

Monthly Indicators

Omaha 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 increased 27.8 percent for New Construction and 14.6 percent for Existing Homes. Pending Sales decreased 4.0 percent for New Construction but increased 11.3 percent for Existing Homes. Inventory increased 1.2 percent for New Construction and 15.8 percent for Existing Homes.

Median Closed Price increased 17.1 percent for New Construction and 3.0 percent for Existing Homes. Days on Market increased 28.8 percent for New Construction and 27.3 percent for Existing Homes. Months Supply of Inventory remained flat for New Construction but increased 14.3 percent for Existing Homes properties.

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

- 9.7%

Change in
Closed Sales
All Properties

0.0%

Change in
Median Closed Price
All Properties

+ 9.1%

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	5-2024	5-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		237	303	+ 27.8%	1,591	1,513	- 4.9%
Pending Sales		173	166	- 4.0%	1,002	933	- 6.9%
Closed Sales		203	152	- 25.1%	798	750	- 6.0%
Days on Market Until Sale		66	85	+ 28.8%	70	93	+ 32.9%
Median Closed Price		\$425,000	\$497,855	+ 17.1%	\$425,123	\$429,184	+ 1.0%
Average Closed Price		\$477,101	\$531,611	+ 11.4%	\$471,594	\$479,489	+ 1.7%
Percent of List Price Received		100.5%	100.8%	+ 0.3%	100.4%	100.7%	+ 0.3%
Housing Affordability Index		80	70	- 12.5%	80	81	+ 1.3%
Inventory of Homes for Sale		992	1,004	+ 1.2%	—	—	—
Months Supply of Inventory		6.4	6.4	0.0%	—	—	—

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

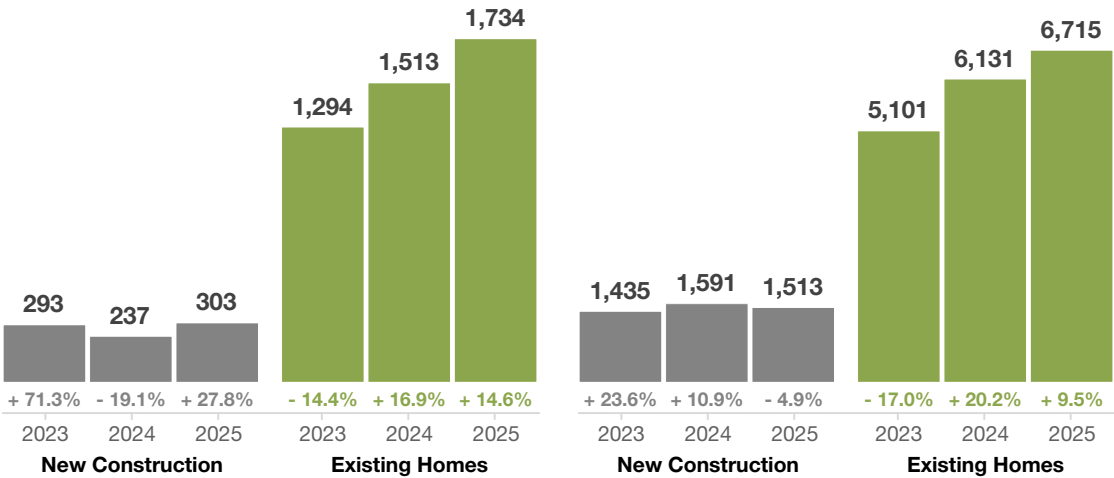
Key Metrics	Historical Sparkbars	5-2024	5-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		1,513	1,734	+ 14.6%	6,131	6,715	+ 9.5%
Pending Sales		949	1,056	+ 11.3%	4,340	4,508	+ 3.9%
Closed Sales		1,088	1,014	- 6.8%	3,816	3,771	- 1.2%
Days on Market Until Sale		11	14	+ 27.3%	16	19	+ 18.8%
Median Closed Price		\$300,000	\$309,000	+ 3.0%	\$285,500	\$295,000	+ 3.3%
Average Closed Price		\$355,539	\$357,158	+ 0.5%	\$331,143	\$337,334	+ 1.9%
Percent of List Price Received		99.7%	99.8%	+ 0.1%	99.1%	99.0%	- 0.1%
Housing Affordability Index		113	111	- 1.8%	119	117	- 1.7%
Inventory of Homes for Sale		1,179	1,365	+ 15.8%	—	—	—
Months Supply of Inventory		1.4	1.6	+ 14.3%	—	—	—

