

Monthly Indicators

Omaha Area Region



June 2025

U.S. existing-home sales edged up 0.8% month-over-month to a seasonally adjusted annual rate of 4.03 million units, exceeding economists' expectations, although sales were down 0.7% year-over-year, according to the National Association of REALTORS® (NAR). On a monthly basis, sales increased in the Midwest, Northeast, and South but decreased in the West.

New Listings decreased 52.8 percent for New Construction but increased 15.4 percent for Existing Homes. Pending Sales decreased 4.1 percent for New Construction and 2.5 percent for Existing Homes. Inventory decreased 6.9 percent for New Construction but increased 27.7 percent for Existing Homes.

Median Closed Price decreased 1.6 percent for New Construction but increased 2.6 percent for Existing Homes. Days on Market increased 3.9 percent for New Construction and 9.1 percent for Existing Homes. Months Supply of Inventory decreased 7.5 percent for New Construction but increased 28.6 percent for Existing Homes.

Heading into June, there were 1.54 million units for sale across the country, a 6.2% increase from the previous month and a 20.3% improvement over the same period last year, representing a 4.6-month supply at the current sales pace, according to NAR. Despite the additional supply, home prices have continued to rise nationwide, albeit at a slower pace than during the pandemic, climbing 1.3% year-over-year to \$422,800 as of last measure.

Quick Facts

+ 8.2%	+ 0.7%	+ 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	6-2024	6-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		432	204	- 52.8%	2,023	1,722	- 14.9%
Pending Sales		145	139	- 4.1%	1,147	1,078	- 6.0%
Closed Sales		206	191	- 7.3%	1,004	997	- 0.7%
Days on Market Until Sale		77	80	+ 3.9%	71	93	+ 31.0%
Median Closed Price		\$423,807	\$417,196	- 1.6%	\$425,000	\$418,104	- 1.6%
Average Closed Price		\$479,871	\$474,715	- 1.1%	\$473,286	\$473,551	+ 0.1%
Percent of List Price Received		100.7%	100.3%	- 0.4%	100.4%	100.6%	+ 0.2%
Housing Affordability Index		82	84	+ 2.4%	82	84	+ 2.4%
Inventory of Homes for Sale		1,033	962	- 6.9%	—	—	—
Months Supply of Inventory		6.7	6.2	- 7.5%	—	—	—

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.



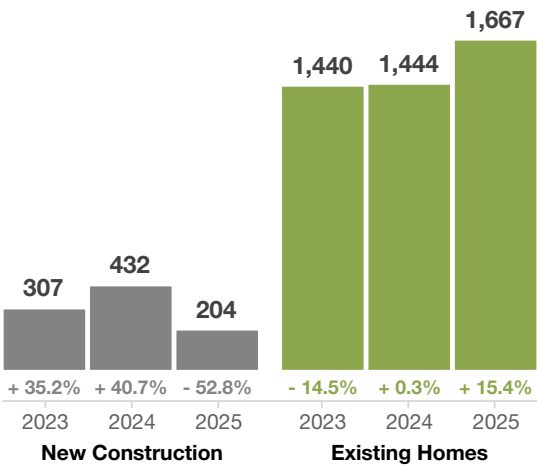
Omaha Area Region

Key Metrics	Historical Sparkbars	6-2024	6-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		1,444	1,667	+ 15.4%	7,575	8,428	+ 11.3%
Pending Sales		997	972	- 2.5%	5,336	5,504	+ 3.1%
Closed Sales		977	1,089	+ 11.5%	4,793	4,891	+ 2.0%
Days on Market Until Sale		11	12	+ 9.1%	15	17	+ 13.3%
Median Closed Price		\$307,000	\$315,000	+ 2.6%	\$290,000	\$298,250	+ 2.8%
Average Closed Price		\$353,673	\$370,717	+ 4.8%	\$335,738	\$344,929	+ 2.7%
Percent of List Price Received		100.2%	99.5%	- 0.7%	99.3%	99.1%	- 0.2%
Housing Affordability Index		112	110	- 1.8%	119	116	- 2.5%
Inventory of Homes for Sale		1,185	1,513	+ 27.7%	—	—	—
Months Supply of Inventory		1.4	1.8	+ 28.6%	—	—	—

