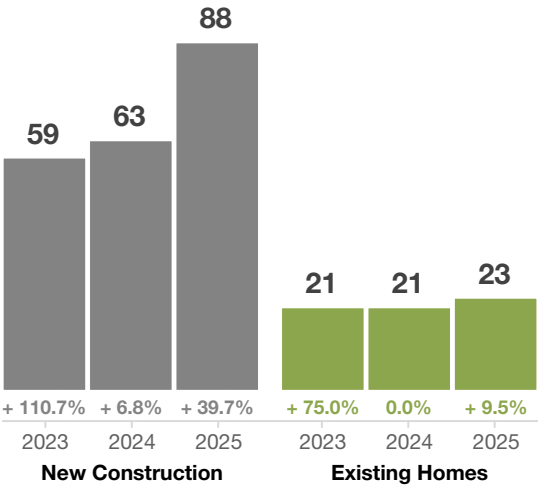
Days on Market Until Sale

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

February



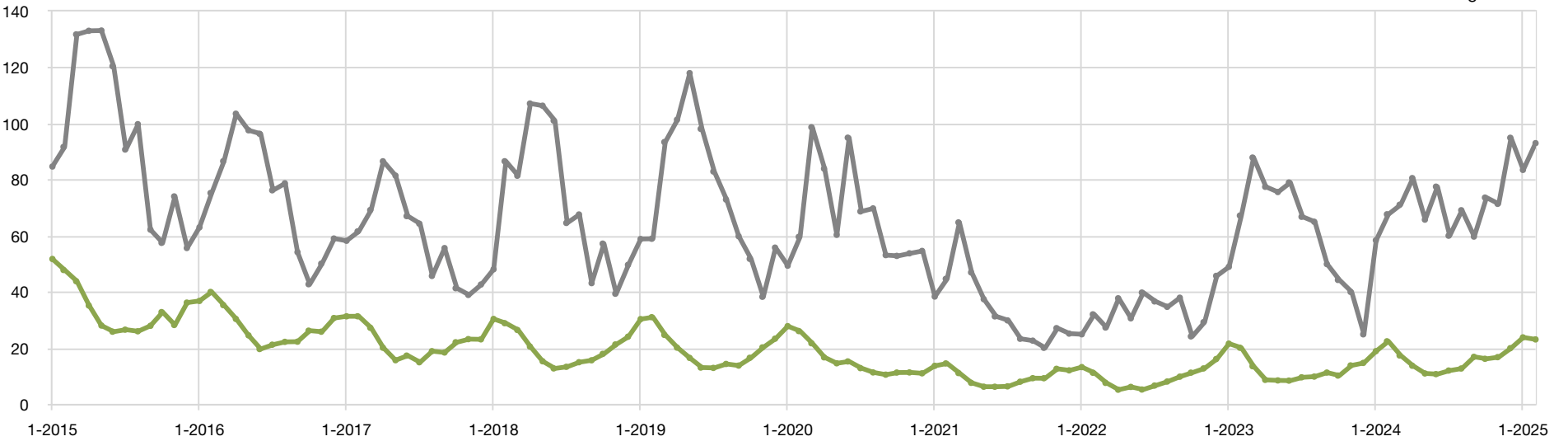
Year to Date



Days on Market	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	95	+ 280.0%	20	+ 33.3%
Jan-2025	83	+ 43.1%	24	+ 26.3%
Feb-2025	93	+ 36.8%	23	+ 4.5%
12-Month Avg*	74	+ 16.8%	15	+ 31.2%