New Listings

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

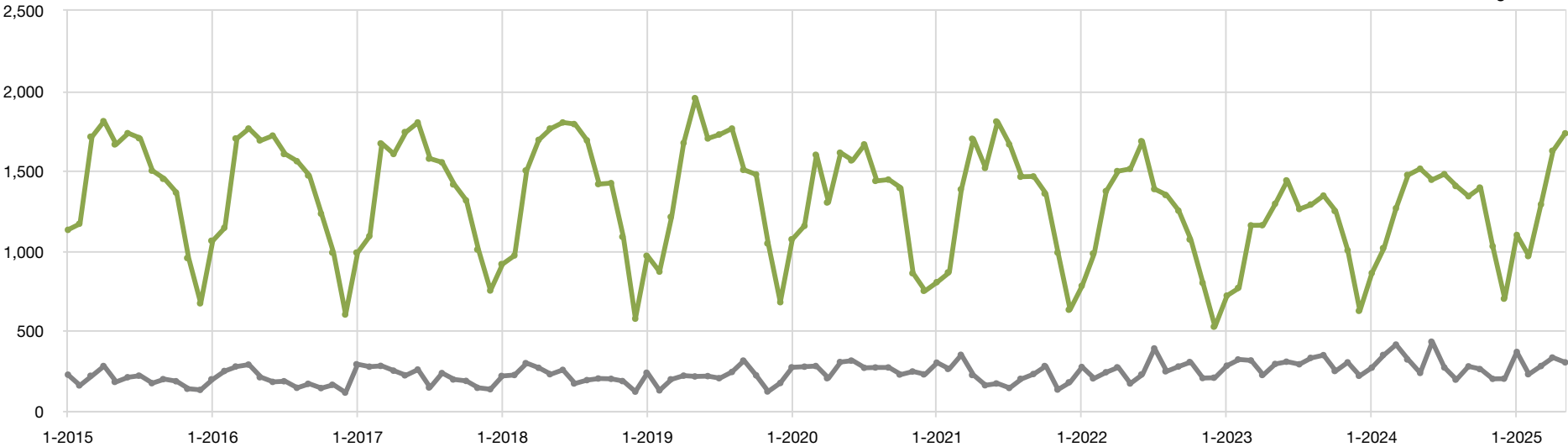
May

Year to Date



New Listings	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jun-2024	432	+ 40.7%	1,444	+ 0.3%
Jul-2024	271	- 6.9%	1,479	+ 17.3%
Aug-2024	195	- 41.1%	1,405	+ 9.0%
Sep-2024	278	- 20.1%	1,341	- 0.3%
Oct-2024	261	+ 4.8%	1,395	+ 11.7%
Nov-2024	200	- 34.0%	1,029	+ 2.6%
Dec-2024	201	- 8.2%	701	+ 12.2%
Jan-2025	368	+ 36.3%	1,099	+ 27.6%
Feb-2025	229	- 34.4%	967	- 4.9%
Mar-2025	280	- 32.4%	1,290	+ 1.9%
Apr-2025	333	+ 3.7%	1,625	+ 10.2%
May-2025	303	+ 27.8%	1,734	+ 14.6%
12-Month Avg	279	- 7.9%	1,292	+ 8.1%

Historical New Listings by Month

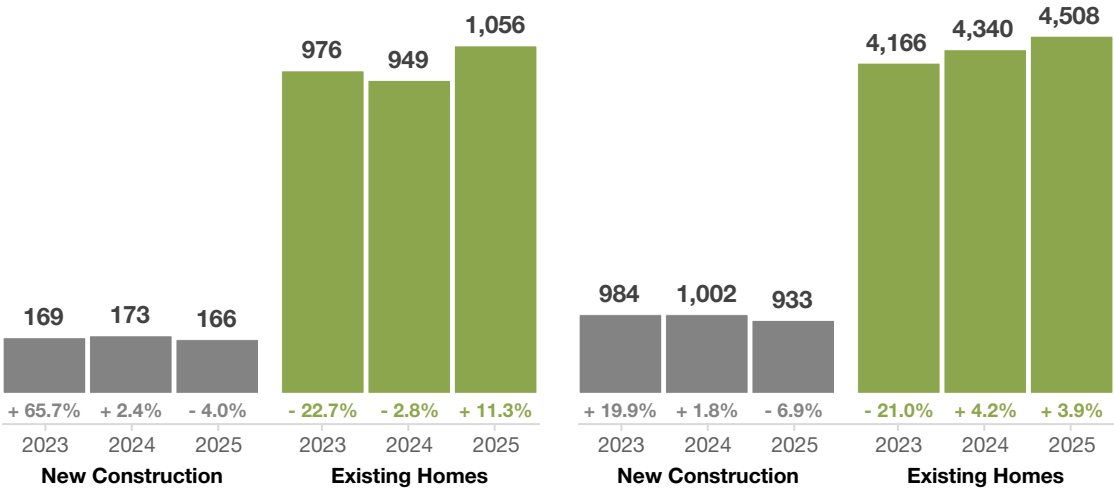


Pending Sales

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

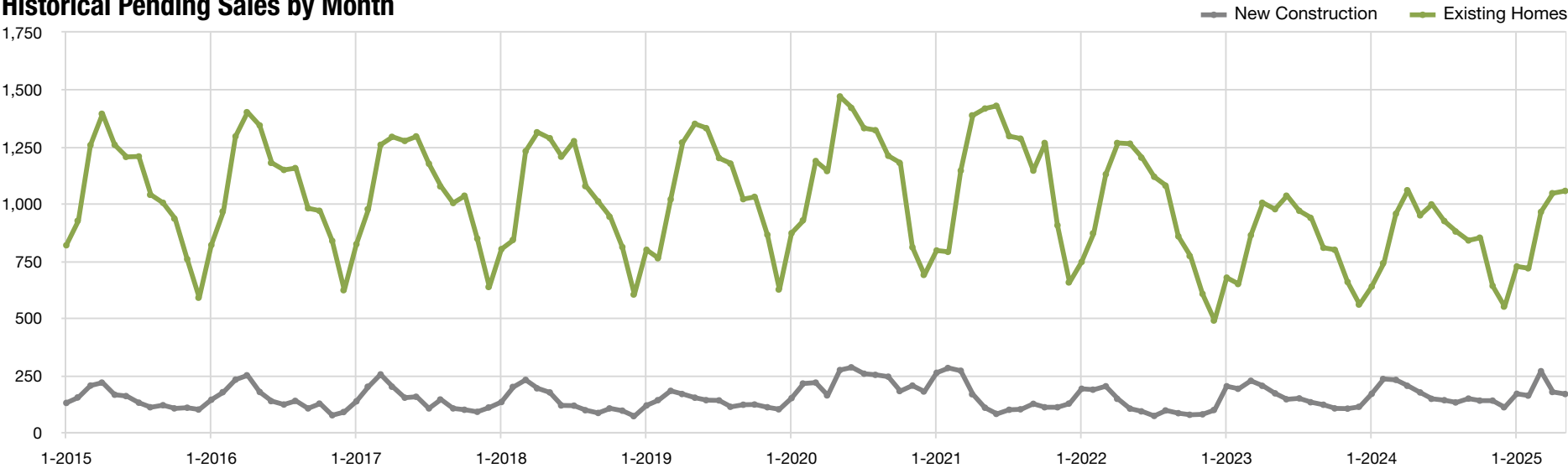
May

Year to Date



Pending Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jun-2024	145	+ 1.4%	997	- 3.7%
Jul-2024	139	- 5.4%	924	- 4.6%
Aug-2024	129	- 0.8%	878	- 6.4%
Sep-2024	146	+ 22.7%	839	+ 4.0%
Oct-2024	137	+ 33.0%	851	+ 6.6%
Nov-2024	137	+ 34.3%	640	- 2.6%
Dec-2024	108	- 1.8%	549	- 1.6%
Jan-2025	167	0.0%	725	+ 13.8%
Feb-2025	159	- 31.5%	717	- 3.0%
Mar-2025	266	+ 16.7%	964	+ 0.8%
Apr-2025	175	- 13.4%	1,046	- 1.2%
May-2025	166	- 4.0%	1,056	+ 11.3%
12-Month Avg	156	+ 0.6%	849	+ 0.8%