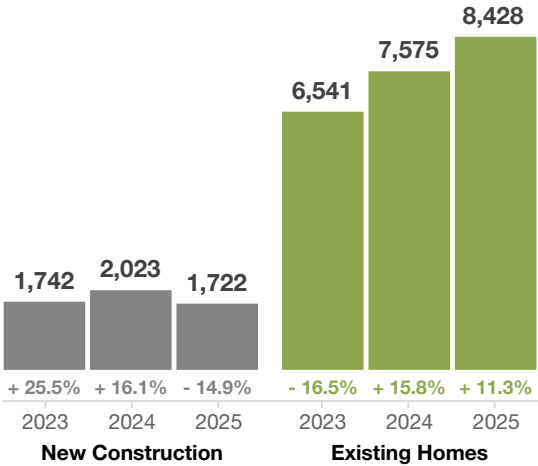
New Listings

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

June

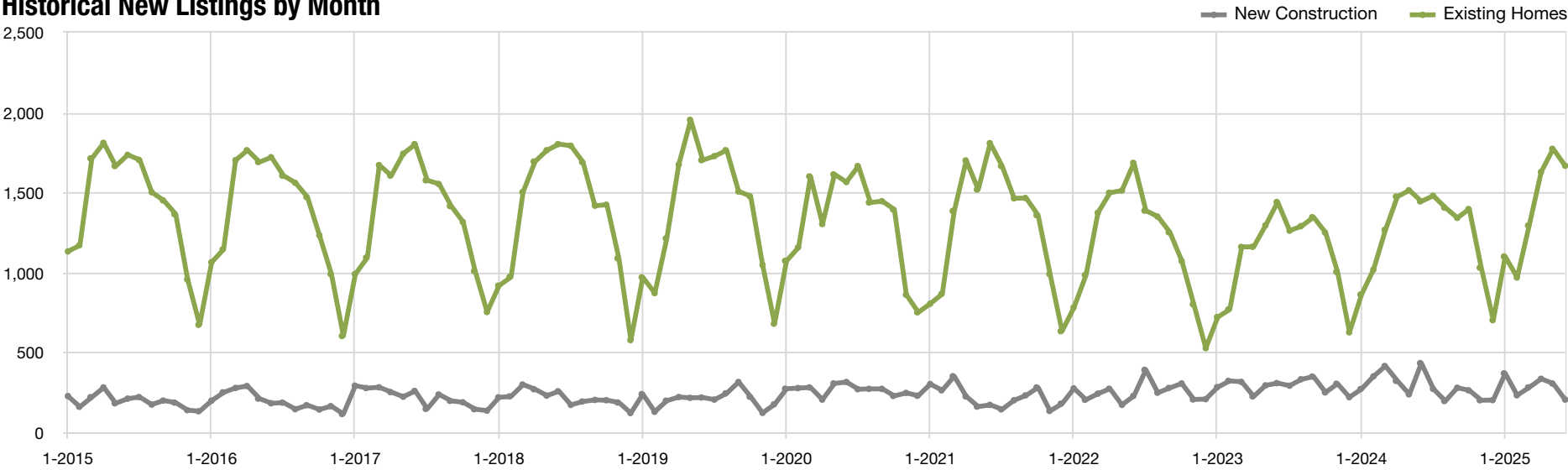


Year to Date



New Listings	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	262	+ 5.2%	1,396	+ 11.8%
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	231	- 33.8%	968	- 4.8%
Mar-2025	280	- 32.4%	1,293	+ 2.1%
Apr-2025	334	+ 4.0%	1,628	+ 10.4%
May-2025	305	+ 28.7%	1,773	+ 17.2%
Jun-2025	204	- 52.8%	1,667	+ 15.4%
12-Month Avg	261	- 16.9%	1,315	+ 9.9%

