Monthly Indicators

Omaha Area Region

March 2025

U.S. existing-home sales rebounded from the previous month, rising 4.2% to a seasonally adjusted annual rate of 4.26 million units, according to the National Association of REALTORS® (NAR). Economists polled by Reuters had forecast sales would fall to a rate of 3.95 million for the month. Purchase activity increased in the South and the West but decreased in the Northeast, while sales in the Midwest remained unchanged from one month earlier.

New Listings decreased 33.6 percent for New Construction and 2.4 percent for Existing Homes. Pending Sales increased 13.2 percent for New Construction but decreased 0.3 percent for Existing Homes. Inventory decreased 7.4 percent for New Construction but increased 13.5 percent for Existing Homes.

Median Closed Price decreased 1.8 percent for New Construction but remained flat for Existing Homes. Days on Market increased 35.2 percent for New Construction and 17.6 percent for Existing Homes. Months Supply of Inventory decreased 10.1 percent for New Construction but increased 10.0 percent for Existing Homes.

Heading into March there were 1.24 million properties for sale, a 5.1% increase from the previous month and a 17% jump from one year ago, for a 3.5-month supply at the current sales pace, according to NAR. While mortgage rates have remained in the mid-to-high 6% range, the additional supply appears to have helped bring some buyers out of the woodwork, even as sales prices continue to rise nationwide.

Quick Facts

- 9.1%	- 4.3%	+ 1.9%
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.

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.

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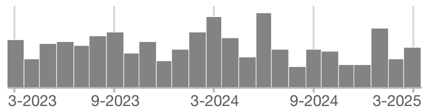
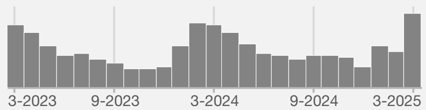
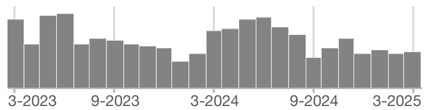
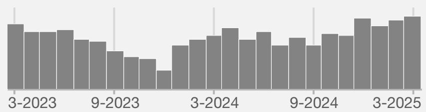
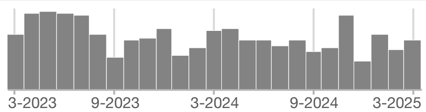
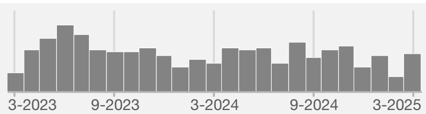
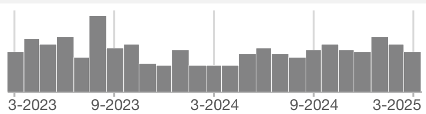
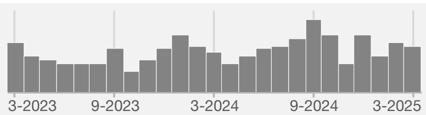
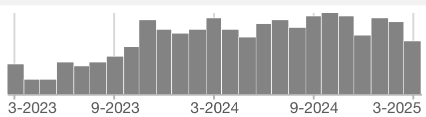
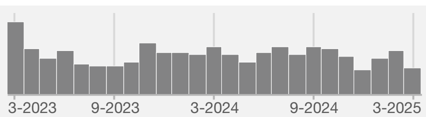
Omaha Area Region

Key Metrics	Historical Sparkbars	3-2024	3-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		414	**275**	- 33.6%	1,033	**864**	- 16.4%
Pending Sales		228	**258**	+ 13.2%	627	**575**	- 8.3%
Closed Sales		176	**129**	- 26.7%	413	**389**	- 5.8%
Days on Market Until Sale		71	**96**	+ 35.2%	67	**90**	+ 34.3%
Median Closed Price		$432,955	**$425,000**	- 1.8%	$419,600	**$424,227**	+ 1.1%
Average Closed Price		$464,745	**$474,351**	+ 2.1%	$465,333	**$466,691**	+ 0.3%
Percent of List Price Received		100.2%	**100.6%**	+ 0.4%	100.3%	**100.8%**	+ 0.5%
Housing Affordability Index		81	**83**	+ 2.5%	83	**83**	0.0%
Inventory of Homes for Sale		1,058	**980**	- 7.4%	—	**—**	—
Months Supply of Inventory		6.9	**6.2**	- 10.1%	—	**—**	—

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.

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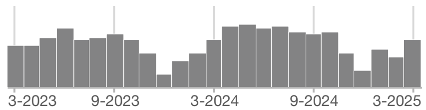
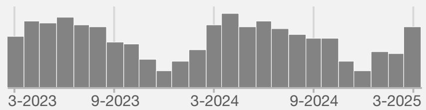
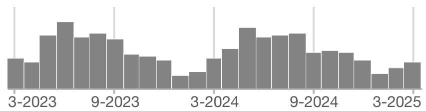
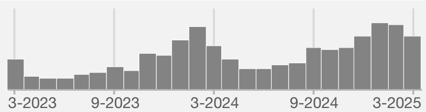
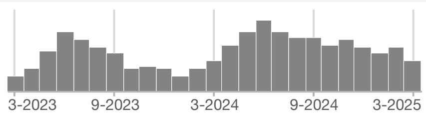
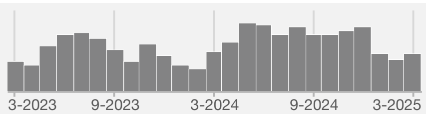
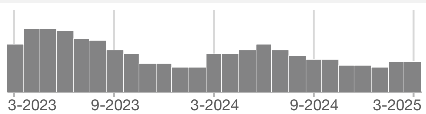
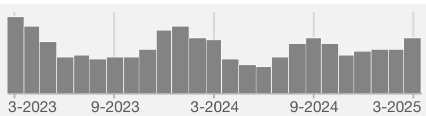
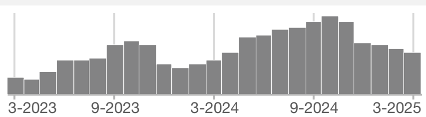
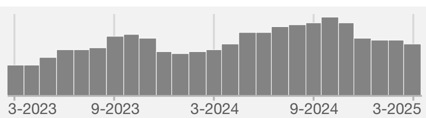
Omaha Area Region

Key Metrics	Historical Sparkbars	3-2024	3-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		1,266	**1,235**	- 2.4%	3,144	**3,290**	+ 4.6%
Pending Sales		956	**953**	- 0.3%	2,332	**2,395**	+ 2.7%
Closed Sales		740	**704**	- 4.9%	1,874	**1,898**	+ 1.3%
Days on Market Until Sale		17	**20**	+ 17.6%	19	**22**	+ 15.8%
Median Closed Price		$280,000	**$280,000**	0.0%	$275,000	**$285,000**	+ 3.6%
Average Closed Price		$325,167	**$322,136**	- 0.9%	$314,853	**$320,182**	+ 1.7%
Percent of List Price Received		99.4%	**98.8%**	- 0.6%	98.6%	**98.6%**	0.0%
Housing Affordability Index		124	**125**	+ 0.8%	126	**123**	- 2.4%
Inventory of Homes for Sale		847	**961**	+ 13.5%	—	**—**	—
Months Supply of Inventory		1.0	**1.1**	+ 10.0%	—	**—**	—