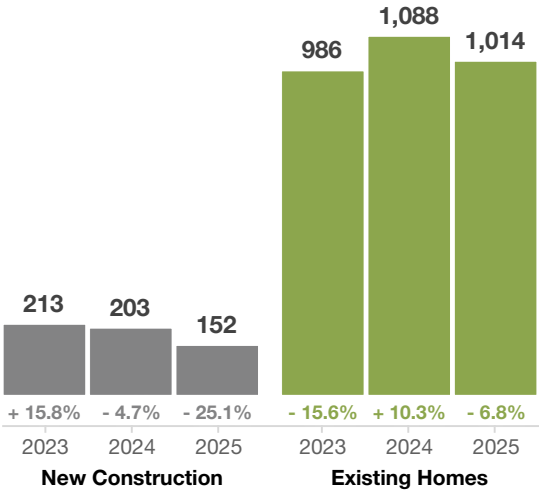
Historical Pending Sales by Month



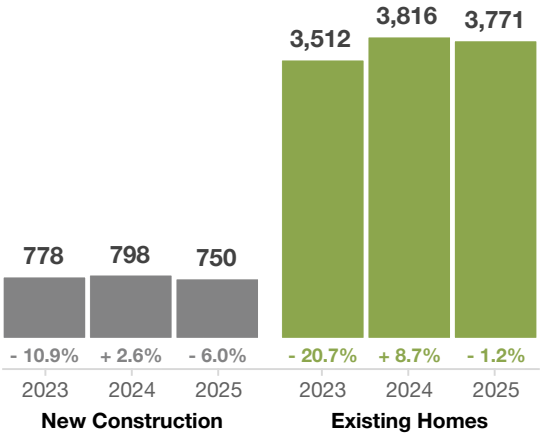
Closed Sales

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

May

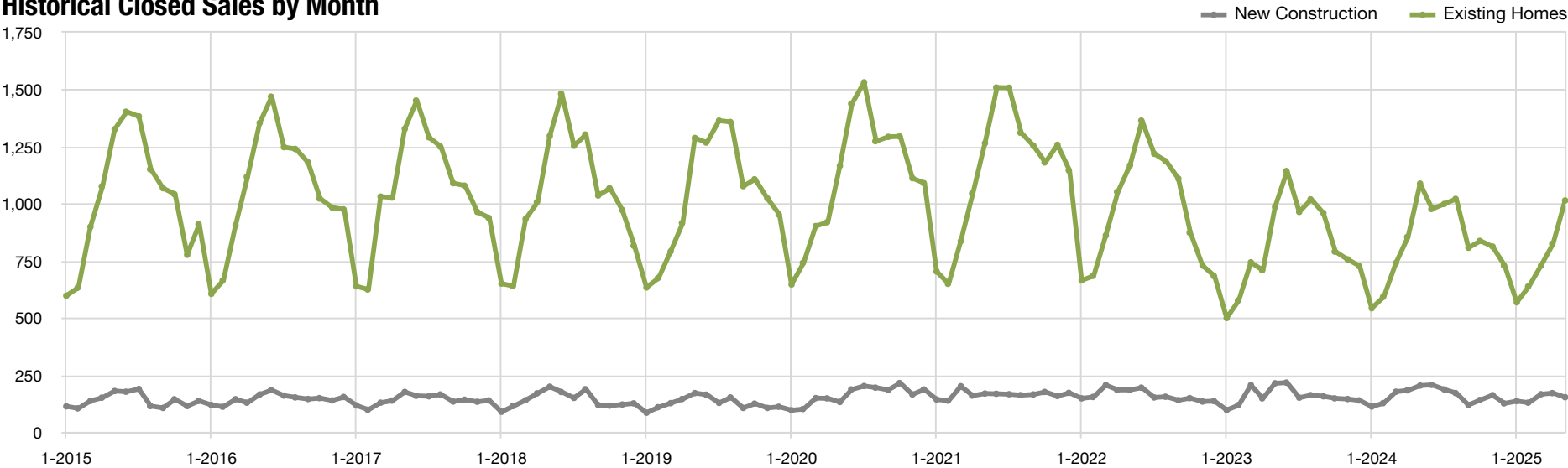


Year to Date



Closed Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jun-2024	206	- 4.6%	977	- 14.5%
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%	837	+ 5.9%
Nov-2024	161	+ 11.8%	812	+ 7.4%
Dec-2024	125	- 9.4%	729	+ 0.3%
Jan-2025	135	+ 21.6%	568	+ 4.8%
Feb-2025	128	+ 1.6%	637	+ 7.6%
Mar-2025	165	- 6.3%	728	- 1.6%
Apr-2025	170	- 6.6%	824	- 3.5%
May-2025	152	- 25.1%	1,014	- 6.8%
12-Month Avg	155	- 2.5%	829	- 2.2%

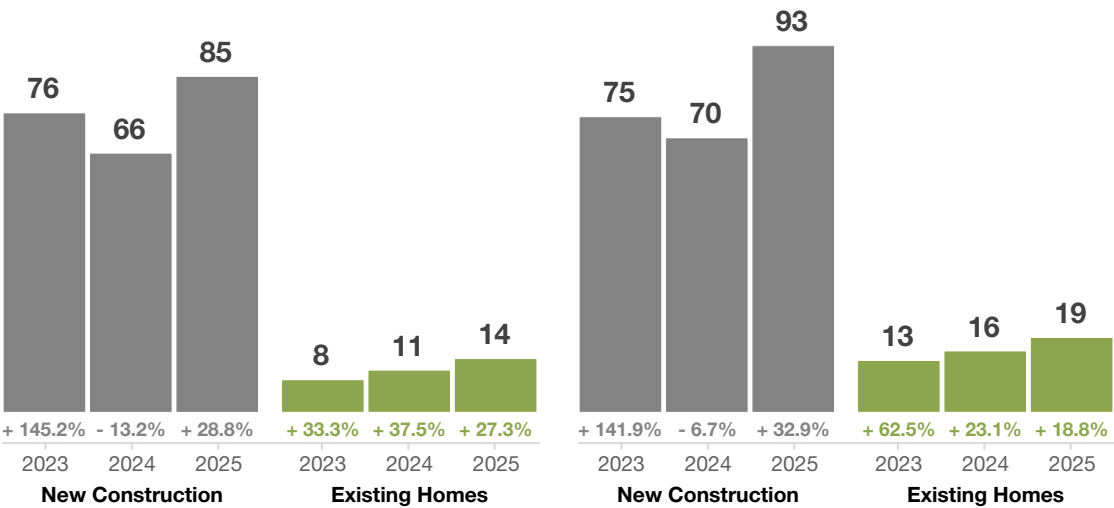
Historical Closed Sales by Month



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.

