

Monthly Indicators

Omaha Area Region



April 2025

U.S. existing-home sales decreased 5.9% month-over-month and 2.4% year-over-year to a seasonally adjusted annual rate of 4.02 million units, according to the National Association of REALTORS® (NAR), as affordability challenges and economic uncertainty weigh on market activity. Sales were down month-over-month in all four regions, with the West experiencing the largest decline, at 9.4%.

New Listings increased 3.1 percent for New Construction and 6.7 percent for Existing Homes. Pending Sales decreased 10.4 percent for New Construction and 2.6 percent for Existing Homes. Inventory decreased 4.8 percent for New Construction but increased 16.1 percent for Existing Homes.

Median Closed Price decreased 4.3 percent for New Construction but increased 3.1 percent for Existing Homes. Days on Market increased 24.7 percent for New Construction and 28.6 percent for Existing Homes. Months Supply of Inventory decreased 6.1 percent for New Construction but increased 18.2 percent for Existing Homes.

Total housing inventory increased 8.1% month-over-month for a total of 1.33 million units heading into April, equivalent to a 4.0-month supply at the current sales pace, according to NAR. Although inventory is up nearly 20% from the same time last year, the additional supply has had little effect on home prices across much of the country, with the national median existing-home price climbing 2.7% year-over-year to \$403,700 as of last measure.

Quick Facts

- 6.7%

Change in
Closed Sales
All Properties

+ 3.9%

Change in
Median Closed Price
All Properties

+ 5.3%

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	4-2024	4-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		321	331	+ 3.1%	1,354	1,200	- 11.4%
Pending Sales		202	181	- 10.4%	829	769	- 7.2%
Closed Sales		182	165	- 9.3%	595	587	- 1.3%
Days on Market Until Sale		81	101	+ 24.7%	71	96	+ 35.2%
Median Closed Price		\$433,788	\$415,251	- 4.3%	\$425,975	\$411,675	- 3.4%
Average Closed Price		\$479,661	\$475,326	- 0.9%	\$469,716	\$463,214	- 1.4%
Percent of List Price Received		100.3%	100.5%	+ 0.2%	100.3%	100.7%	+ 0.4%
Housing Affordability Index		78	84	+ 7.7%	79	85	+ 7.6%
Inventory of Homes for Sale		1,019	970	- 4.8%	—	—	—
Months Supply of Inventory		6.6	6.2	- 6.1%	—	—	—

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.



Omaha Area Region

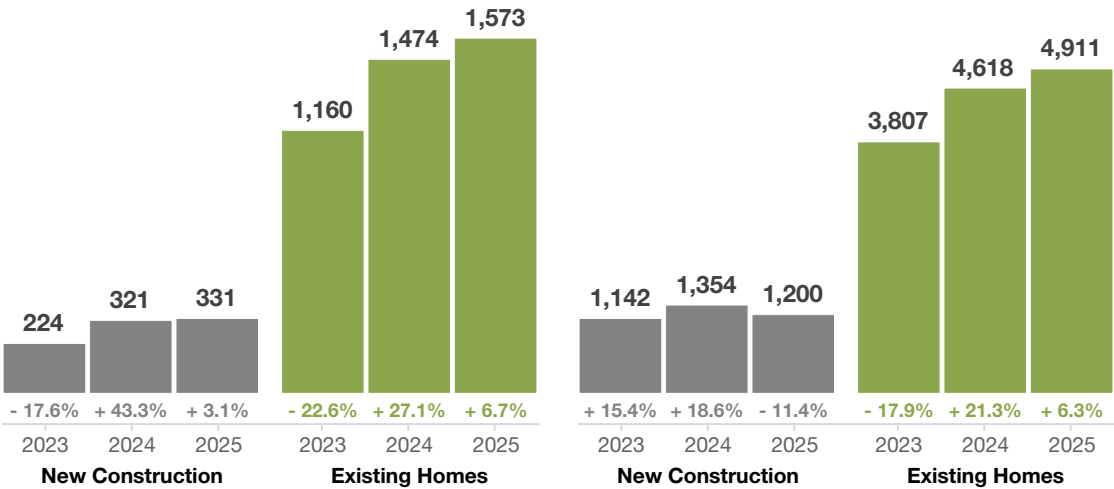
Key Metrics	Historical Sparkbars	4-2024	4-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		1,474	1,573	+ 6.7%	4,618	4,911	+ 6.3%
Pending Sales		1,059	1,031	- 2.6%	3,391	3,442	+ 1.5%
Closed Sales		854	802	- 6.1%	2,728	2,727	- 0.0%
Days on Market Until Sale		14	18	+ 28.6%	18	21	+ 16.7%
Median Closed Price		\$291,000	\$300,000	+ 3.1%	\$280,000	\$290,000	+ 3.6%
Average Closed Price		\$335,772	\$354,129	+ 5.5%	\$321,406	\$330,512	+ 2.8%
Percent of List Price Received		99.4%	99.0%	- 0.4%	98.9%	98.7%	- 0.2%
Housing Affordability Index		115	115	0.0%	120	119	- 0.8%
Inventory of Homes for Sale		965	1,120	+ 16.1%	—	—	—
Months Supply of Inventory		1.1	1.3	+ 18.2%	—	—	—