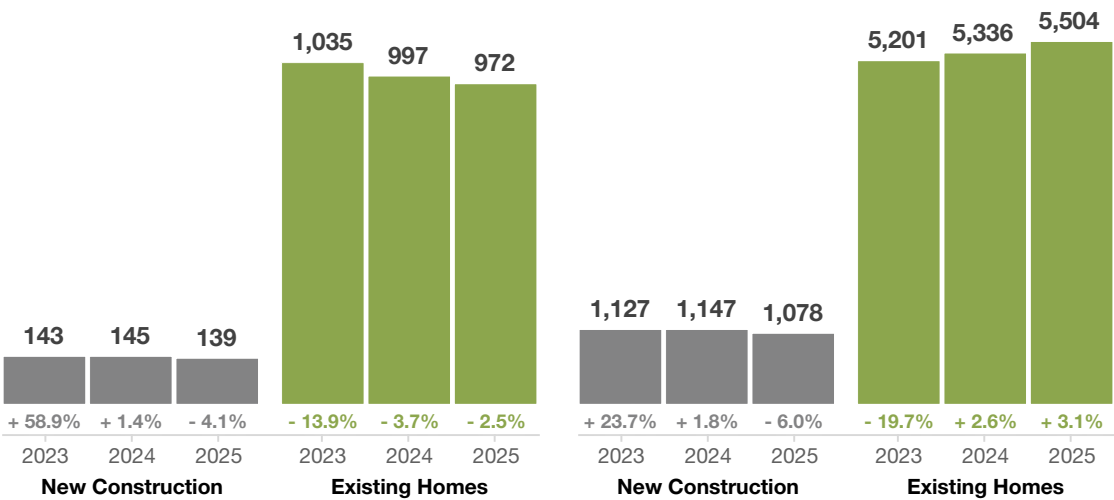
Historical New Listings by Month



Pending Sales

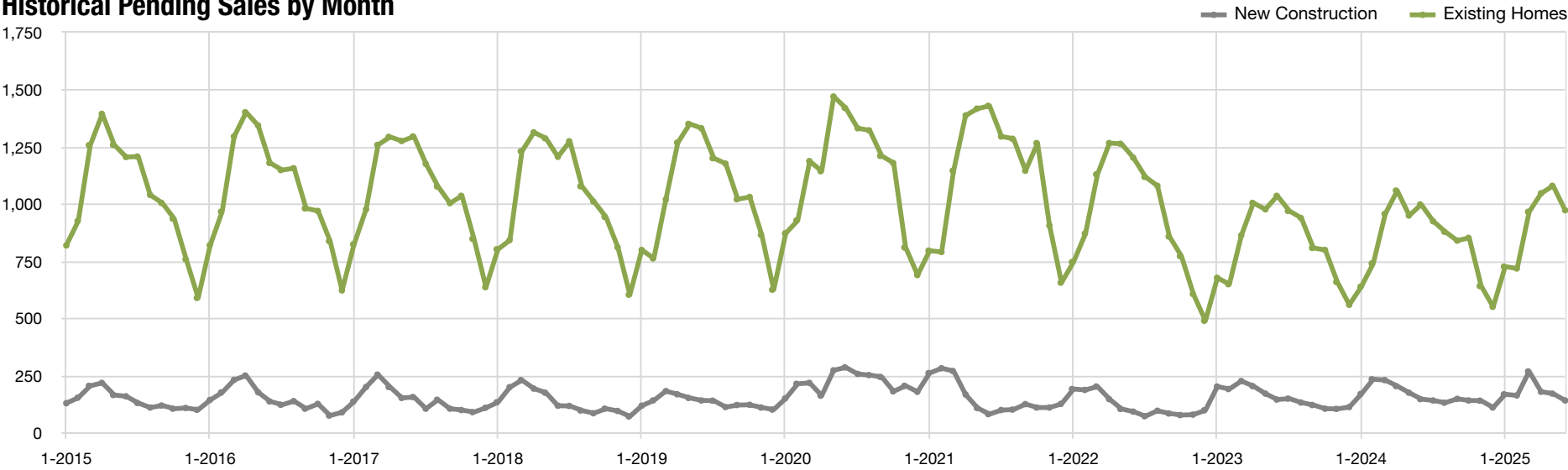
A count of the properties on which offers have been accepted in a given month.

June



Pending Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	139	+ 35.0%	851	+ 6.6%
Nov-2024	138	+ 35.3%	640	- 2.7%
Dec-2024	108	- 1.8%	549	- 1.6%
Jan-2025	166	- 0.6%	725	+ 13.8%
Feb-2025	161	- 30.6%	717	- 3.0%
Mar-2025	266	+ 16.7%	965	+ 0.9%
Apr-2025	177	- 12.4%	1,046	- 1.1%
May-2025	169	- 2.3%	1,079	+ 13.7%
Jun-2025	139	- 4.1%	972	- 2.5%
12-Month Avg	156	+ 0.6%	849	+ 1.2%