May



75

70

93

+ 141.9%

- 6.7%

+ 32.9%

New Construction

13

16

19

+ 62.5%

+ 23.1%

+ 18.8%

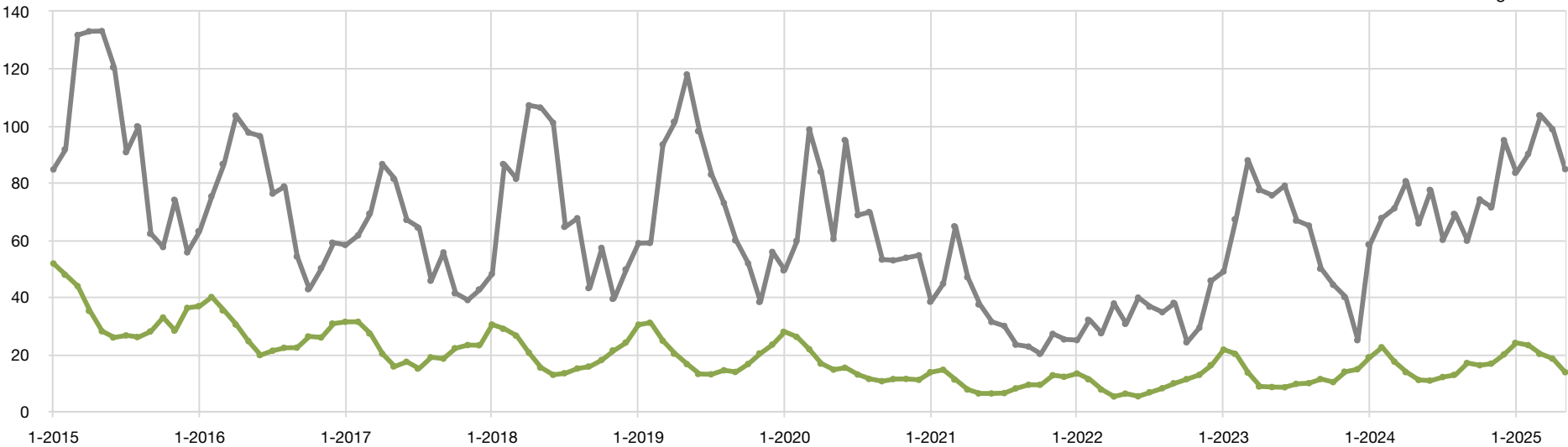
Existing Homes

Year to Date

Days on Market	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	90	+ 32.4%	23	+ 4.5%
Mar-2025	104	+ 46.5%	20	+ 17.6%
Apr-2025	99	+ 22.2%	18	+ 28.6%
May-2025	85	+ 28.8%	14	+ 27.3%
12-Month Avg*	80	+ 31.8%	16	+ 29.3%

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

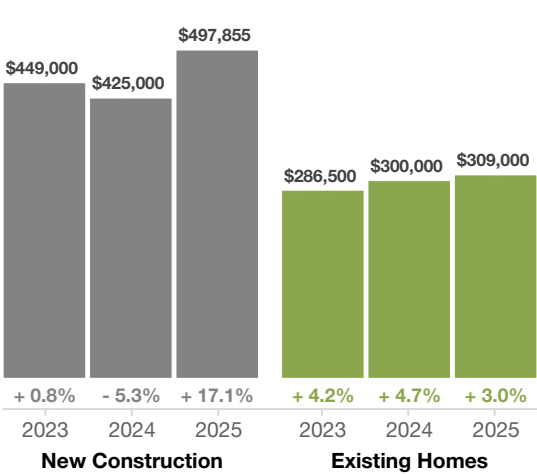
Historical Days on Market Until Sale by Month