New Listings

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

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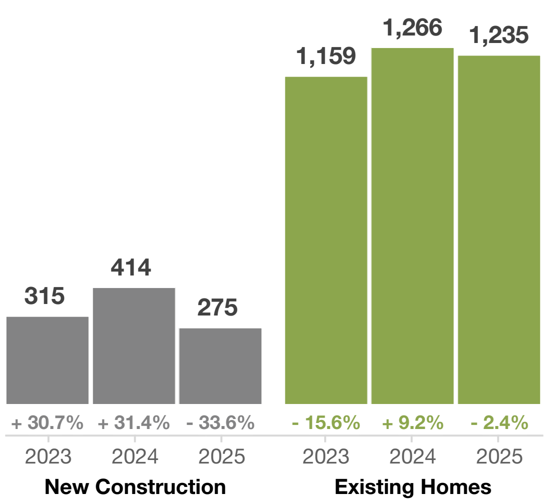
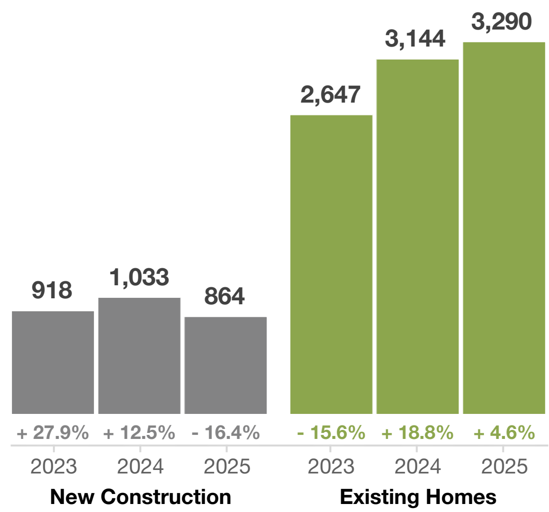
Omaha Area Region

March

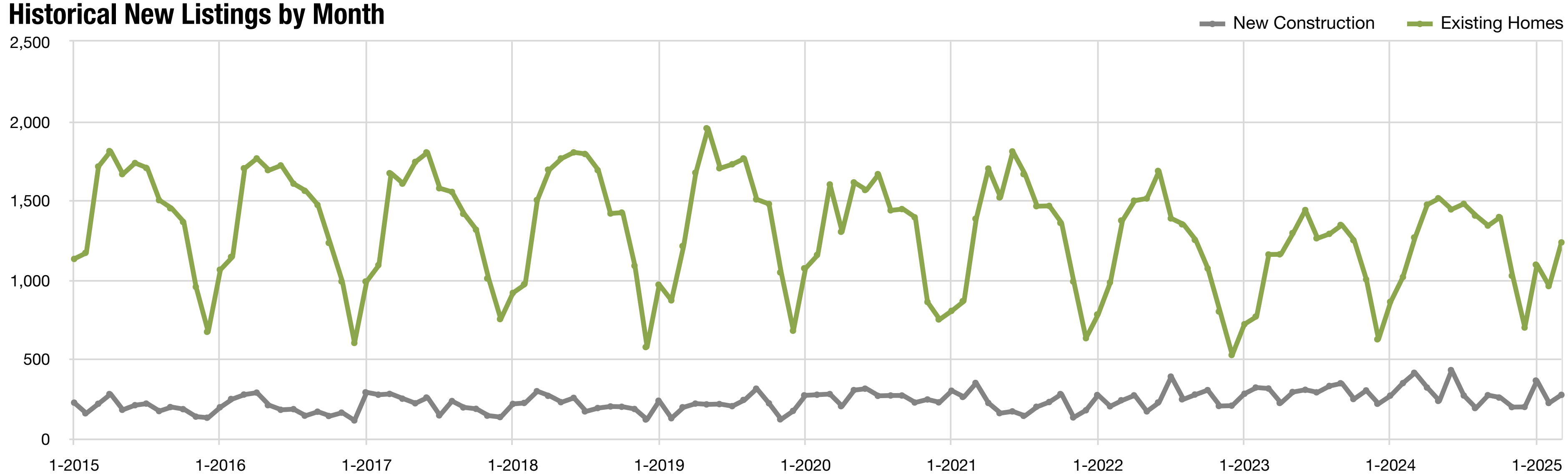


Year to Date



New Listings	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Apr-2024	321	+ 43.3%	1,473	+ 27.0%
May-2024	237	- 19.1%	1,513	+ 16.9%
Jun-2024	431	+ 40.4%	1,443	+ 0.3%
Jul-2024	271	- 6.9%	1,478	+ 17.2%
Aug-2024	192	- 42.0%	1,404	+ 8.9%
Sep-2024	273	- 21.6%	1,341	- 0.3%
Oct-2024	258	+ 3.6%	1,395	+ 11.7%
Nov-2024	198	- 34.7%	1,025	+ 2.3%
Dec-2024	199	- 9.1%	699	+ 11.8%
Jan-2025	365	+ 35.2%	1,095	+ 27.2%
Feb-2025	224	- 35.8%	960	- 5.6%
Mar-2025	**275**	**- 33.6%**	**1,235**	**- 2.4%**
12-Month Avg	270	- 10.0%	1,255	+ 9.0%

Historical New Listings by Month



Pending Sales

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

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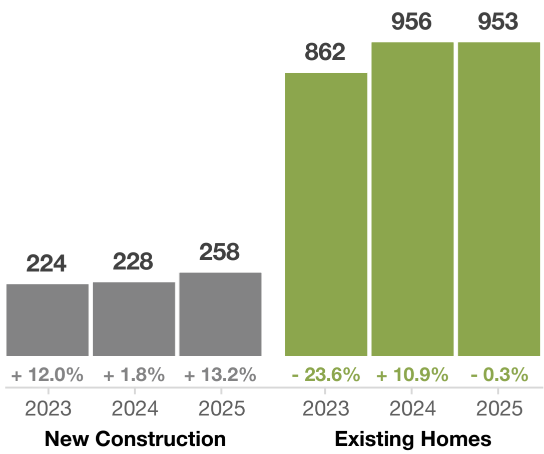
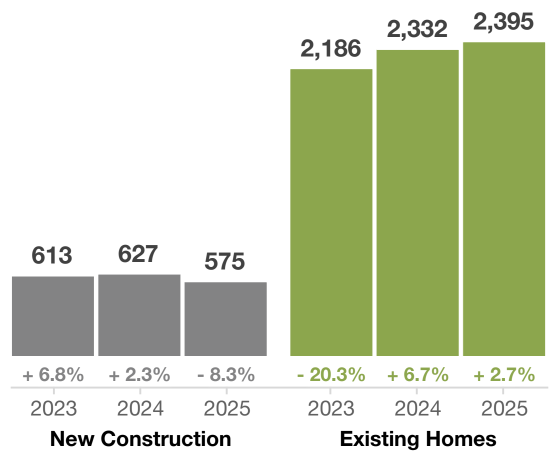
Omaha Area Region