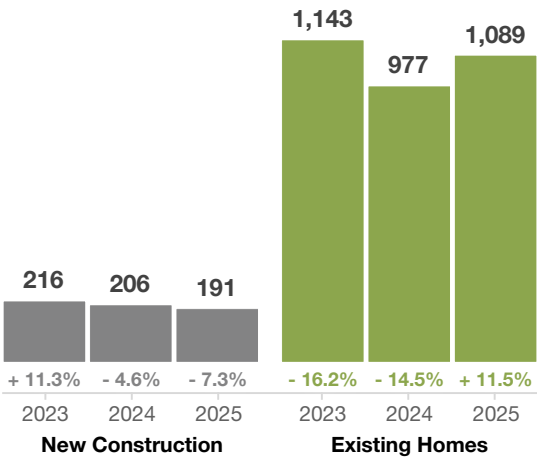
Historical Pending Sales by Month



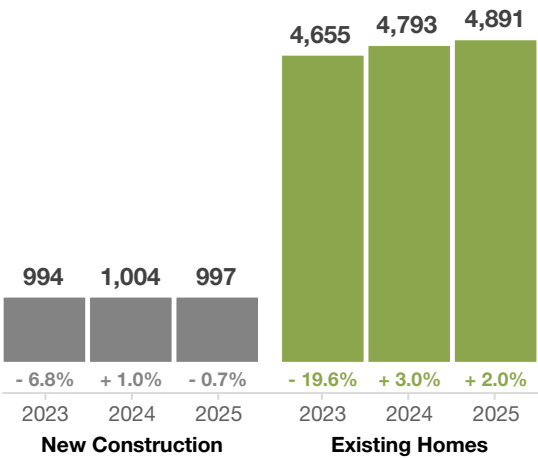
Closed Sales

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

June

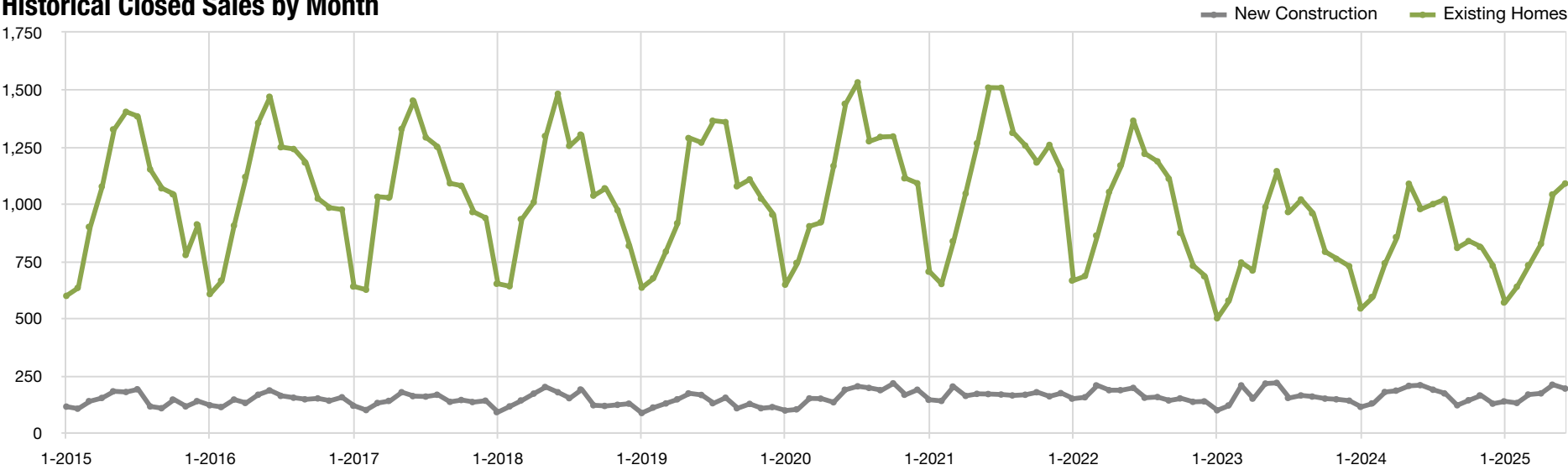


Year to Date



Closed Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	+ 7.0%
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%	731	- 1.2%
Apr-2025	170	- 6.6%	825	- 3.4%
May-2025	208	+ 2.5%	1,041	- 4.3%
Jun-2025	191	- 7.3%	1,089	+ 11.5%
12-Month Avg	158	0.0%	841	+ 0.8%