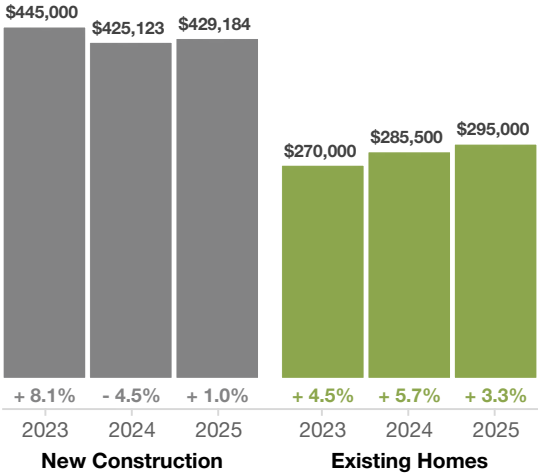
Median Closed Price

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



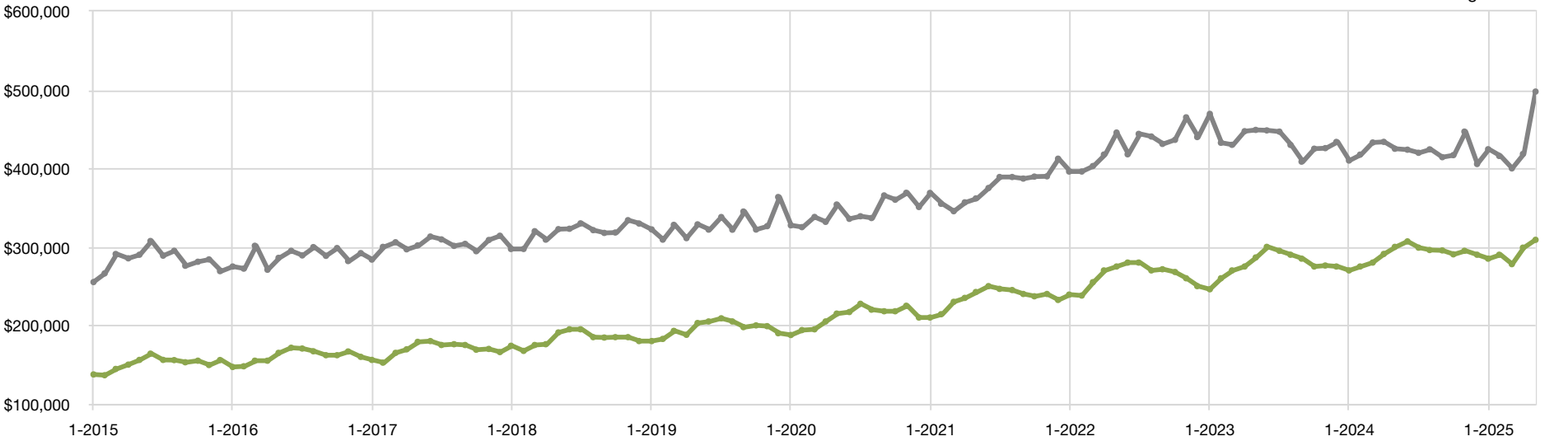
Year to Date



Median Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jun-2024	\$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%	\$290,500	+ 5.6%
Nov-2024	\$446,830	+ 4.9%	\$295,000	+ 6.8%
Dec-2024	\$405,575	- 6.5%	\$290,000	+ 5.5%
Jan-2025	\$424,379	+ 3.5%	\$285,000	+ 5.6%
Feb-2025	\$415,830	- 0.4%	\$290,000	+ 5.5%
Mar-2025	\$400,000	- 7.6%	\$278,000	- 0.7%
Apr-2025	\$418,349	- 3.6%	\$299,000	+ 2.7%
May-2025	\$497,855	+ 17.1%	\$309,000	+ 3.0%
12-Month Avg*	\$423,801	- 1.3%	\$295,000	+ 3.5%

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

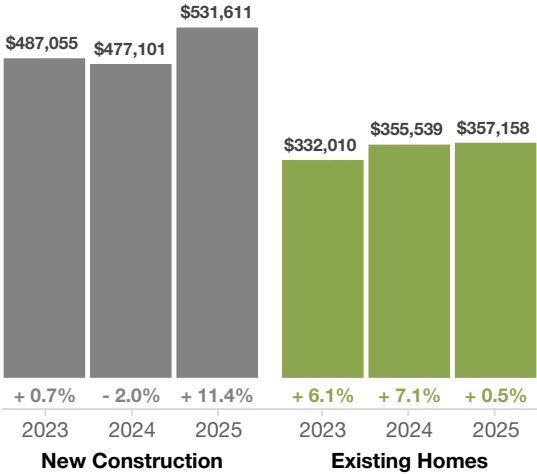
Historical Median Closed Price by Month



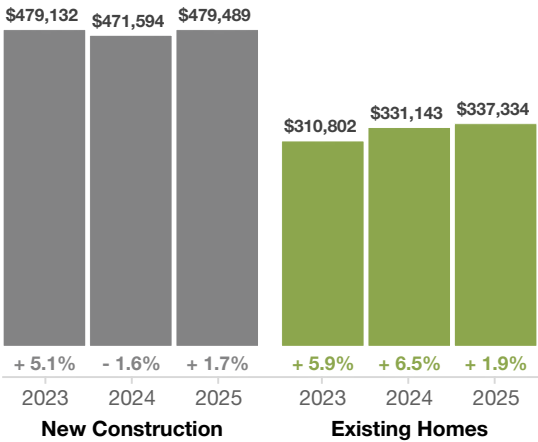
Average Closed Price

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

May



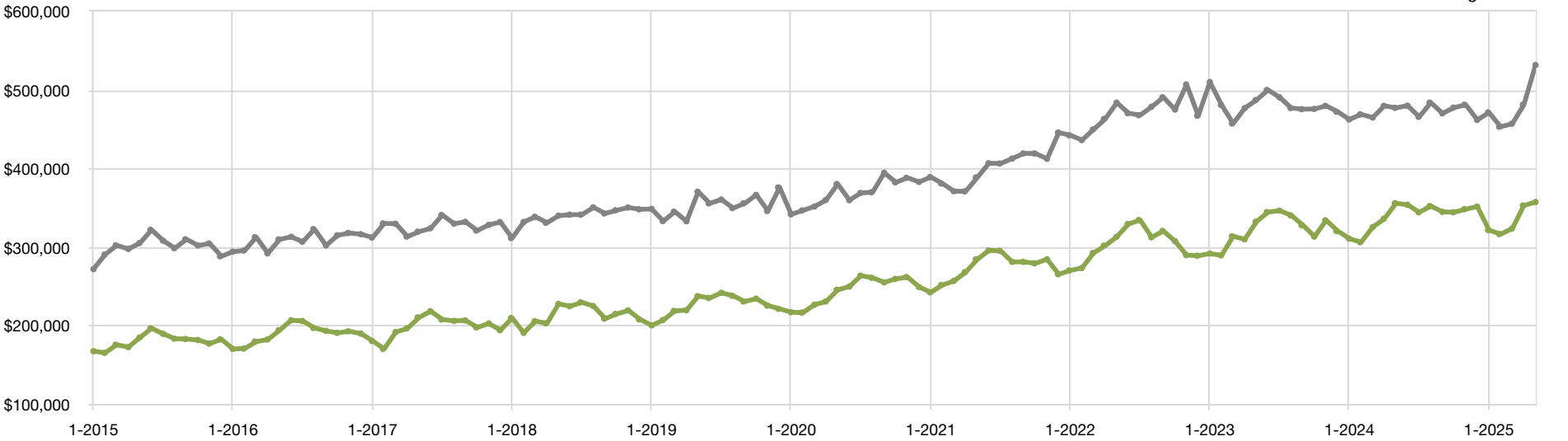
Year to Date



Average Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jun-2024	\$479,871	- 4.0%	\$353,673	+ 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%	\$344,100	+ 9.9%
Nov-2024	\$481,106	+ 0.3%	\$348,028	+ 4.2%
Dec-2024	\$461,710	- 2.2%	\$351,351	+ 9.8%
Jan-2025	\$471,207	+ 1.9%	\$321,371	+ 3.5%
Feb-2025	\$453,046	- 3.4%	\$316,281	+ 3.4%
Mar-2025	\$456,875	- 1.7%	\$323,214	- 0.6%
Apr-2025	\$481,168	+ 0.3%	\$352,720	+ 5.0%
May-2025	\$531,611	+ 11.4%	\$357,158	+ 0.5%
12-Month Avg*	\$476,719	- 0.3%	\$344,179	+ 3.5%