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

Historical Days on Market Until Sale by Month

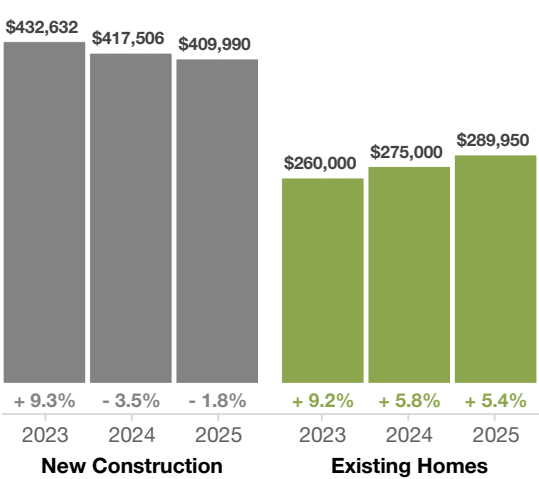


Median Closed Price

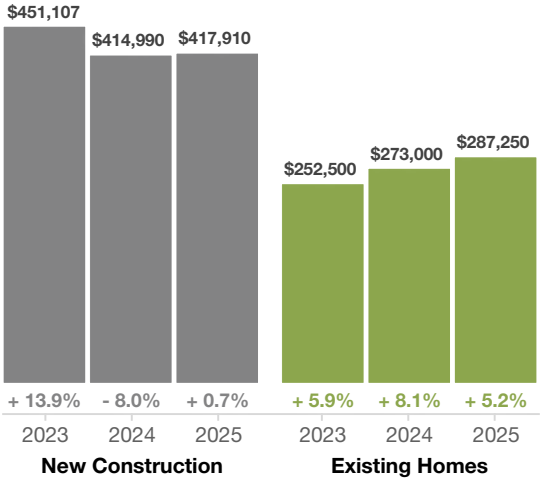
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



February



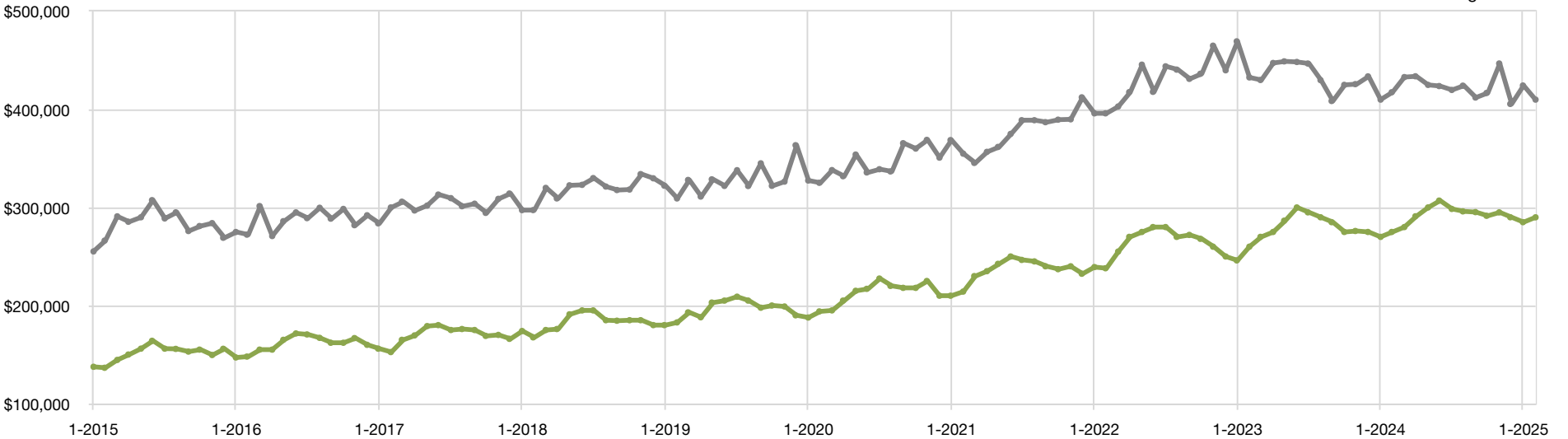
Year to Date



Median Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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%	\$298,500	+ 1.2%
Aug-2024	\$424,233	- 1.3%	\$296,000	+ 2.1%
Sep-2024	\$412,115	+ 0.9%	\$295,250	+ 3.6%
Oct-2024	\$416,800	- 1.9%	\$291,500	+ 6.0%
Nov-2024	\$446,830	+ 4.9%	\$295,000	+ 6.9%
Dec-2024	\$405,575	- 6.5%	\$290,000	+ 5.5%
Jan-2025	\$424,379	+ 3.5%	\$285,000	+ 5.6%
Feb-2025	\$409,990	- 1.8%	\$289,950	+ 5.4%
12-Month Avg*	\$424,000	- 1.6%	\$295,000	+ 4.4%