New Listings

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

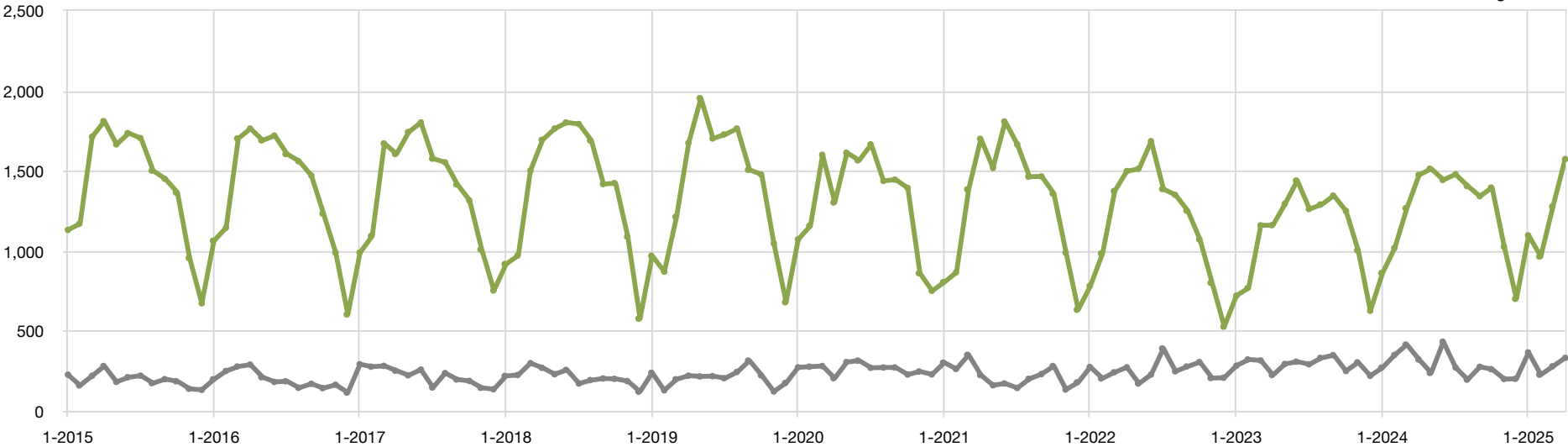
April

Year to Date



New Listings	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
May-2024	237	- 19.1%	1,513	+ 16.9%
Jun-2024	432	+ 40.7%	1,443	+ 0.3%
Jul-2024	271	- 6.9%	1,478	+ 17.2%
Aug-2024	195	- 41.1%	1,405	+ 9.0%
Sep-2024	275	- 21.0%	1,341	- 0.3%
Oct-2024	260	+ 4.4%	1,395	+ 11.7%
Nov-2024	199	- 34.3%	1,026	+ 2.3%
Dec-2024	200	- 8.7%	700	+ 12.0%
Jan-2025	365	+ 35.2%	1,097	+ 27.4%
Feb-2025	226	- 35.2%	964	- 5.2%
Mar-2025	278	- 32.9%	1,277	+ 0.9%
Apr-2025	331	+ 3.1%	1,573	+ 6.7%
12-Month Avg	272	- 11.7%	1,268	+ 7.7%

Historical New Listings by Month

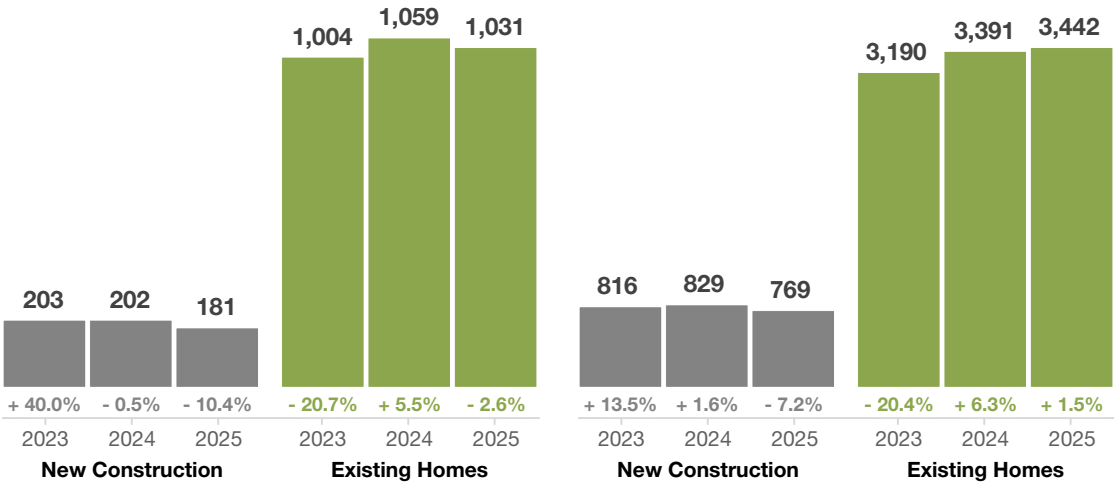


Pending Sales

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

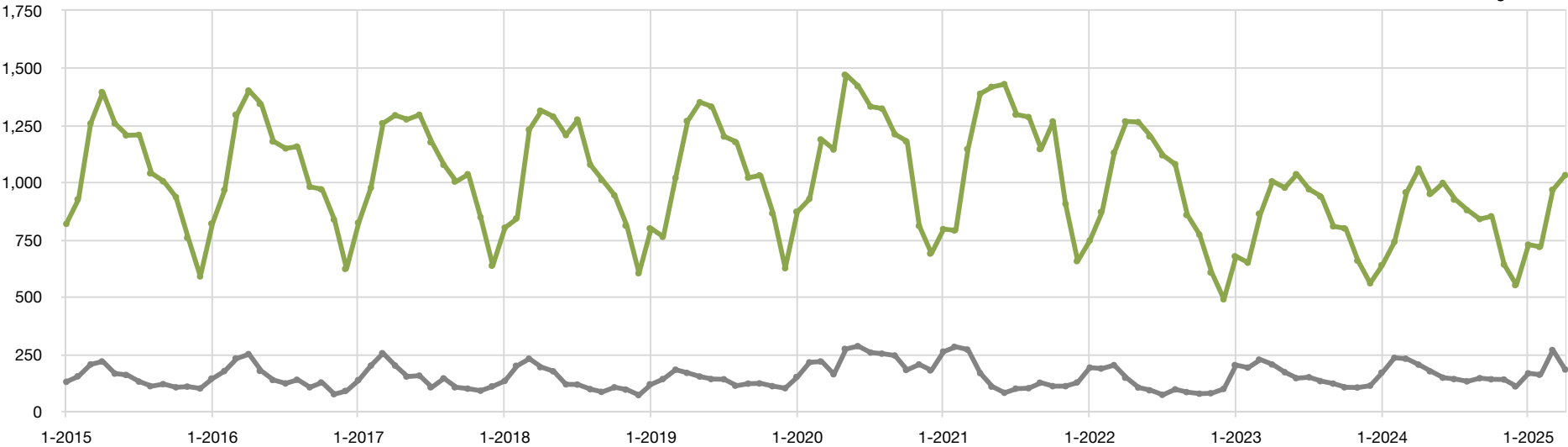
April

Year to Date



Pending Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
May-2024	173	+ 2.4%	949	- 2.8%
Jun-2024	145	+ 1.4%	997	- 3.7%
Jul-2024	139	- 5.4%	924	- 4.6%
Aug-2024	129	- 0.8%	878	- 6.4%
Sep-2024	143	+ 20.2%	839	+ 4.0%
Oct-2024	138	+ 34.0%	851	+ 6.6%
Nov-2024	137	+ 34.3%	640	- 2.6%
Dec-2024	107	- 2.7%	550	- 1.4%
Jan-2025	164	- 1.8%	727	+ 14.1%
Feb-2025	158	- 31.9%	717	- 3.0%
Mar-2025	266	+ 16.7%	967	+ 1.2%
Apr-2025	181	- 10.4%	1,031	- 2.6%
12-Month Avg	157	+ 1.9%	839	- 0.6%