* 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

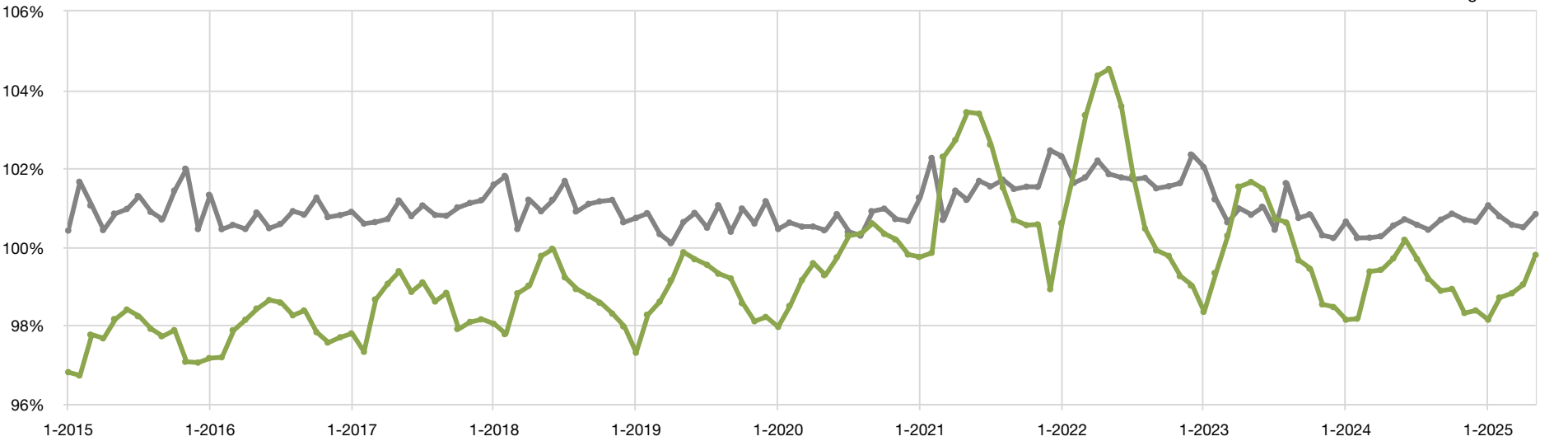
Year to Date



Pct. of List Price Received	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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%
Apr-2025	100.5%	+ 0.2%	99.0%	- 0.4%
May-2025	100.8%	+ 0.3%	99.8%	+ 0.1%
12-Month Avg*	100.7%	+ 0.1%	99.1%	- 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

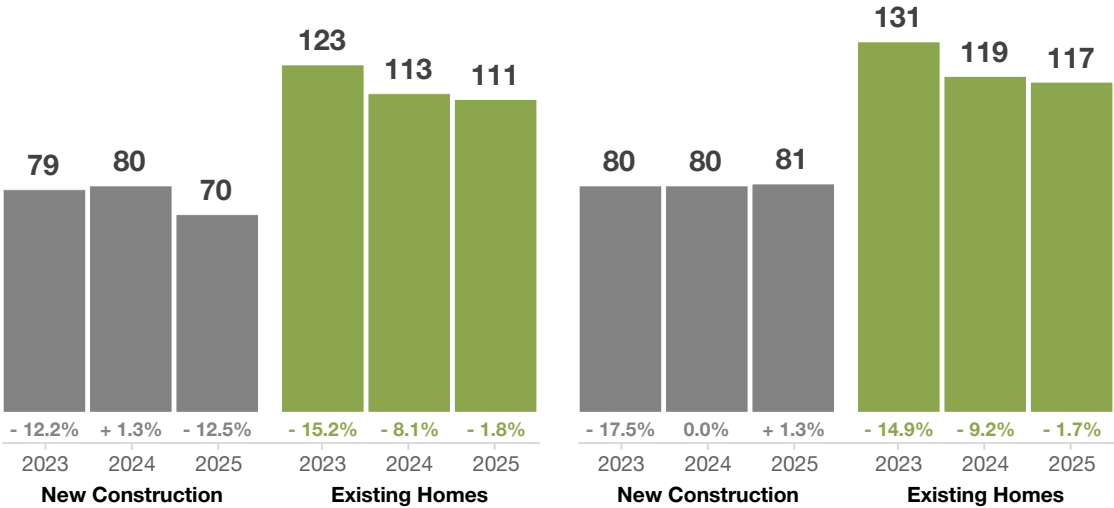


Housing Affordability Index

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.