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

Historical Median Closed Price by Month

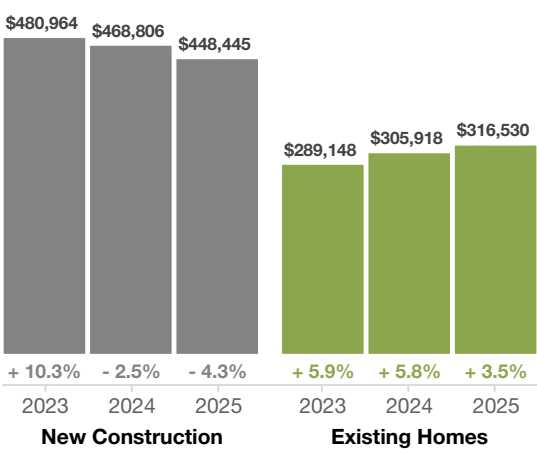


Average Closed Price

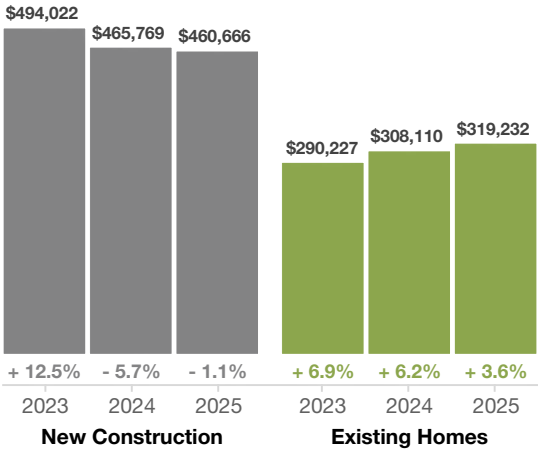
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



February



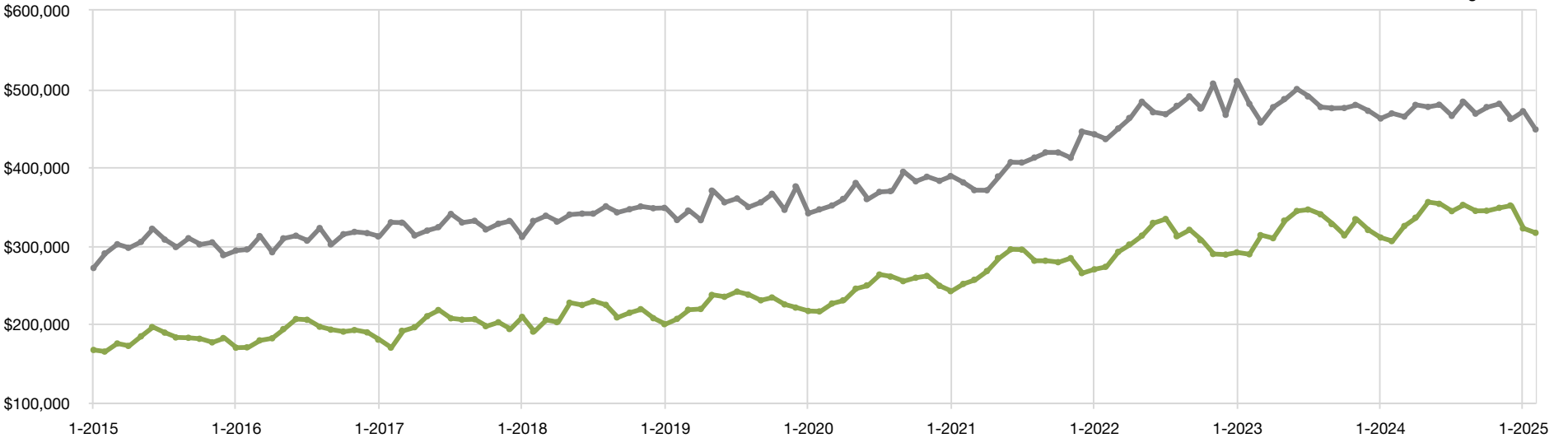
Year to Date



Average Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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%	\$355,723	+ 7.1%
Jun-2024	\$479,871	- 4.0%	\$353,472	+ 2.7%
Jul-2024	\$465,640	- 5.1%	\$344,141	- 0.6%
Aug-2024	\$483,743	+ 1.4%	\$352,082	+ 3.5%
Sep-2024	\$468,477	- 1.5%	\$344,465	+ 5.1%
Oct-2024	\$476,896	+ 0.3%	\$344,678	+ 10.1%
Nov-2024	\$481,106	+ 0.3%	\$348,389	+ 4.3%
Dec-2024	\$461,710	- 2.2%	\$351,327	+ 9.7%
Jan-2025	\$471,601	+ 2.0%	\$322,165	+ 3.8%
Feb-2025	\$448,445	- 4.3%	\$316,530	+ 3.5%
12-Month Avg*	\$472,610	- 1.1%	\$343,017	+ 4.8%