Historical Pending Sales by Month

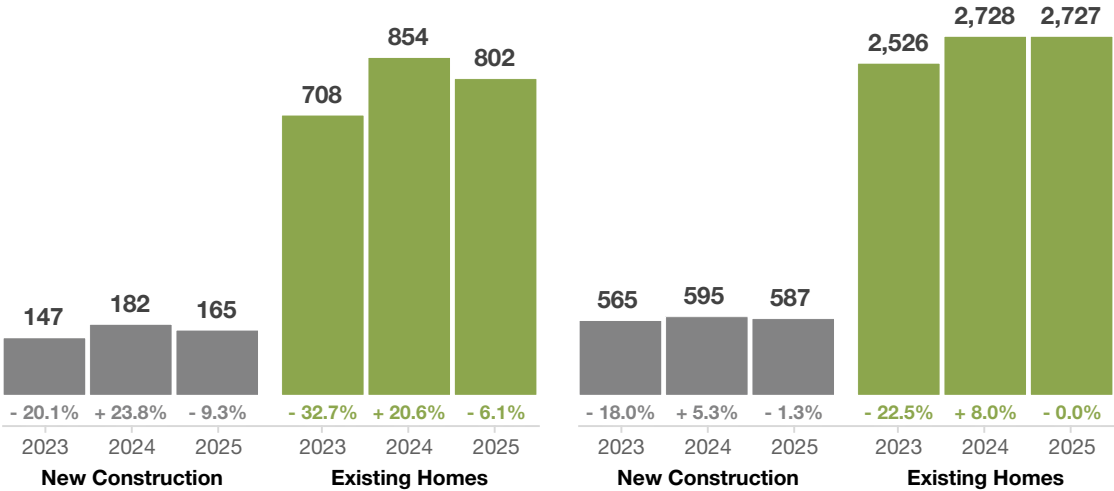


Closed Sales

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

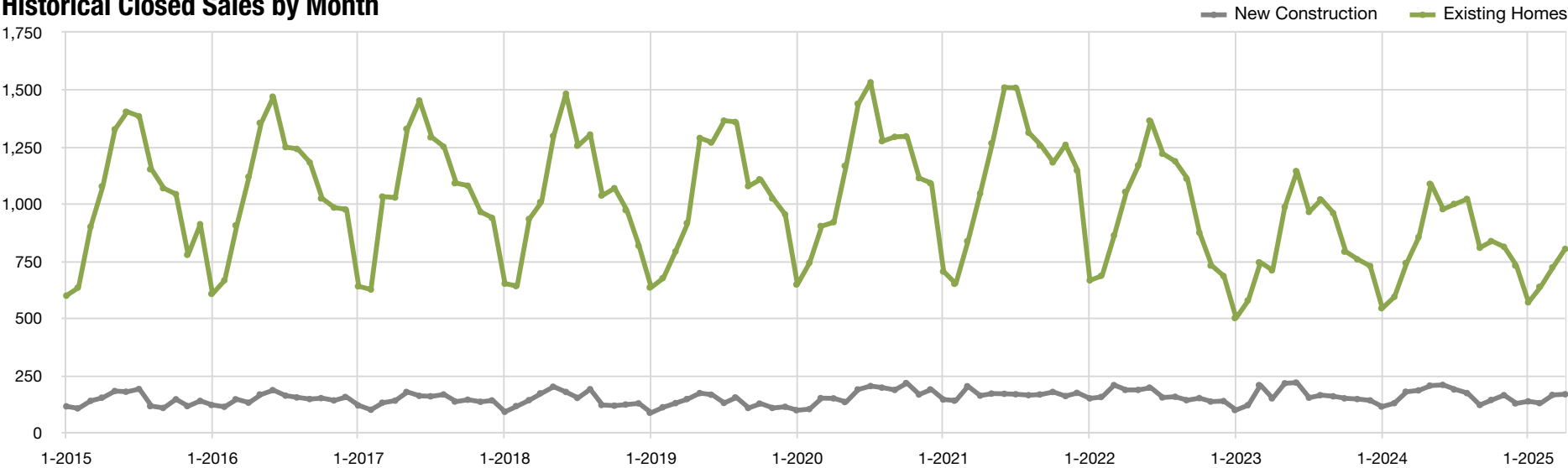
April

Year to Date



Closed Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
May-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%	1,021	+ 0.2%
Sep-2024	118	- 24.4%	807	- 15.8%
Oct-2024	140	- 4.8%	836	+ 5.8%
Nov-2024	161	+ 11.8%	811	+ 7.3%
Dec-2024	125	- 9.4%	729	+ 0.3%
Jan-2025	134	+ 20.7%	568	+ 4.8%
Feb-2025	126	0.0%	636	+ 7.4%
Mar-2025	162	- 8.0%	721	- 2.6%
Apr-2025	165	- 9.3%	802	- 6.1%
12-Month Avg	158	- 1.3%	833	- 0.7%