March

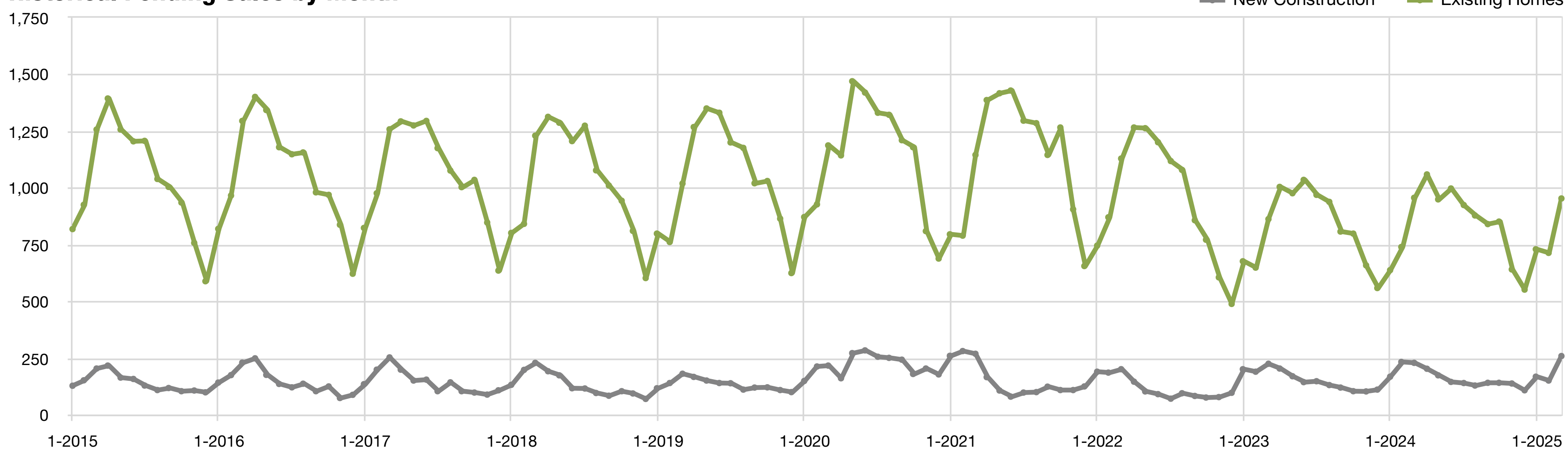


Year to Date



Pending Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Apr-2024	202	- 0.5%	1,059	+ 5.5%
May-2024	173	+ 2.4%	949	- 2.8%
Jun-2024	144	+ 0.7%	997	- 3.7%
Jul-2024	139	- 5.4%	924	- 4.6%
Aug-2024	128	- 1.5%	878	- 6.4%
Sep-2024	140	+ 17.6%	840	+ 4.1%
Oct-2024	140	+ 35.9%	851	+ 6.6%
Nov-2024	137	+ 34.3%	640	- 2.7%
Dec-2024	107	- 2.7%	551	- 1.3%
Jan-2025	167	0.0%	729	+ 14.4%
Feb-2025	150	- 35.3%	713	- 3.5%
Mar-2025	**258**	**+ 13.2%**	**953**	**- 0.3%**
12-Month Avg	157	+ 1.9%	840	0.0%

Historical Pending Sales by Month



Closed Sales

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

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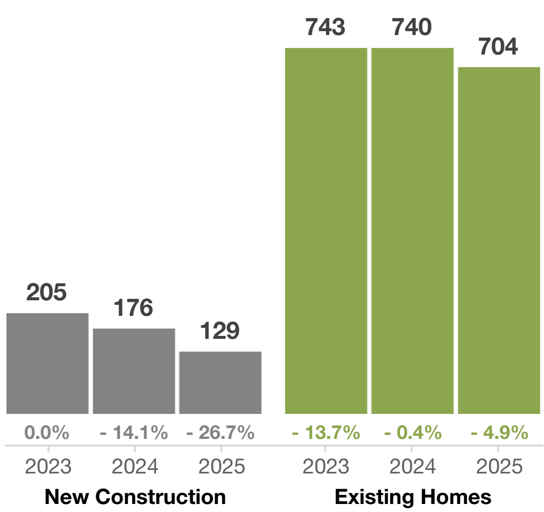
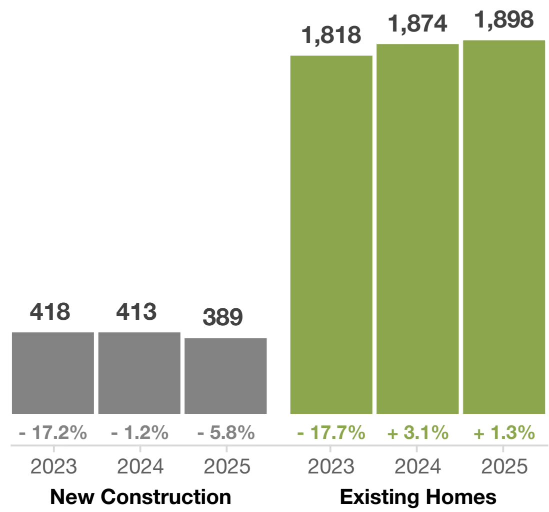
Omaha Area Region

March

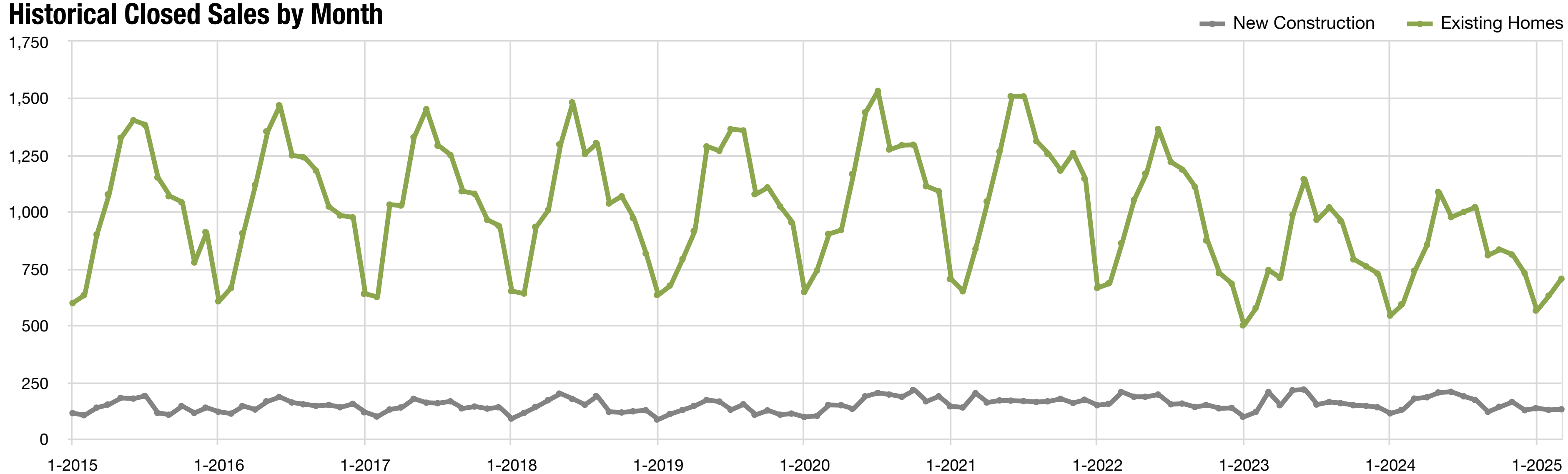


Year to Date



Closed Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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%	999	+ 3.6%
Aug-2024	170	+ 5.6%	1,020	+ 0.1%
Sep-2024	118	- 24.4%	808	- 15.7%
Oct-2024	140	- 4.8%	833	+ 5.4%
Nov-2024	161	+ 11.8%	811	+ 6.9%
Dec-2024	125	- 9.4%	729	+ 0.3%
Jan-2025	134	+ 20.7%	564	+ 4.1%
Feb-2025	126	0.0%	630	+ 6.4%
Mar-2025	**129**	**- 26.7%**	**704**	**- 4.9%**
12-Month Avg	157	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.