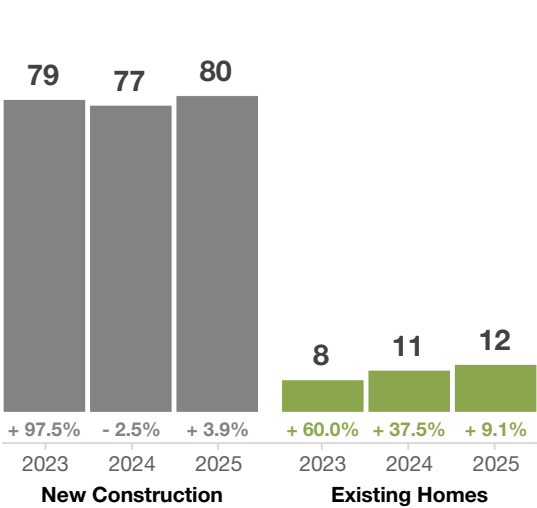
Historical Closed Sales by Month



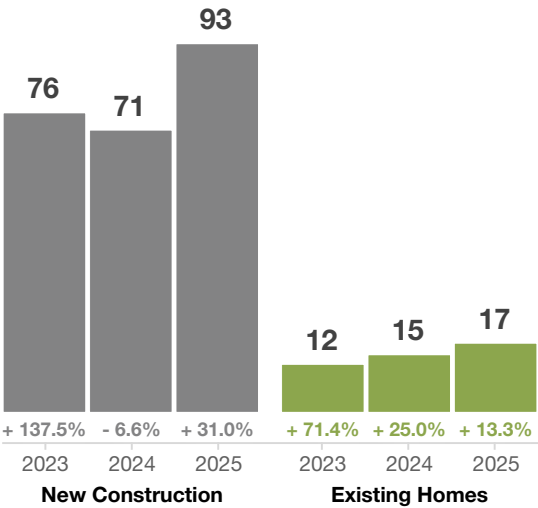
Days on Market Until Sale

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

June



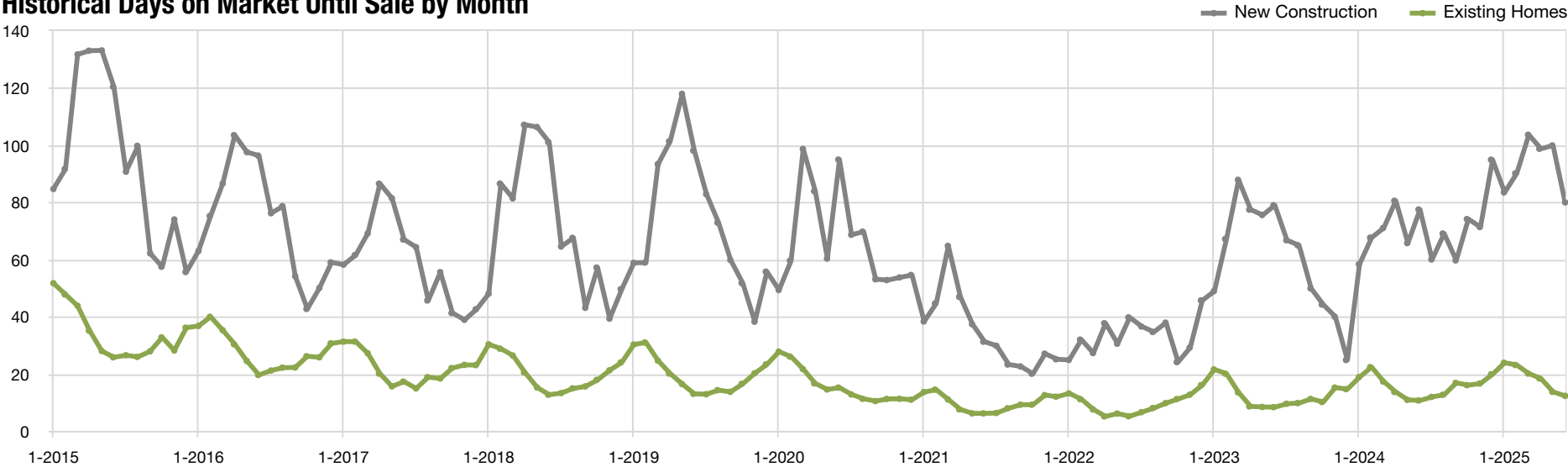
Year to Date



Days on Market	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	90	+ 32.4%	23	+ 4.5%
Mar-2025	104	+ 46.5%	20	+ 17.6%
Apr-2025	99	+ 22.2%	18	+ 28.6%
May-2025	100	+ 51.5%	14	+ 27.3%
Jun-2025	80	+ 3.9%	12	+ 9.1%
12-Month Avg*	82	+ 35.8%	16	+ 26.1%

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

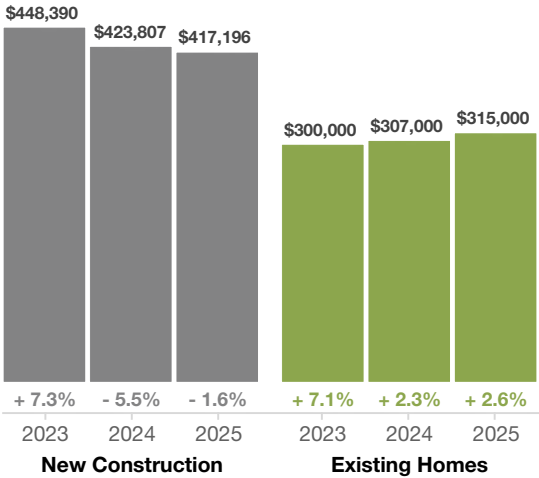
Historical Days on Market Until Sale by Month