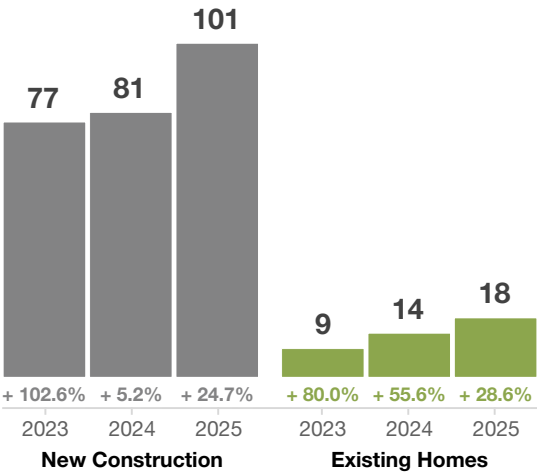
Historical Closed Sales by Month



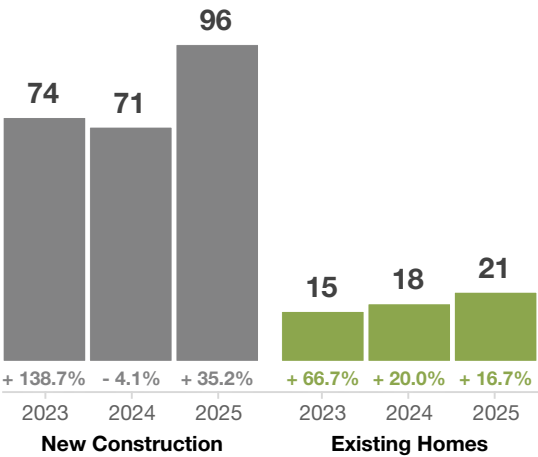
Days on Market Until Sale

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

April



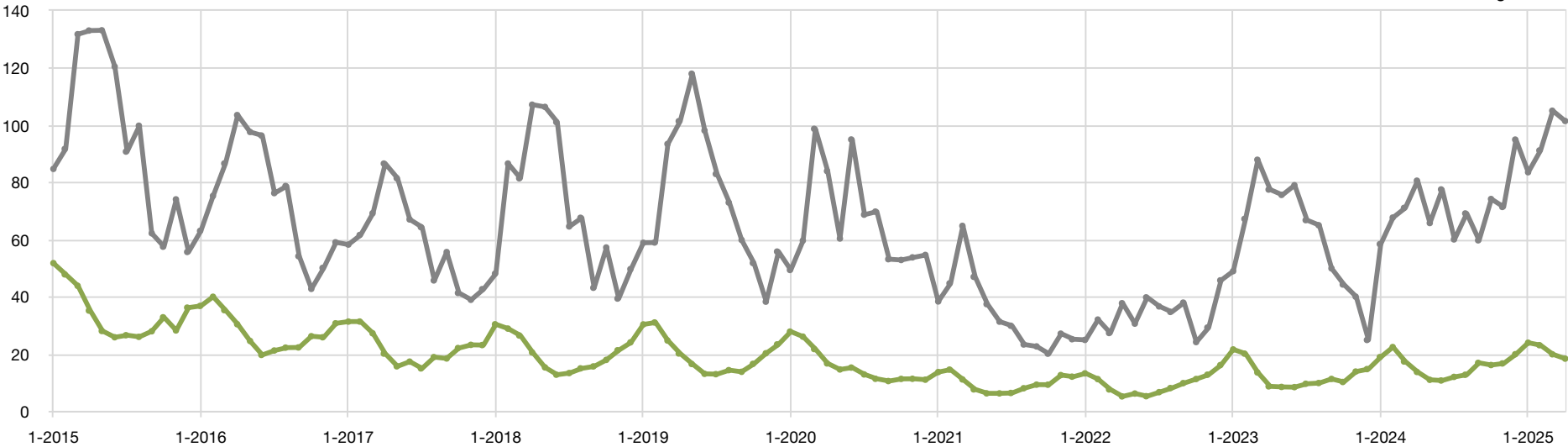
Year to Date



Days on Market	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	91	+ 33.8%	23	+ 4.5%
Mar-2025	105	+ 47.9%	20	+ 17.6%
Apr-2025	101	+ 24.7%	18	+ 28.6%
12-Month Avg*	79	+ 26.9%	16	+ 28.8%

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

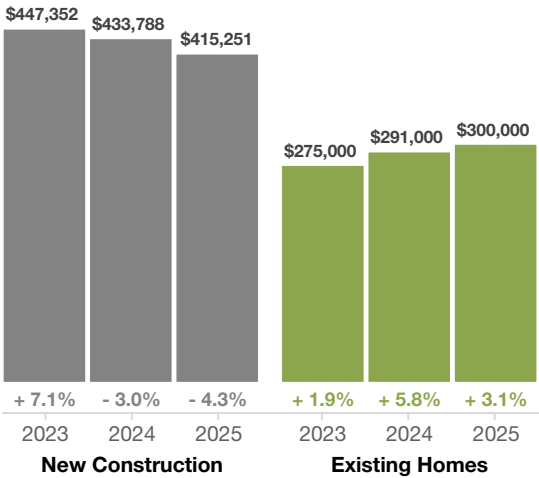
Historical Days on Market Until Sale by Month