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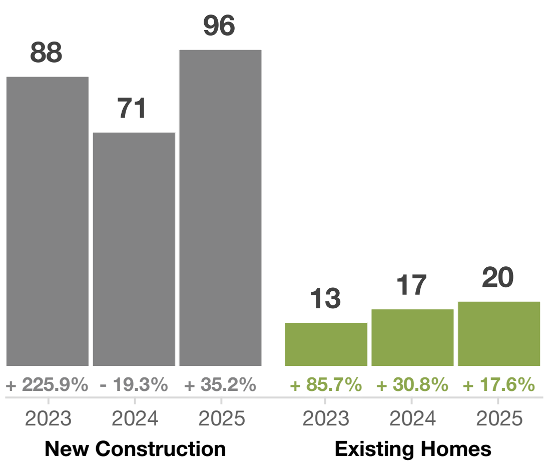
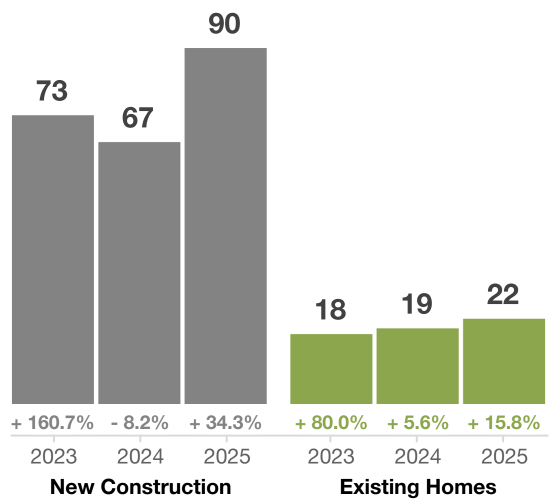
Omaha Area Region

March



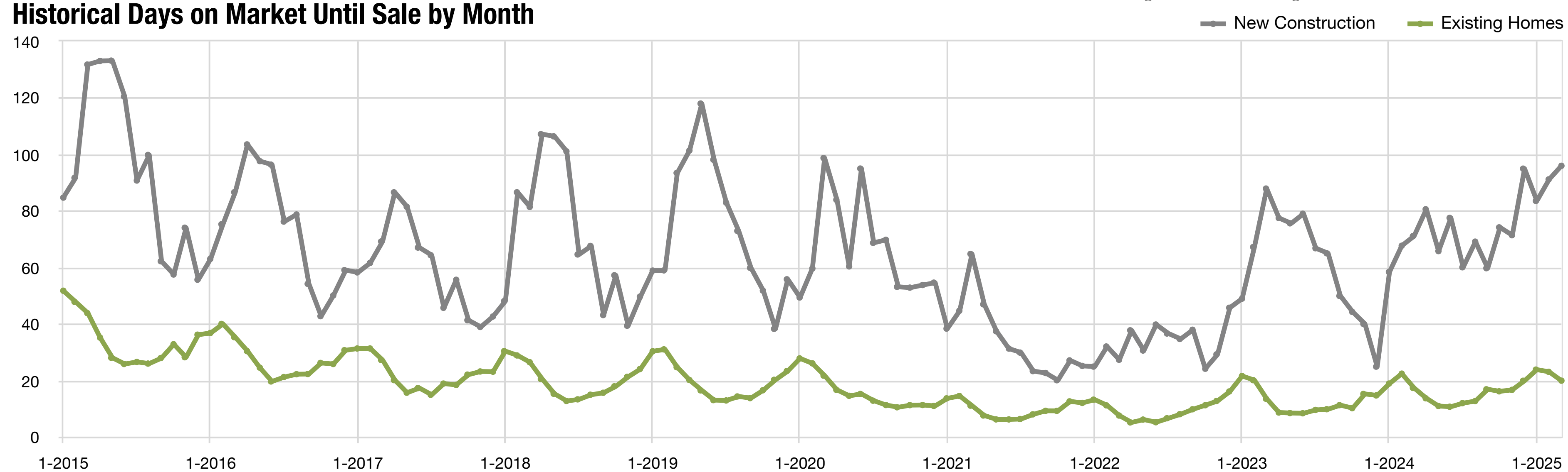
Year to Date



Days on Market	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	+ 13.3%
Dec-2024	95	+ 280.0%	20	+ 33.3%
Jan-2025	83	+ 43.1%	24	+ 26.3%
Feb-2025	91	+ 33.8%	23	+ 4.5%
Mar-2025	**96**	**+ 35.2%**	**20**	**+ 17.6%**
12-Month Avg*	76	+ 23.4%	15	+ 28.4%

* Days on Market for all properties from April 2024 through March 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.

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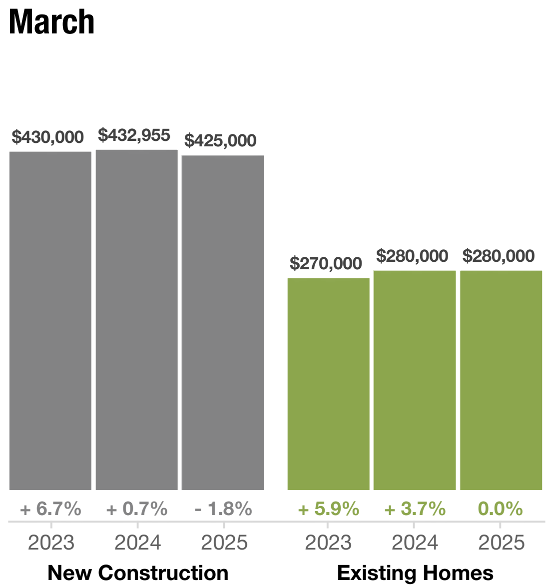
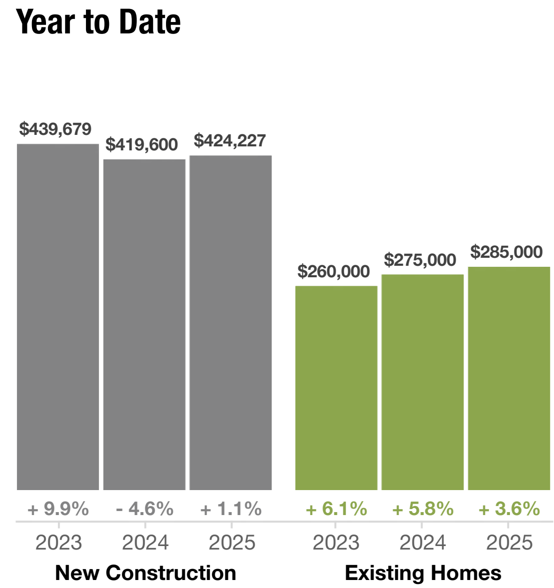
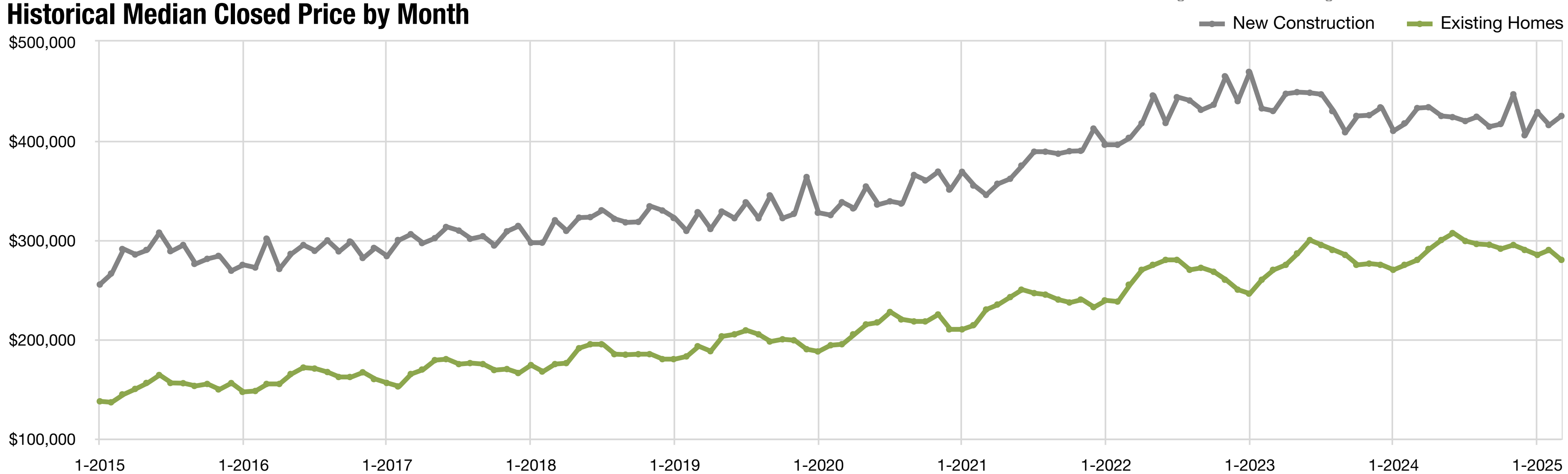