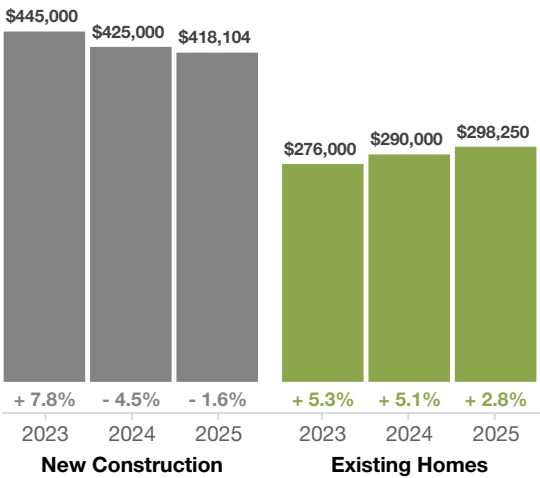
Median Closed Price

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

June



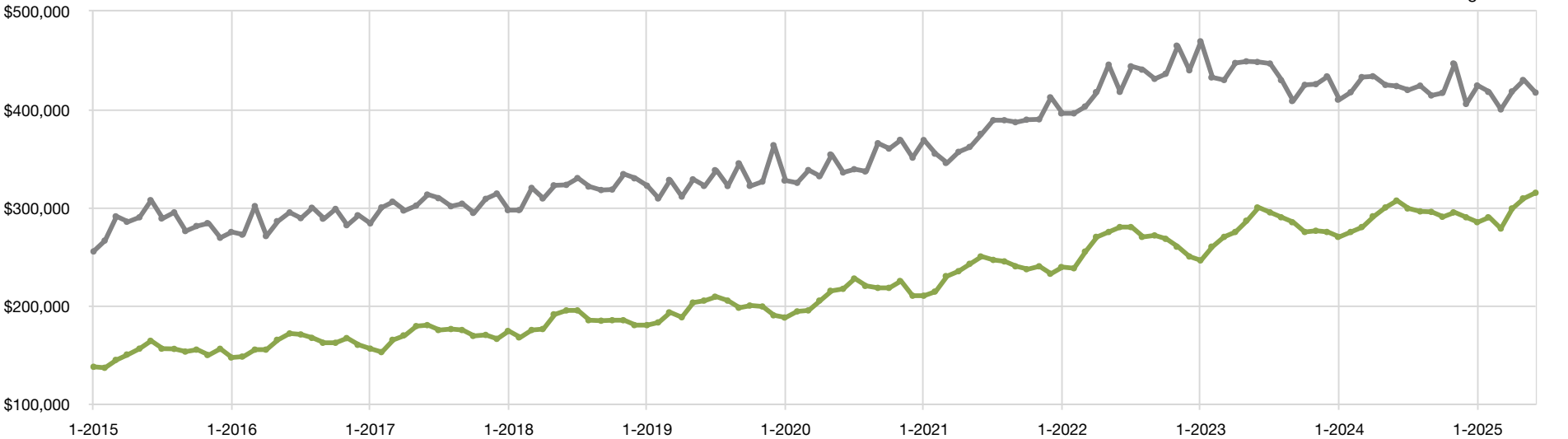
Year to Date



Median Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	\$417,915	+ 0.1%	\$290,000	+ 5.5%
Mar-2025	\$400,000	- 7.6%	\$278,500	- 0.5%
Apr-2025	\$418,349	- 3.6%	\$299,000	+ 2.7%
May-2025	\$429,990	+ 1.2%	\$309,250	+ 3.1%
Jun-2025	\$417,196	- 1.6%	\$315,000	+ 2.6%
12-Month Avg*	\$419,990	- 1.3%	\$295,000	+ 2.6%