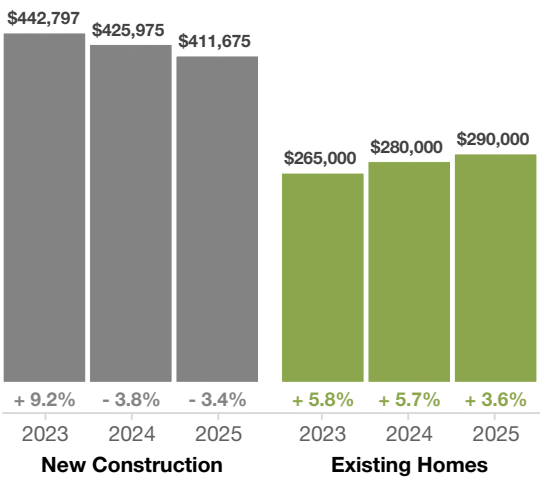
Median Closed Price

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

April



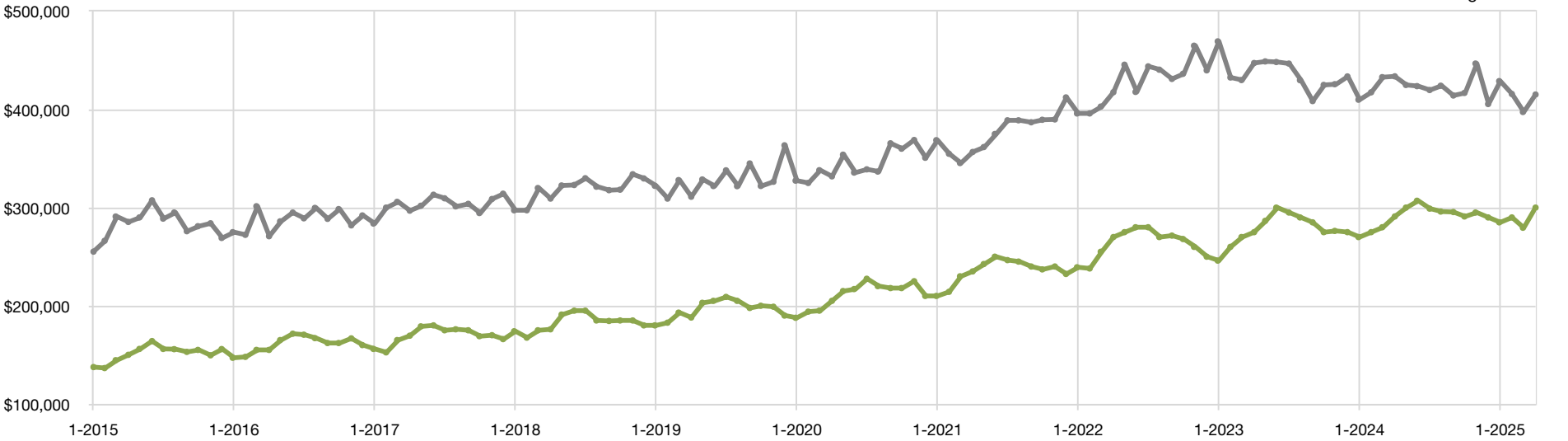
Year to Date



Median Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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%	\$295,500	+ 3.7%
Oct-2024	\$416,894	- 1.9%	\$291,000	+ 5.8%
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%	\$290,000	+ 5.5%
Mar-2025	\$397,470	- 8.2%	\$279,500	- 0.2%
Apr-2025	\$415,251	- 4.3%	\$300,000	+ 3.1%
12-Month Avg*	\$418,790	- 2.8%	\$295,000	+ 3.5%

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

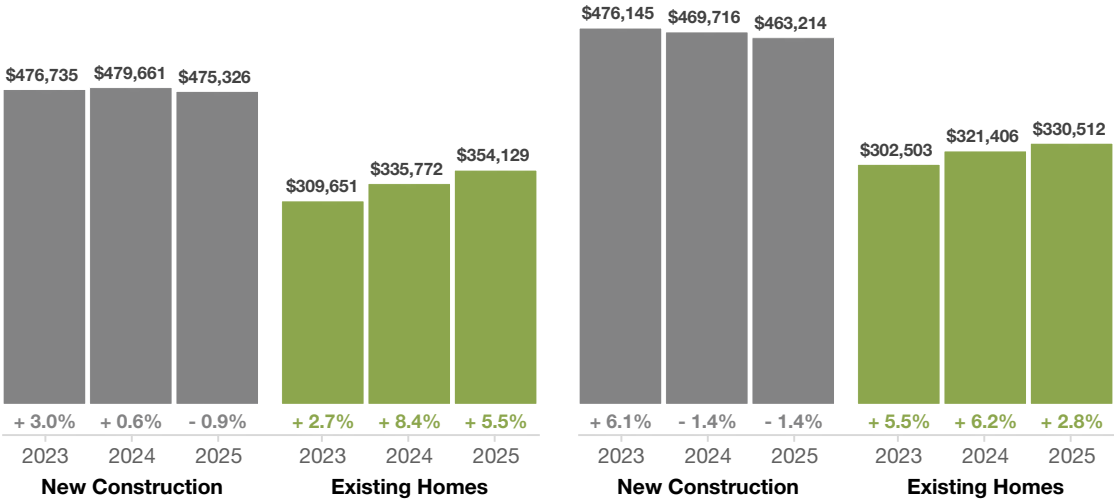
Historical Median Closed Price by Month



Average Closed Price

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

April



\$476,145

+ 6.1%

2023

\$469,716

- 1.4%

2024

\$463,214

- 1.4%

2025

New Construction

\$302,503

+ 5.5%

2023

\$321,406

+ 6.2%

2024

\$330,512

+ 2.8%

2025

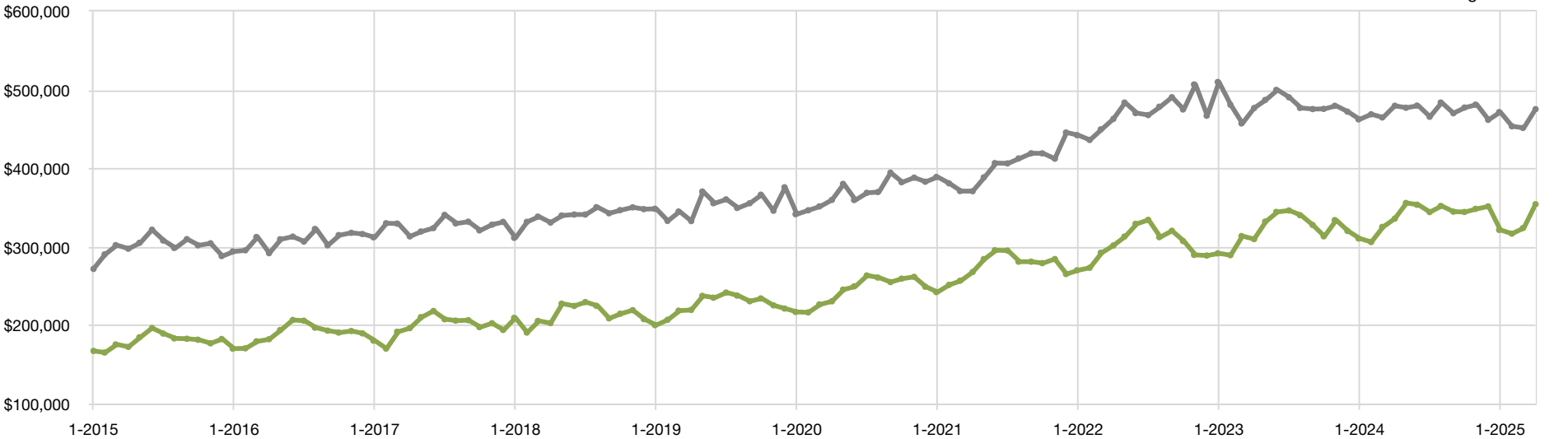
Existing Homes

Year to Date

Average Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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%	\$351,965	+ 3.5%
Sep-2024	\$470,136	- 1.1%	\$344,643	+ 5.2%
Oct-2024	\$477,382	+ 0.4%	\$344,248	+ 9.9%
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%	\$321,371	+ 3.5%
Feb-2025	\$453,534	- 3.3%	\$316,618	+ 3.5%
Mar-2025	\$451,420	- 2.9%	\$323,725	- 0.4%
Apr-2025	\$475,326	- 0.9%	\$354,129	+ 5.5%
12-Month Avg*	\$471,486	- 1.6%	\$344,296	+ 4.3%