Median Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Apr-2024	$433,788	- 3.0%	$291,000	+ 5.8%
May-2024	$425,000	- 5.3%	$300,000	+ 4.7%
Jun-2024	$423,807	- 5.5%	$307,000	+ 2.3%
Jul-2024	$419,844	- 6.0%	$299,000	+ 1.4%
Aug-2024	$424,233	- 1.3%	$296,000	+ 2.1%
Sep-2024	$414,269	+ 1.4%	$295,250	+ 3.6%
Oct-2024	$416,894	- 1.9%	$291,250	+ 5.9%
Nov-2024	$446,830	+ 4.9%	$295,000	+ 6.8%
Dec-2024	$405,575	- 6.5%	$290,000	+ 5.5%
Jan-2025	$428,902	+ 4.6%	$285,000	+ 5.6%
Feb-2025	$415,830	- 0.4%	$289,950	+ 5.4%
Mar-2025	**$425,000**	**- 1.8%**	**$280,000**	**0.0%**
12-Month Avg*	$423,904	- 1.9%	$295,000	+ 3.9%

* Median Closed Price for all properties from April 2024 through March 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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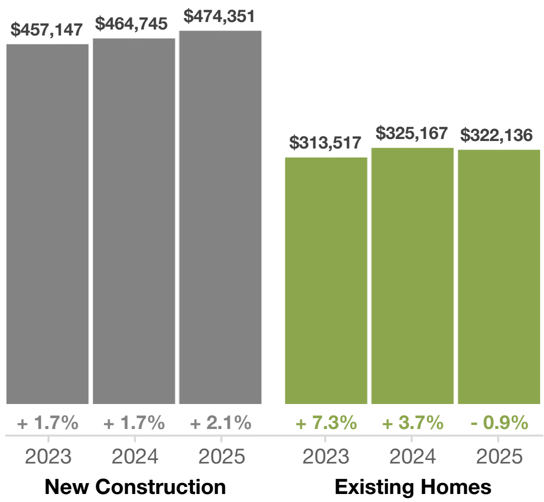
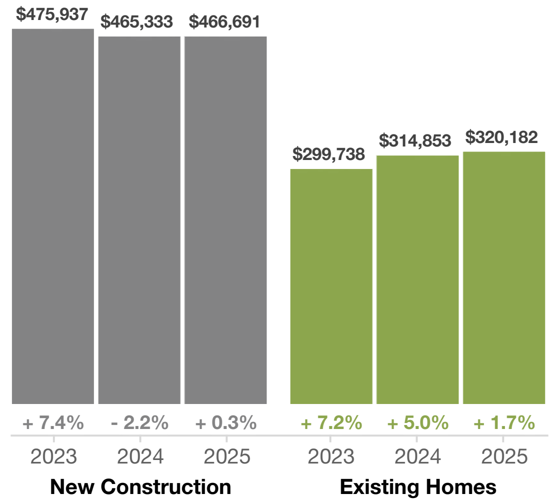
March



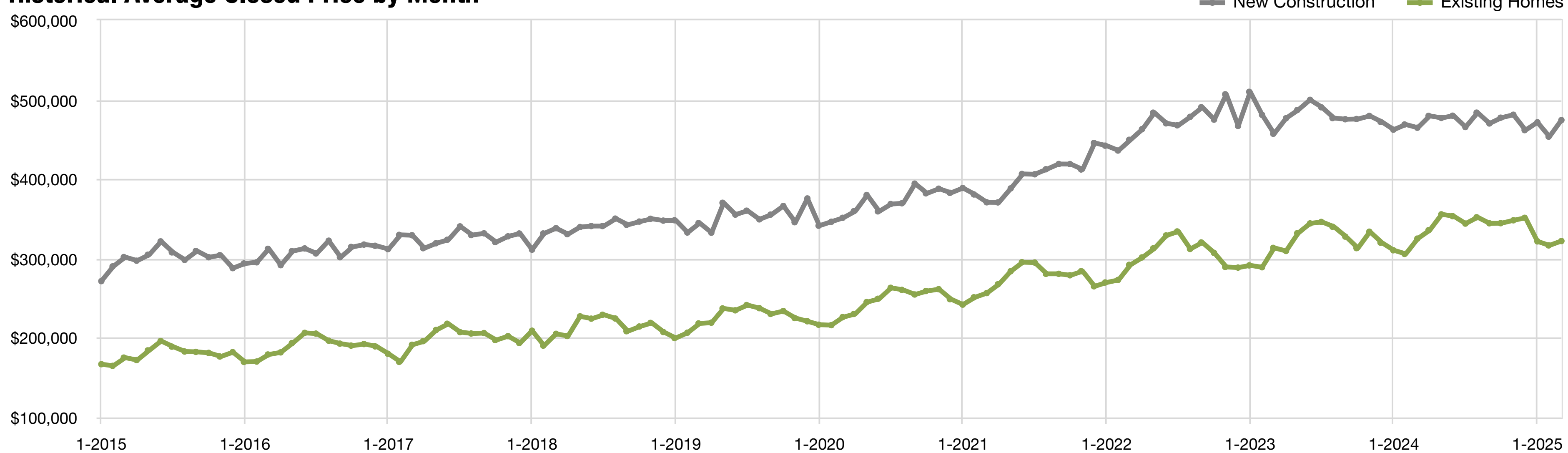
Year to Date



Average Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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%	$344,096	- 0.6%
Aug-2024	$483,743	+ 1.4%	$352,082	+ 3.5%
Sep-2024	$470,136	- 1.1%	$344,465	+ 5.1%
Oct-2024	$477,382	+ 0.4%	$344,588	+ 10.0%
Nov-2024	$481,106	+ 0.3%	$348,227	+ 4.3%
Dec-2024	$461,710	- 2.2%	$351,351	+ 9.8%
Jan-2025	$471,589	+ 2.0%	$321,700	+ 3.6%
Feb-2025	$453,534	- 3.3%	$316,643	+ 3.5%
Mar-2025	**$474,351**	**+ 2.1%**	**$322,136**	**- 0.9%**
12-Month Avg*	$473,869	- 1.0%	$342,777	+ 4.5%

* Average Closed Price for all properties from April 2024 through March 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.