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

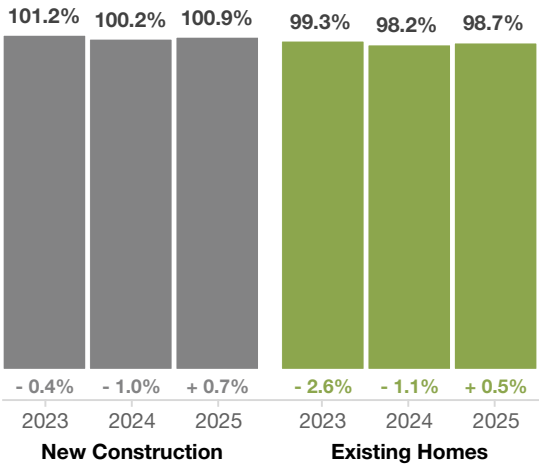
Historical Average Closed Price by Month



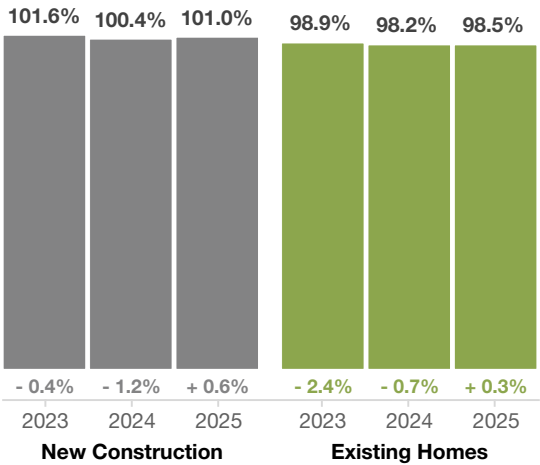
Percent of List Price Received

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.

February



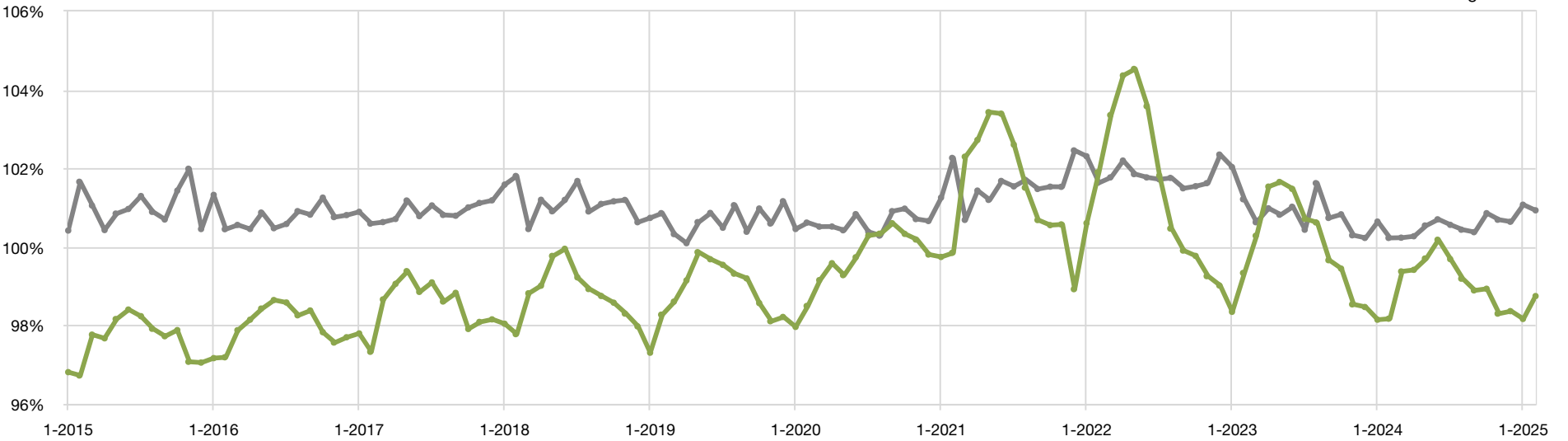
Year to Date



Pct. of List Price Received	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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%	98.4%	- 0.1%
Jan-2025	101.1%	+ 0.5%	98.2%	+ 0.1%
Feb-2025	100.9%	+ 0.7%	98.7%	+ 0.5%
12-Month Avg*	100.6%	- 0.1%	99.2%	- 0.9%