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

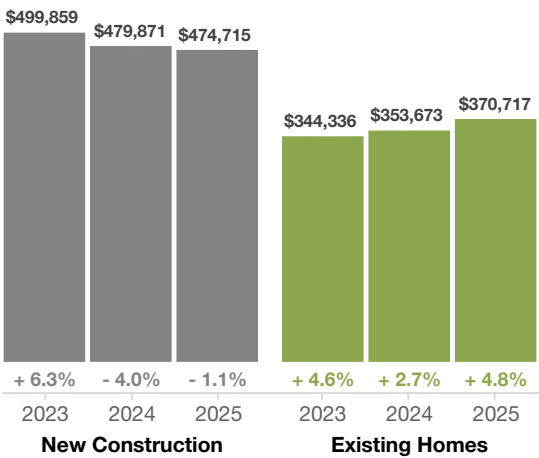
Historical Median Closed Price by Month



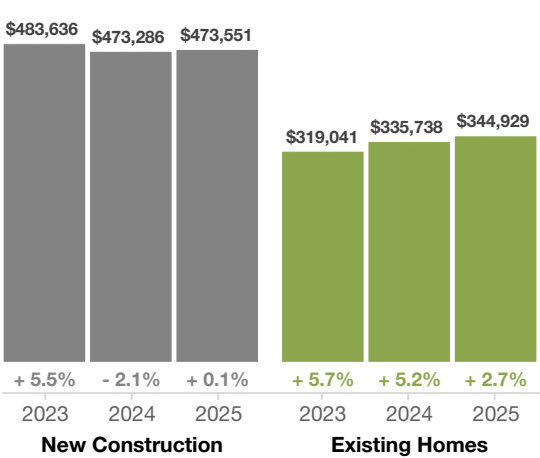
Average Closed Price

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

June



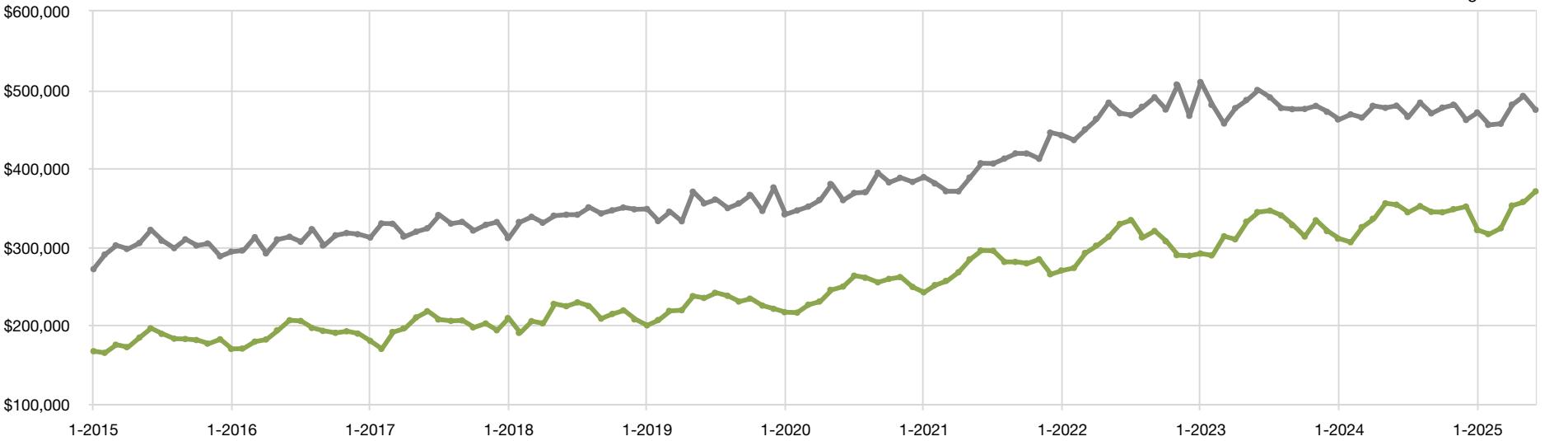
Year to Date



Average Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	\$455,473	- 2.8%	\$316,281	+ 3.4%
Mar-2025	\$456,875	- 1.7%	\$323,723	- 0.4%
Apr-2025	\$481,168	+ 0.3%	\$352,601	+ 5.0%
May-2025	\$492,227	+ 3.2%	\$357,196	+ 0.5%
Jun-2025	\$474,715	- 1.1%	\$370,717	+ 4.8%
12-Month Avg*	\$473,620	- 0.4%	\$346,180	+ 3.8%

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

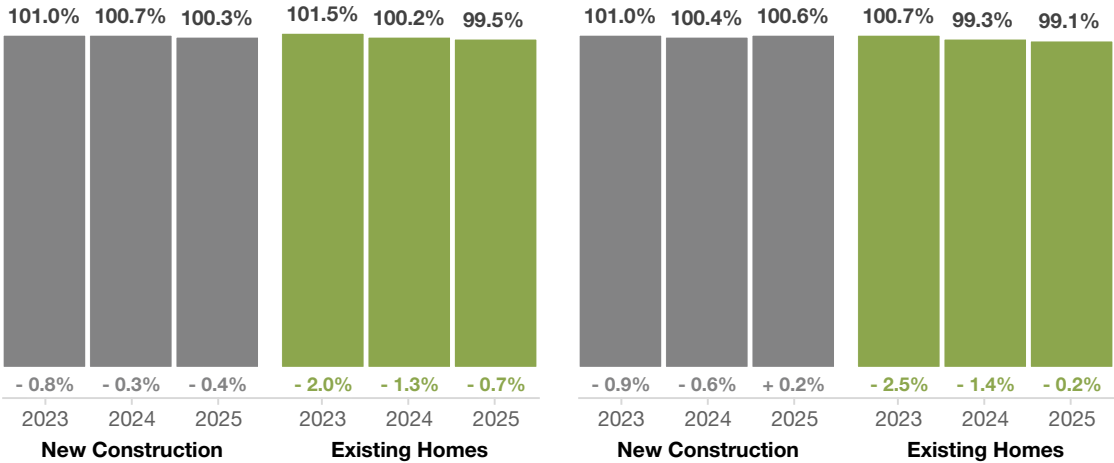
Historical Average Closed Price by Month



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.