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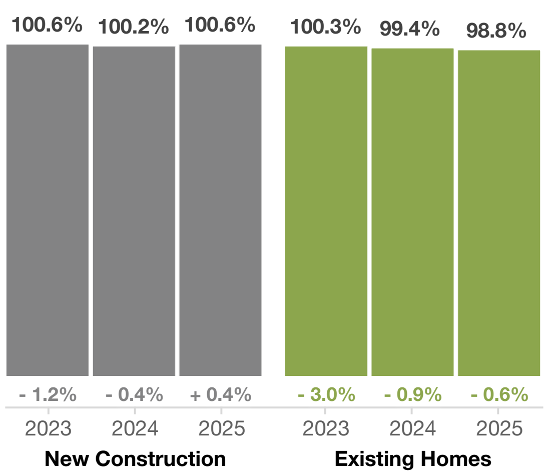
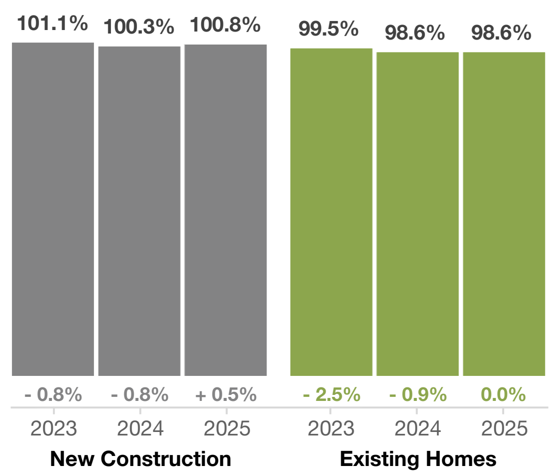
March



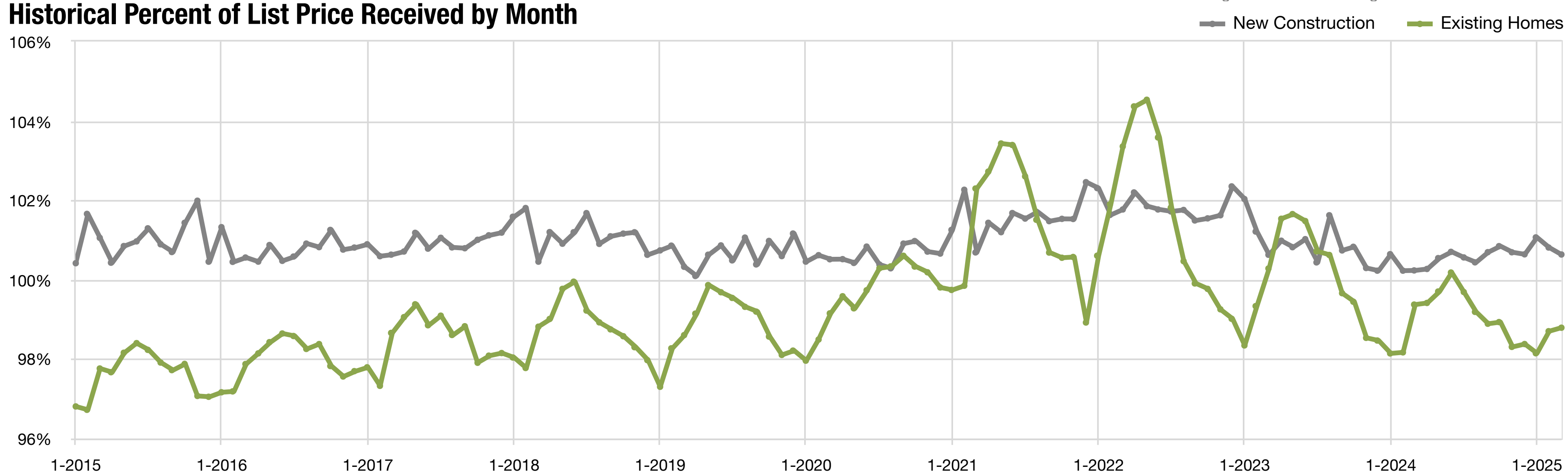
Year to Date



Pct. of List Price Received	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	100.7%	0.0%	98.9%	- 0.8%
Oct-2024	100.8%	0.0%	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%	98.1%	0.0%
Feb-2025	100.8%	+ 0.6%	98.7%	+ 0.5%
Mar-2025	**100.6%**	**+ 0.4%**	**98.8%**	**- 0.6%**
12-Month Avg*	100.6%	- 0.1%	99.1%	- 0.9%

* Pct. of List Price Received for all properties from April 2024 through March 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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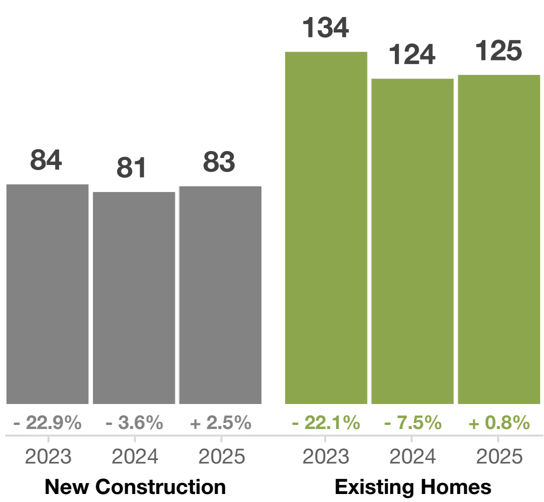
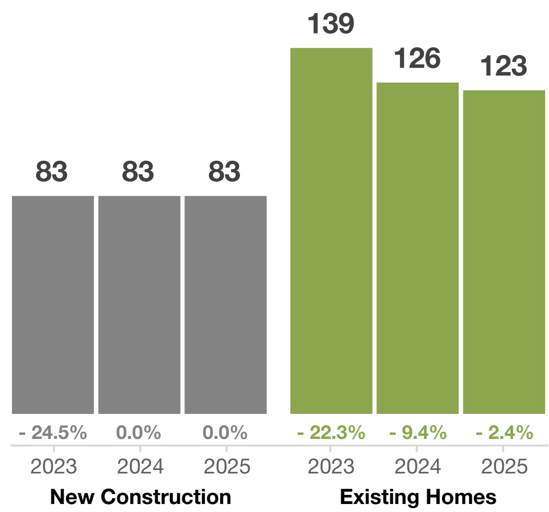
Omaha Area Region