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

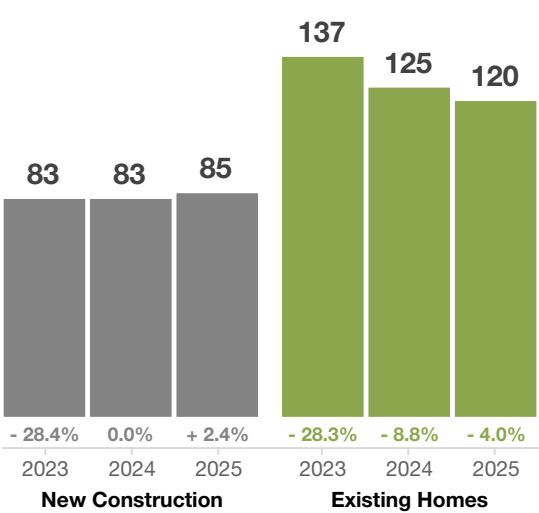
Historical Percent of List Price Received by Month



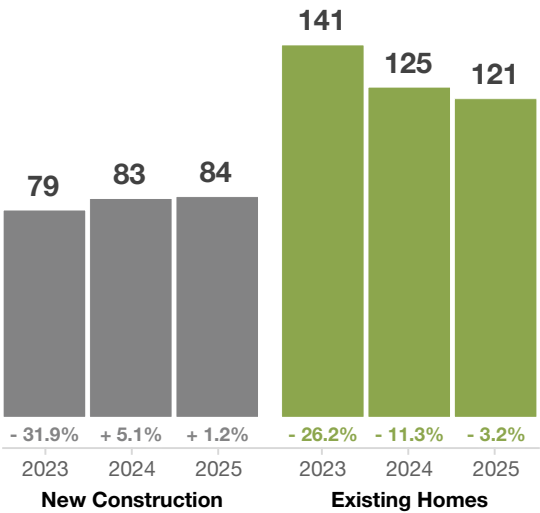
Housing Affordability Index

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.

February

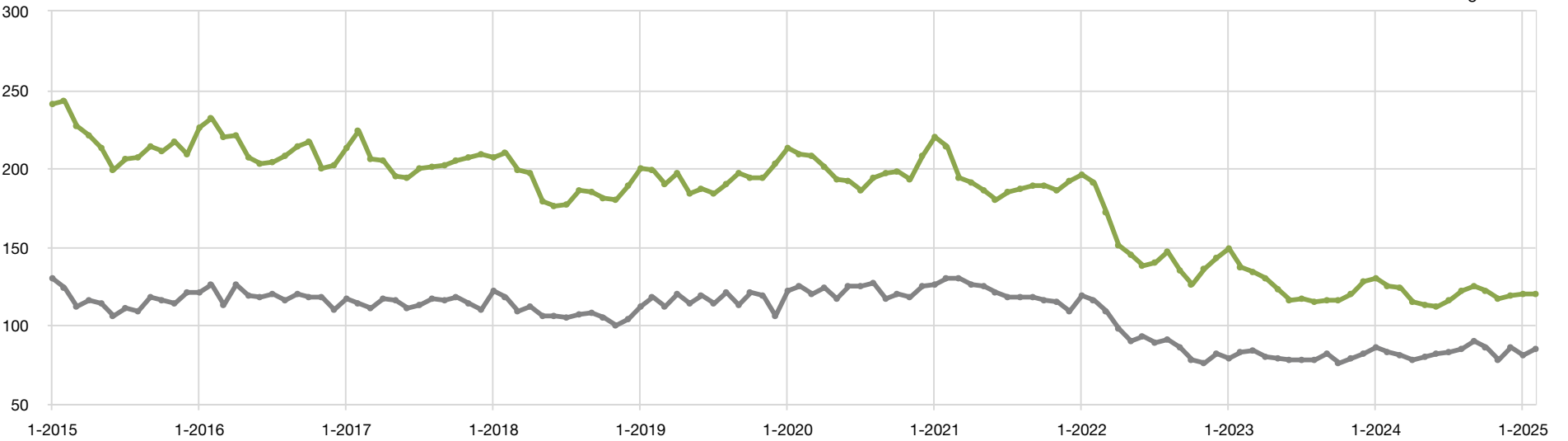


Year to Date



Affordability Index	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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%	125	+ 7.8%
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%	120	- 7.7%
Feb-2025	85	+ 2.4%	120	- 4.0%
12-Month Avg	83	+ 3.8%	119	- 3.3%