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

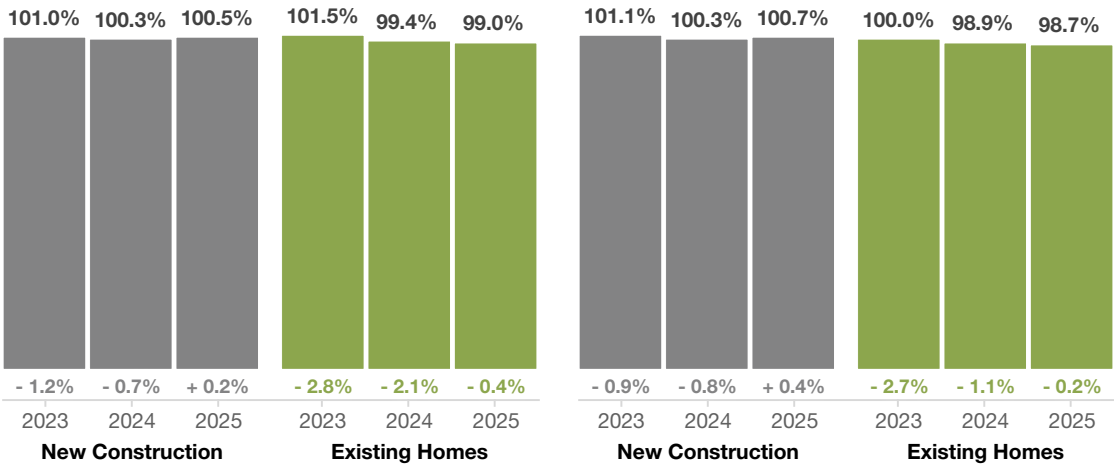
Historical Average Closed Price by Month



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.

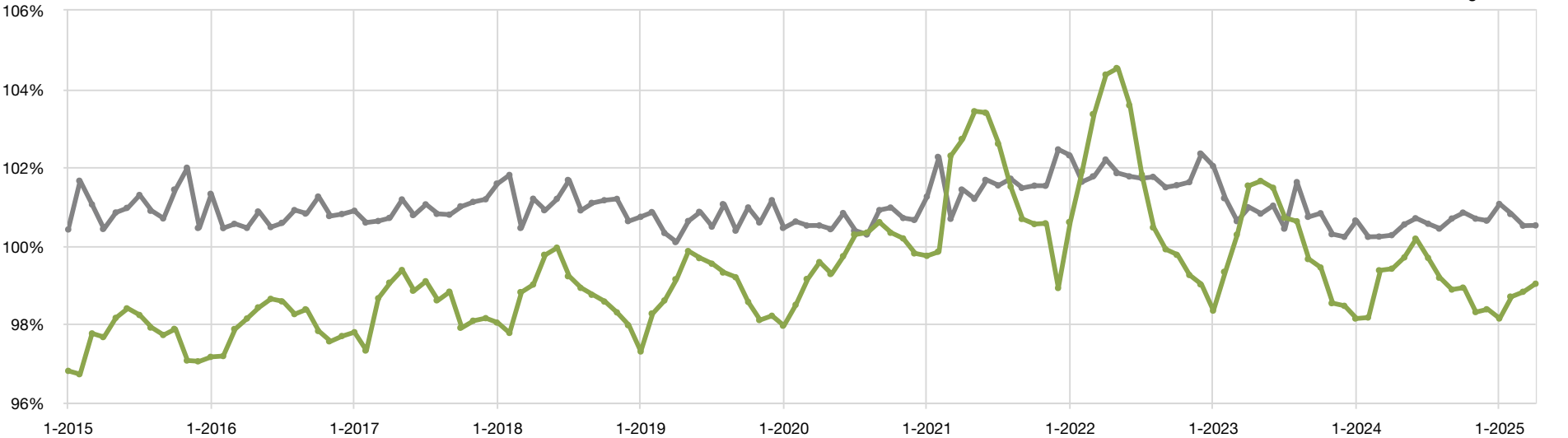
April



Pct. of List Price Received	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	100.5%	+ 0.3%	98.8%	- 0.6%
Apr-2025	100.5%	+ 0.2%	99.0%	- 0.4%
12-Month Avg*	100.7%	+ 0.0%	99.1%	- 0.8%

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

Historical Percent of List Price Received by Month

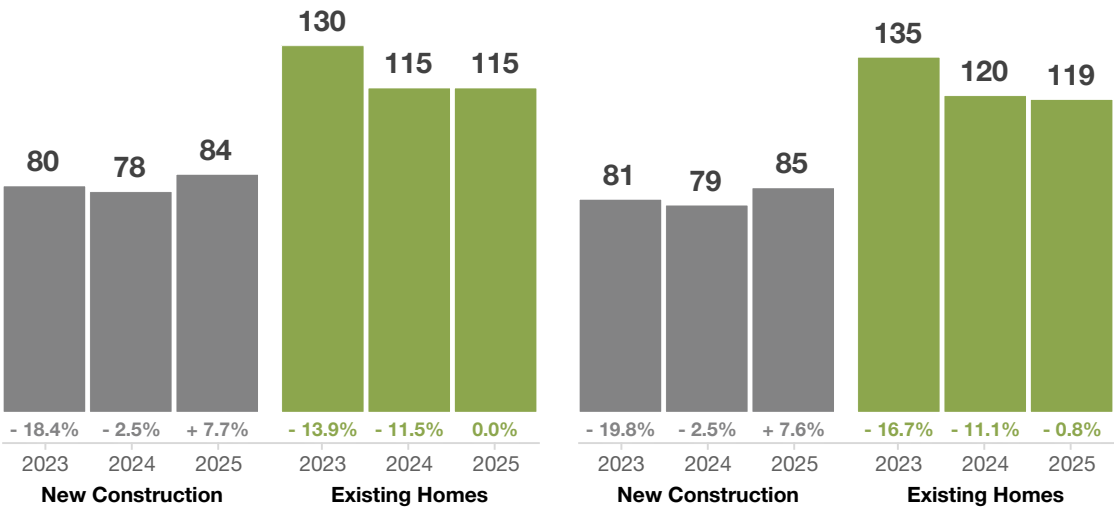


Housing Affordability Index

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.