March

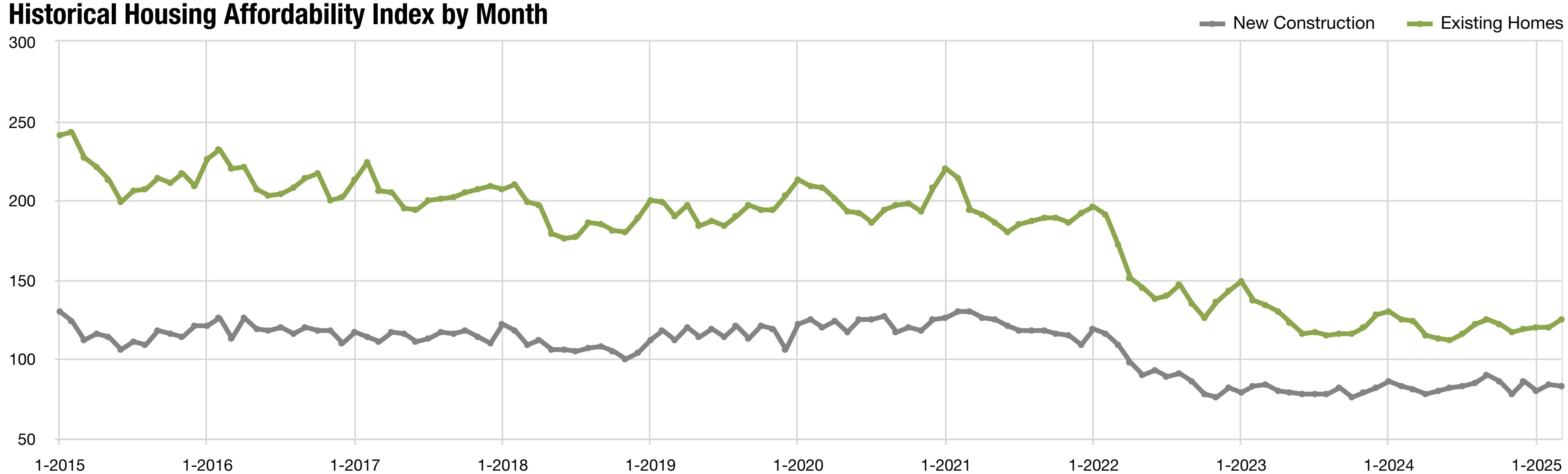


Year to Date



Affordability Index	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	80	- 7.0%	120	- 7.7%
Feb-2025	84	+ 1.2%	120	- 4.0%
Mar-2025	**83**	**+ 2.5%**	**125**	**+ 0.8%**
12-Month Avg	83	+ 3.8%	119	- 2.5%

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.

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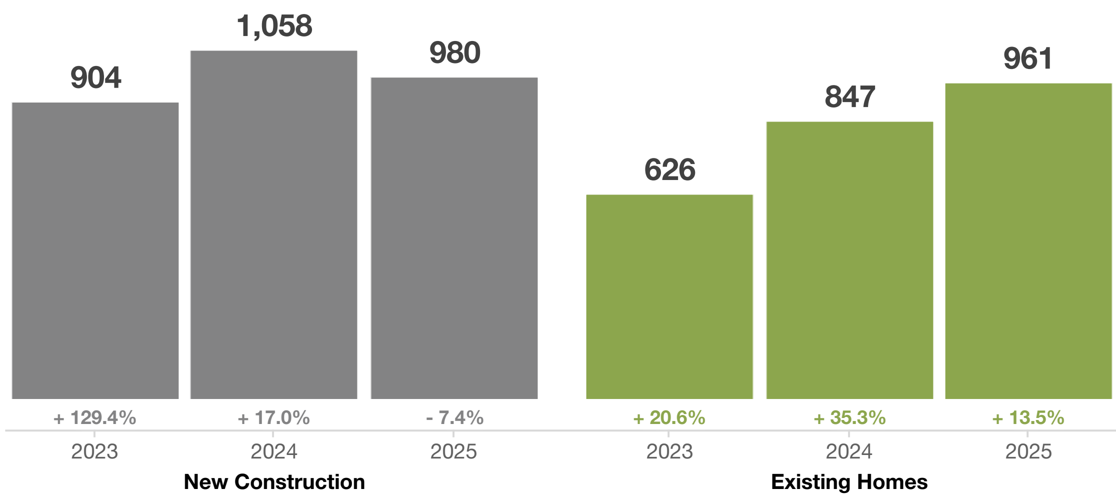
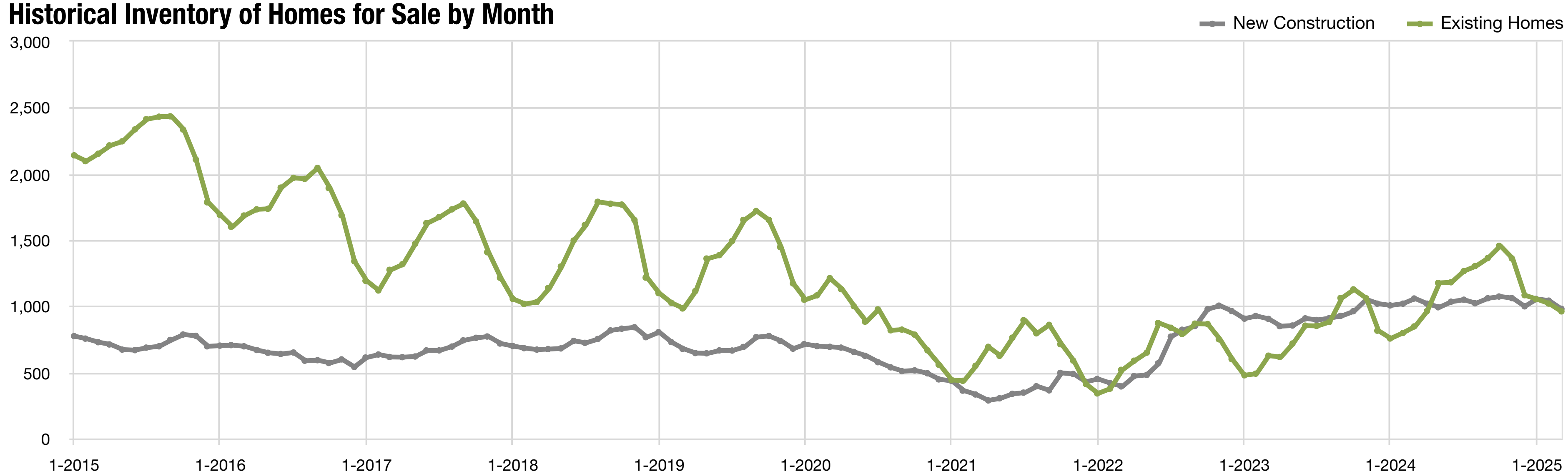
Omaha Area Region

March



Homes for Sale	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Apr-2024	1,019	+ 20.0%	963	+ 56.3%
May-2024	992	+ 16.2%	1,176	+ 63.8%
Jun-2024	1,034	+ 13.9%	1,181	+ 38.5%
Jul-2024	1,049	+ 17.1%	1,265	+ 48.6%
Aug-2024	1,022	+ 12.3%	1,303	+ 47.9%
Sep-2024	1,060	+ 14.3%	1,364	+ 28.4%
Oct-2024	1,073	+ 11.5%	1,456	+ 29.2%
Nov-2024	1,061	+ 1.0%	1,361	+ 28.4%
Dec-2024	999	- 2.0%	1,083	+ 32.9%
Jan-2025	1,055	+ 4.9%	1,053	+ 39.3%
Feb-2025	1,042	+ 2.3%	1,020	+ 27.8%
Mar-2025	**980**	**- 7.4%**	**961**	**+ 13.5%**
12-Month Avg	1,032	+ 8.1%	1,182	+ 36.6%

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.