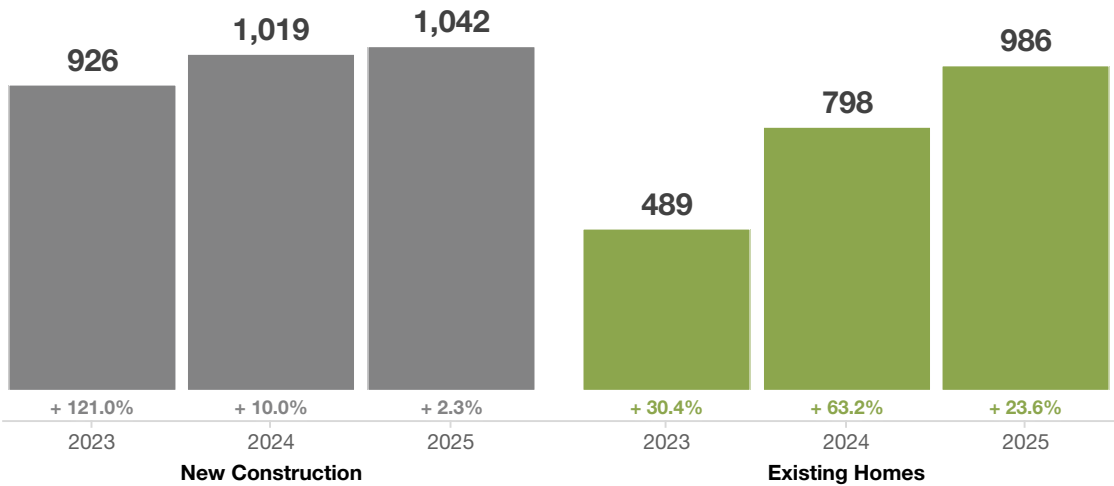
Historical Housing Affordability Index by Month



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-2024	1,057	+ 16.9%	847	+ 35.7%
Apr-2024	1,018	+ 19.9%	962	+ 56.7%
May-2024	991	+ 16.0%	1,175	+ 64.1%
Jun-2024	1,033	+ 13.8%	1,180	+ 38.7%
Jul-2024	1,049	+ 17.1%	1,263	+ 48.8%
Aug-2024	1,023	+ 12.4%	1,300	+ 47.9%
Sep-2024	1,061	+ 14.5%	1,360	+ 28.3%
Oct-2024	1,074	+ 11.6%	1,449	+ 28.8%
Nov-2024	1,062	+ 1.0%	1,354	+ 27.7%
Dec-2024	1,000	- 1.9%	1,077	+ 32.1%
Jan-2025	1,056	+ 5.0%	1,041	+ 37.7%
Feb-2025	1,042	+ 2.3%	986	+ 23.6%
12-Month Avg	1,039	+ 10.3%	1,166	+ 37.8%

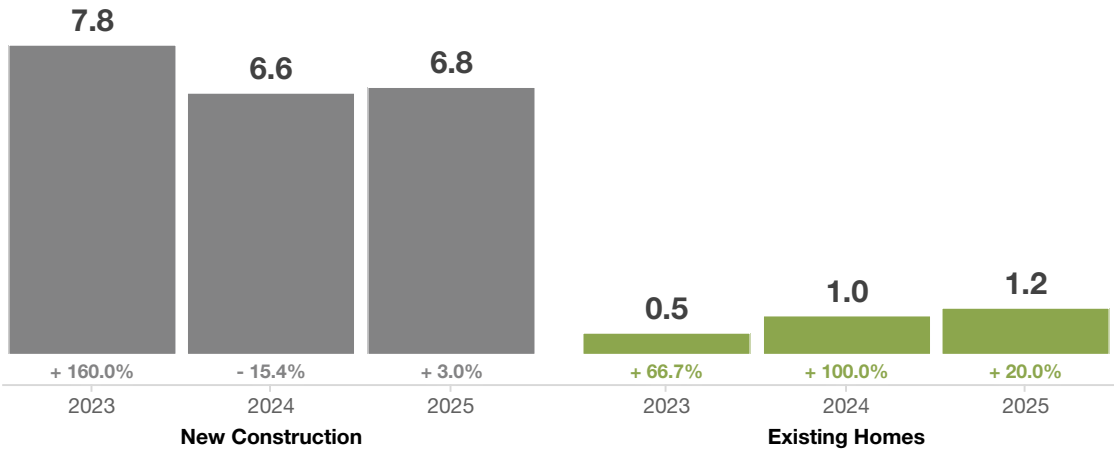
Historical Inventory of Homes for Sale by Month