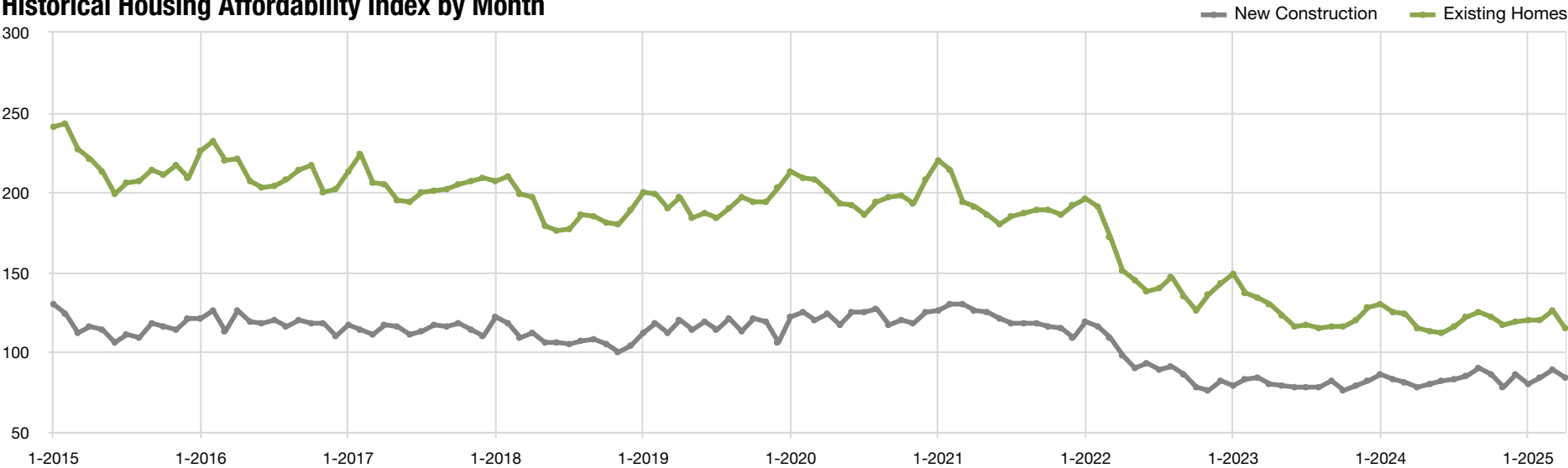


April



Affordability Index	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	89	+ 9.9%	126	+ 1.6%
Apr-2025	84	+ 7.7%	115	0.0%
12-Month Avg	84	+ 5.0%	119	- 0.8%

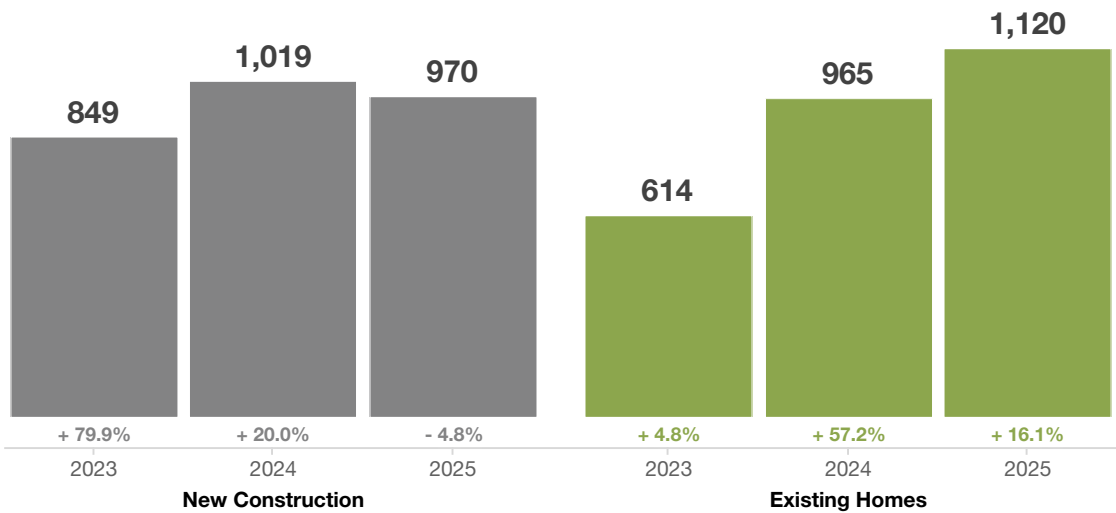
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

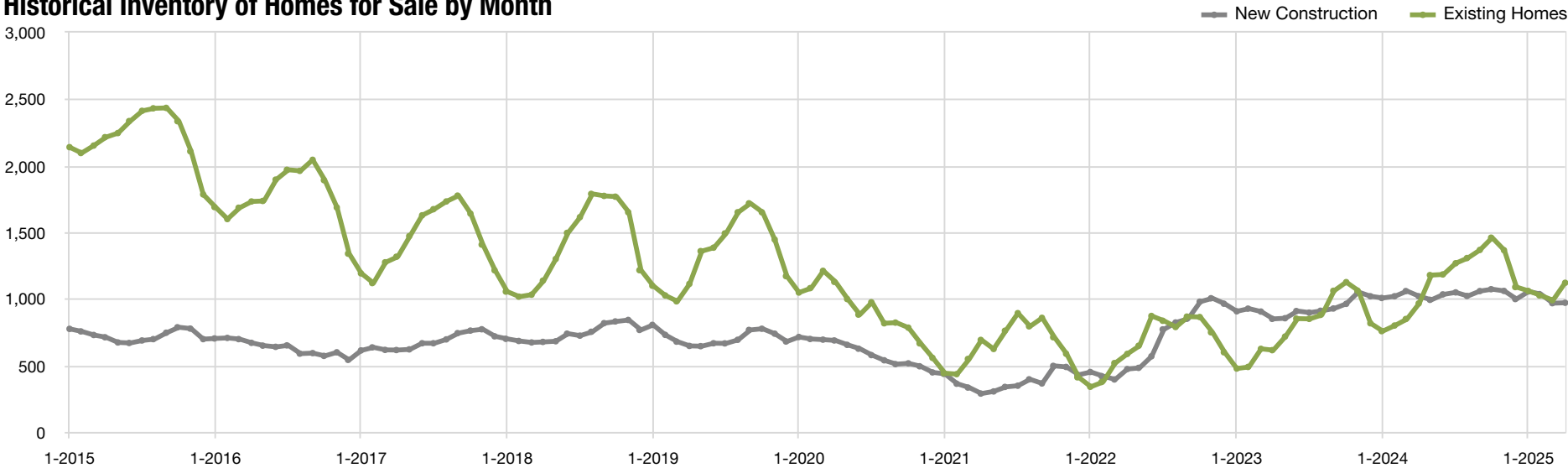
The number of properties available for sale in active status at the end of a given month.