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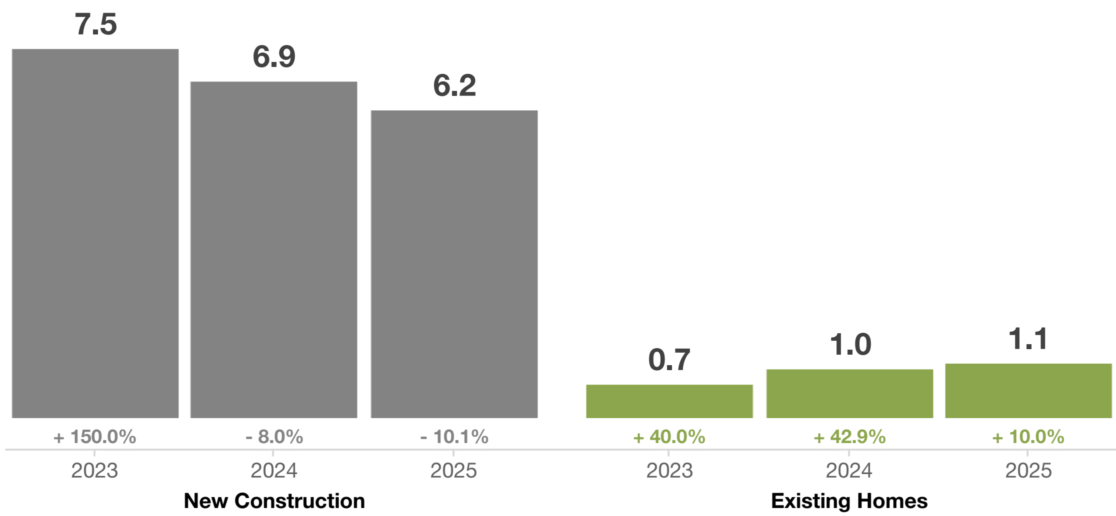
Omaha Area Region

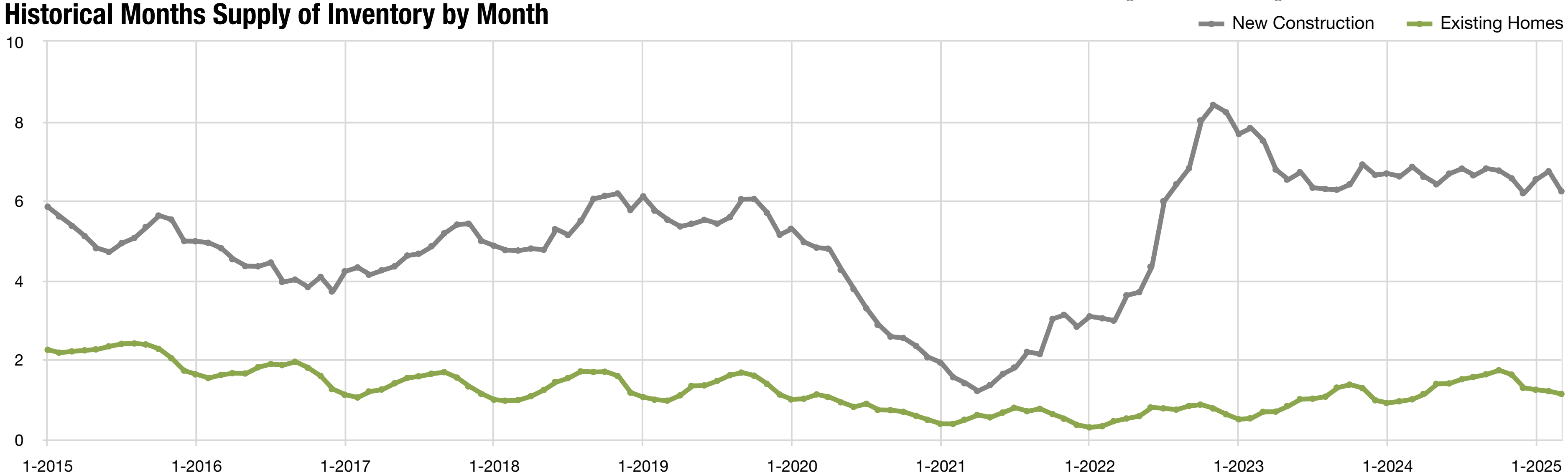
March



Months Supply	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	6.6	+ 4.8%	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	6.5	- 3.0%	1.2	+ 33.3%
Feb-2025	6.7	+ 1.5%	1.2	+ 20.0%
Mar-2025	**6.2**	**- 10.1%**	**1.1**	**+ 10.0%**
12-Month Avg*	6.6	- 0.1%	1.4	+ 35.6%

* Months Supply for all properties from April 2024 through March 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.

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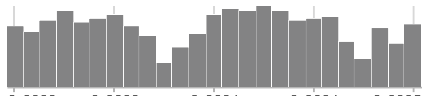
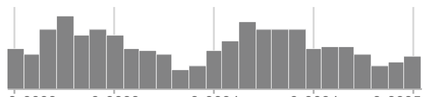
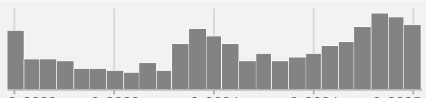
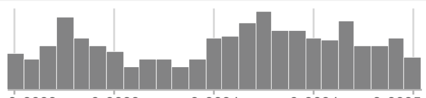
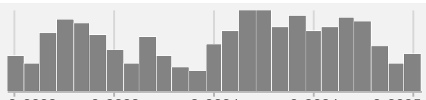
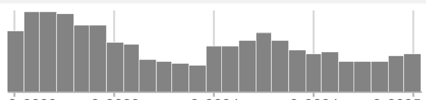
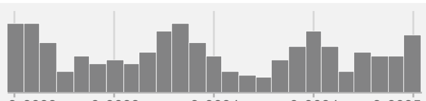
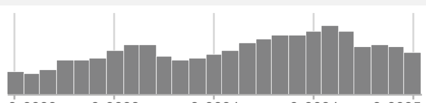
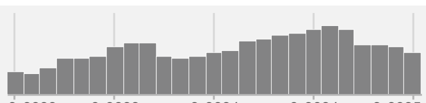
Omaha Area Region

Key Metrics	Historical Sparkbars	3-2024	3-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		1,680	**1,510**	- 10.1%	4,177	**4,154**	- 0.6%
Pending Sales		1,184	**1,211**	+ 2.3%	2,959	**2,970**	+ 0.4%
Closed Sales		916	**833**	- 9.1%	2,287	**2,287**	0.0%
Days on Market Until Sale		28	**32**	+ 14.3%	28	**34**	+ 21.4%
Median Closed Price		$315,000	**$301,500**	- 4.3%	$300,000	**$308,500**	+ 2.8%
Average Closed Price		$351,985	**$345,737**	- 1.8%	$342,051	**$345,060**	+ 0.9%
Percent of List Price Received		99.5%	**99.1%**	- 0.4%	98.9%	**99.0%**	+ 0.1%
Housing Affordability Index		110	**116**	+ 5.5%	116	**114**	- 1.7%
Inventory of Homes for Sale		1,905	**1,941**	+ 1.9%	—	**—**	—
Months Supply of Inventory		1.9	**1.9**	0.0%	—	**—**	—