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.

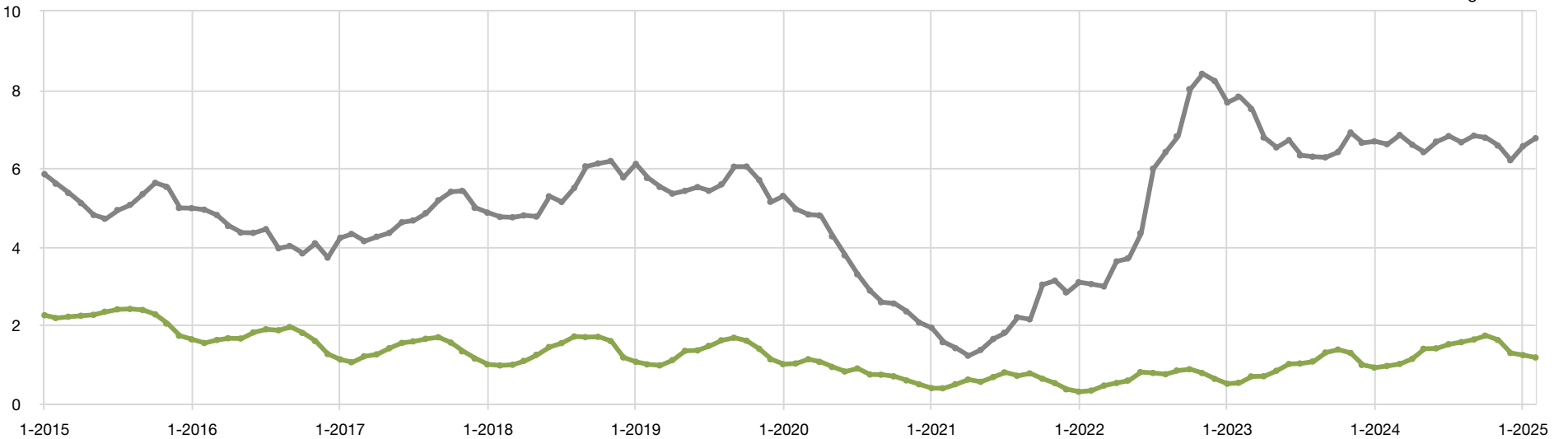
February



Months Supply	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	6.8	+ 7.9%	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%
Feb-2025	6.8	+ 3.0%	1.2	+ 20.0%
12-Month Avg*	6.6	+ 0.0%	1.4	+ 37.5%

* Months Supply for all properties from March 2024 through February 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	2-2024	2-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		1,366	1,143	- 16.3%	2,497	2,594	+ 3.9%
Pending Sales		971	851	- 12.4%	1,775	1,743	- 1.8%
Closed Sales		718	730	+ 1.7%	1,371	1,425	+ 3.9%
Days on Market Until Sale		30	34	+ 13.3%	28	35	+ 25.0%
Median Closed Price		\$299,900	\$314,999	+ 5.0%	\$298,000	\$310,000	+ 4.0%
Average Closed Price		\$334,543	\$338,063	+ 1.1%	\$335,404	\$344,261	+ 2.6%
Percent of List Price Received		98.5%	99.1%	+ 0.6%	98.5%	98.9%	+ 0.4%
Housing Affordability Index		114	110	- 3.5%	115	112	- 2.6%
Inventory of Homes for Sale		1,817	2,028	+ 11.6%	—	—	—
Months Supply of Inventory		1.8	2.0	+ 11.1%	—	—	—