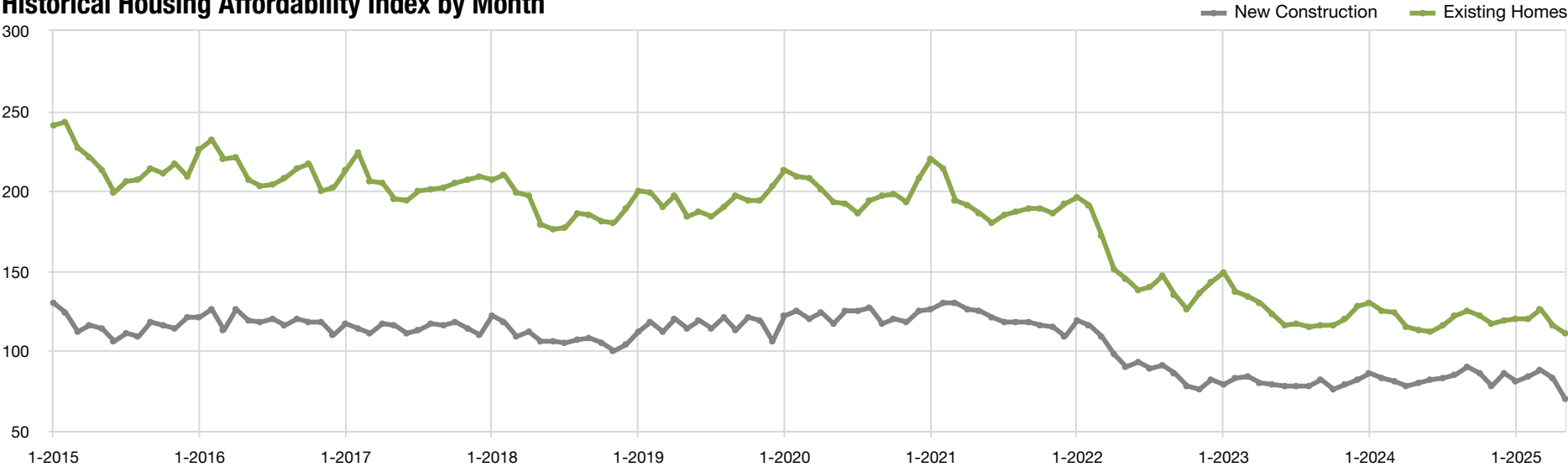


May



Affordability Index	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	84	+ 1.2%	120	- 4.0%
Mar-2025	88	+ 8.6%	126	+ 1.6%
Apr-2025	83	+ 6.4%	116	+ 0.9%
May-2025	70	- 12.5%	111	- 1.8%
12-Month Avg	83	+ 3.8%	119	- 0.8%

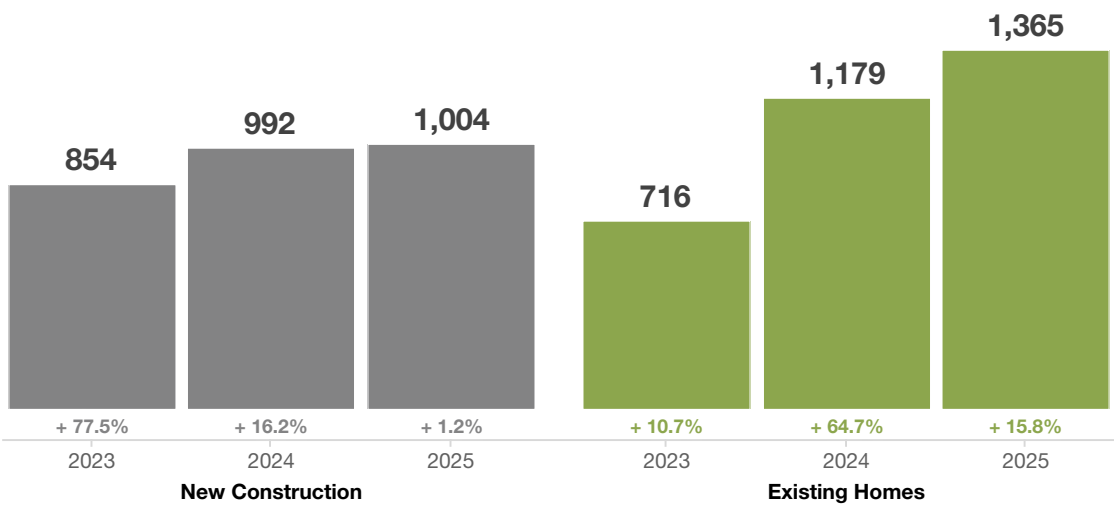
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

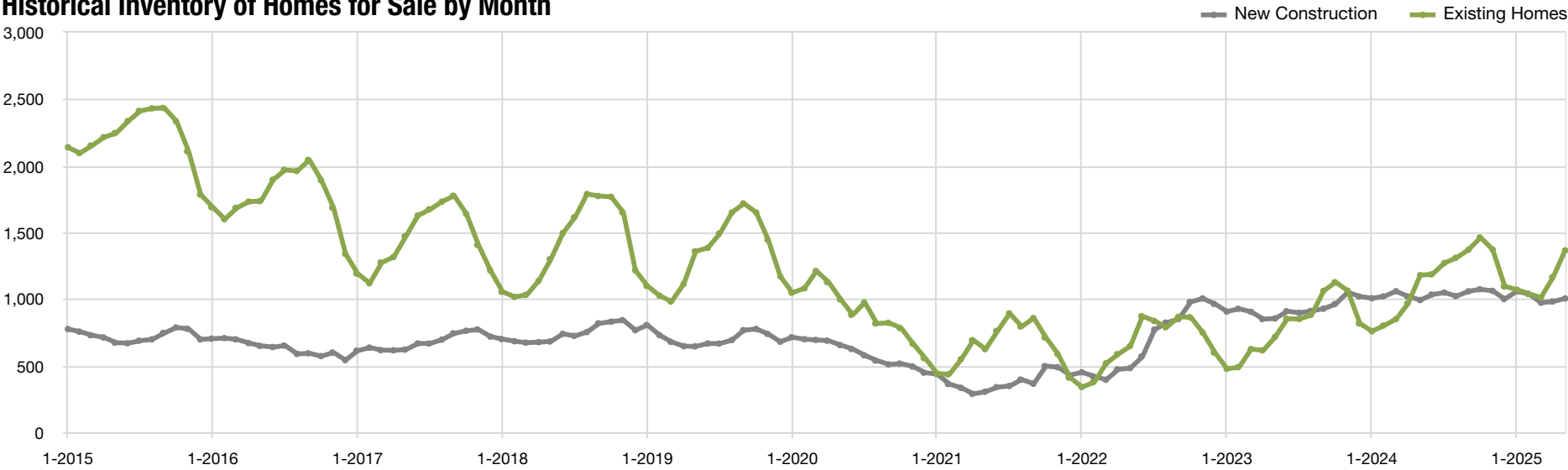
The number of properties available for sale in active status at the end of a given month.