April



Homes for Sale	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
May-2024	992	+ 16.2%	1,178	+ 64.5%
Jun-2024	1,033	+ 13.8%	1,183	+ 39.0%
Jul-2024	1,048	+ 17.0%	1,267	+ 49.2%
Aug-2024	1,021	+ 12.2%	1,306	+ 48.6%
Sep-2024	1,058	+ 14.1%	1,367	+ 29.0%
Oct-2024	1,072	+ 11.4%	1,459	+ 29.7%
Nov-2024	1,059	+ 0.8%	1,365	+ 28.7%
Dec-2024	998	- 2.1%	1,088	+ 33.3%
Jan-2025	1,055	+ 4.9%	1,059	+ 39.9%
Feb-2025	1,035	+ 1.6%	1,025	+ 28.3%
Mar-2025	967	- 8.6%	989	+ 16.6%
Apr-2025	970	- 4.8%	1,120	+ 16.1%
12-Month Avg	1,026	+ 5.9%	1,201	+ 34.3%

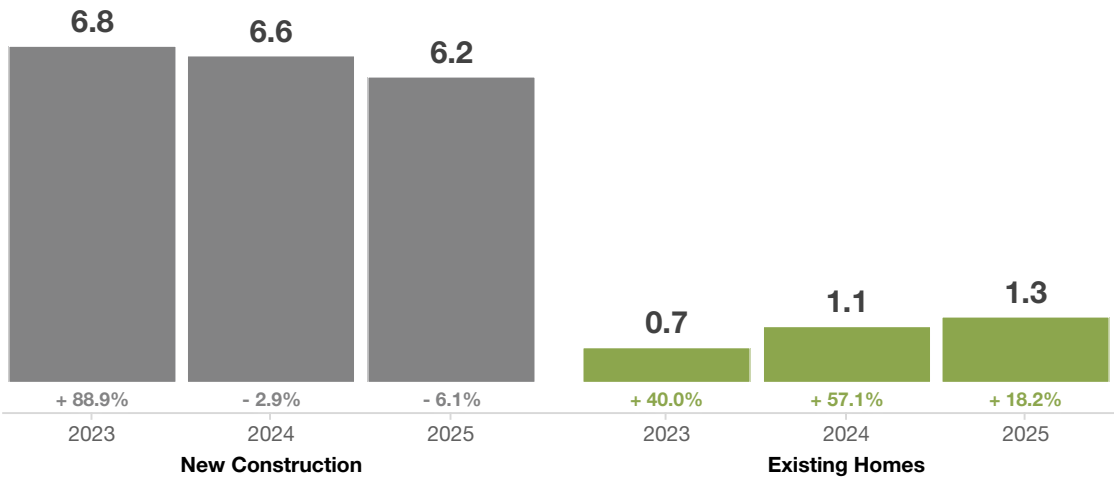
Historical Inventory of Homes for Sale by Month



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.

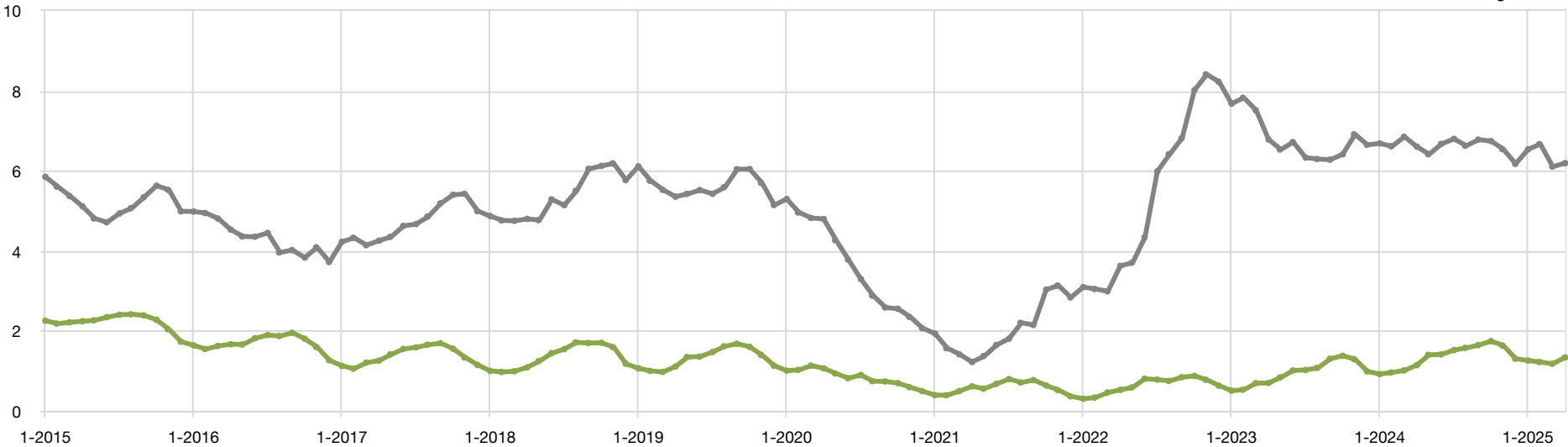
April



Months Supply	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
May-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	6.7	+ 4.7%	1.7	+ 21.4%
Nov-2024	6.5	- 5.8%	1.6	+ 23.1%
Dec-2024	6.2	- 6.1%	1.3	+ 30.0%
Jan-2025	6.5	- 3.0%	1.3	+ 44.4%
Feb-2025	6.7	+ 1.5%	1.2	+ 20.0%
Mar-2025	6.1	- 11.6%	1.2	+ 20.0%
Apr-2025	6.2	- 6.1%	1.3	+ 18.2%
12-Month Avg*	6.5	- 0.8%	1.4	+ 33.1%

* Months Supply for all properties from May 2024 through April 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	4-2024	4-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		1,795	1,904	+ 6.1%	5,972	6,111	+ 2.3%
Pending Sales		1,261	1,212	- 3.9%	4,220	4,211	- 0.2%
Closed Sales		1,036	967	- 6.7%	3,323	3,314	- 0.3%
Days on Market Until Sale		25	32	+ 28.0%	27	34	+ 25.9%
Median Closed Price		\$315,564	\$328,000	+ 3.9%	\$306,000	\$315,000	+ 2.9%
Average Closed Price		\$361,050	\$374,830	+ 3.8%	\$347,978	\$353,999	+ 1.7%
Percent of List Price Received		99.6%	99.3%	- 0.3%	99.1%	99.1%	0.0%
Housing Affordability Index		106	106	0.0%	110	110	0.0%
Inventory of Homes for Sale		1,984	2,090	+ 5.3%	—	—	—
Months Supply of Inventory		2.0	2.1	+ 5.0%	—	—	—