May



Homes for Sale	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jun-2024	1,033	+ 13.8%	1,185	+ 39.1%
Jul-2024	1,048	+ 17.0%	1,270	+ 49.4%
Aug-2024	1,021	+ 12.2%	1,309	+ 48.8%
Sep-2024	1,058	+ 14.1%	1,370	+ 29.1%
Oct-2024	1,073	+ 11.5%	1,462	+ 29.8%
Nov-2024	1,061	+ 1.0%	1,371	+ 29.1%
Dec-2024	1,000	- 1.9%	1,095	+ 34.0%
Jan-2025	1,057	+ 5.1%	1,070	+ 41.2%
Feb-2025	1,038	+ 1.9%	1,039	+ 29.9%
Mar-2025	972	- 8.1%	1,011	+ 19.1%
Apr-2025	981	- 3.7%	1,163	+ 20.4%
May-2025	1,004	+ 1.2%	1,365	+ 15.8%
12-Month Avg	1,029	+ 4.9%	1,226	+ 31.4%

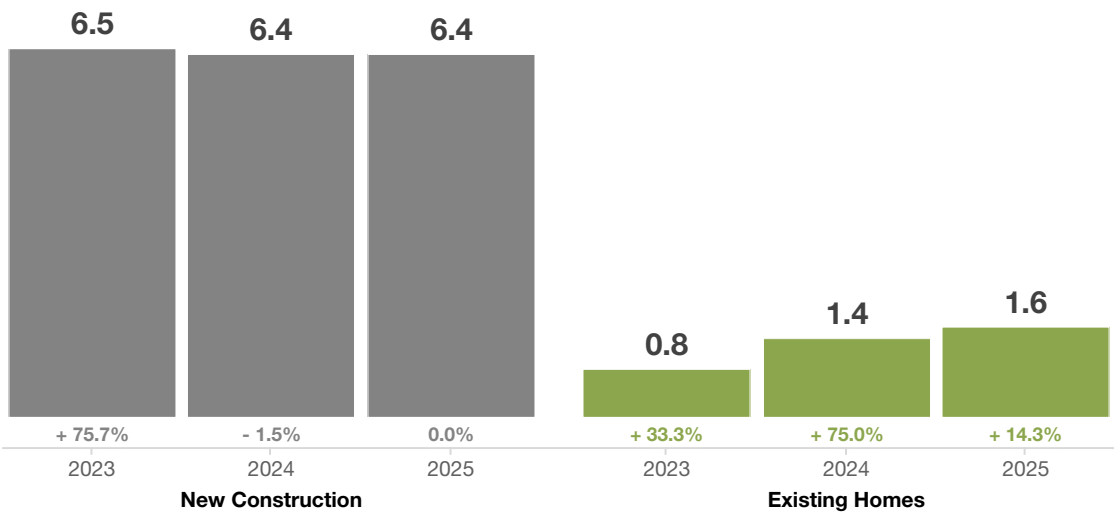
Historical Inventory of Homes for Sale by Month



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.

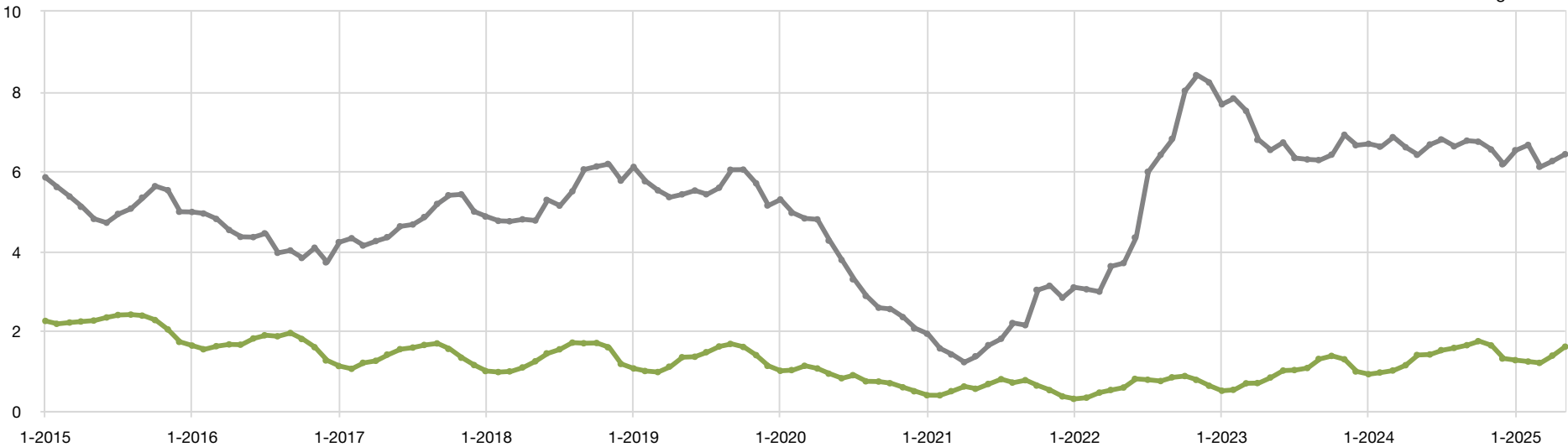
May



Months Supply	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jun-2024	6.7	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	- 7.5%	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	6.3	- 4.5%	1.4	+ 27.3%
May-2025	6.4	0.0%	1.6	+ 14.3%
12-Month Avg*	6.5	- 0.6%	1.5	+ 30.0%

* 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.



Omaha Area Region

Key Metrics	Historical Sparkbars	5-2024	5-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		1,750	2,037	+ 16.4%	7,722	8,228	+ 6.6%
Pending Sales		1,122	1,222	+ 8.9%	5,342	5,441	+ 1.9%
Closed Sales		1,291	1,166	- 9.7%	4,614	4,521	- 2.0%
Days on Market Until Sale		19	23	+ 21.1%	25	31	+ 24.0%
Median Closed Price		\$325,000	\$325,000	0.0%	\$310,000	\$317,000	+ 2.3%
Average Closed Price		\$374,654	\$379,920	+ 1.4%	\$355,445	\$360,906	+ 1.5%
Percent of List Price Received		99.8%	99.9%	+ 0.1%	99.3%	99.3%	0.0%
Housing Affordability Index		105	106	+ 1.0%	110	108	- 1.8%
Inventory of Homes for Sale		2,171	2,369	+ 9.1%	—	—	—
Months Supply of Inventory		2.2	2.4	+ 9.1%	—	—	—