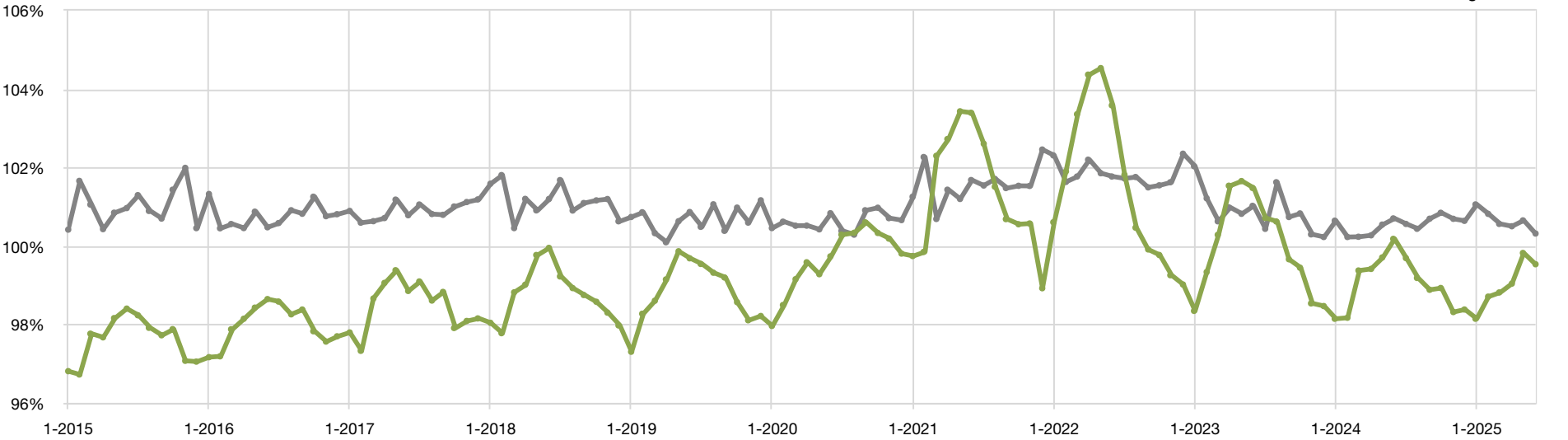
June



Pct. of List Price Received	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	100.7%	+ 0.2%	99.8%	+ 0.1%
Jun-2025	100.3%	- 0.4%	99.5%	- 0.7%
12-Month Avg*	100.6%	+ 0.1%	99.0%	- 0.5%

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

Historical Percent of List Price Received by Month

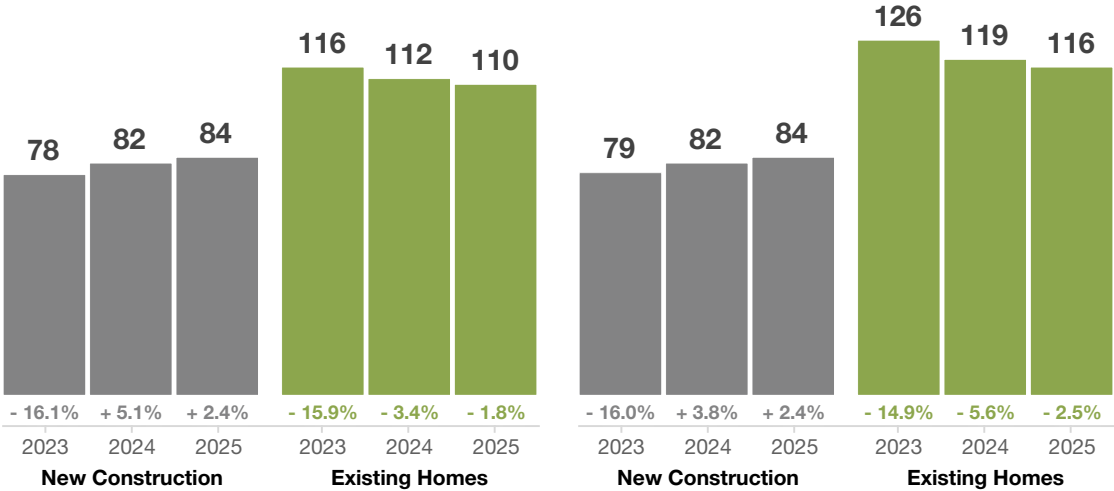


Housing Affordability Index

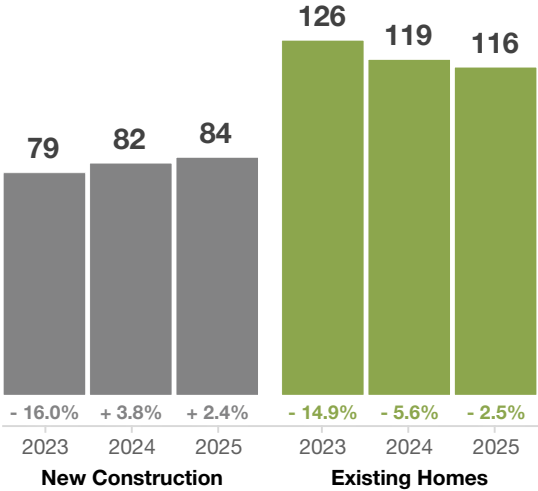
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



June

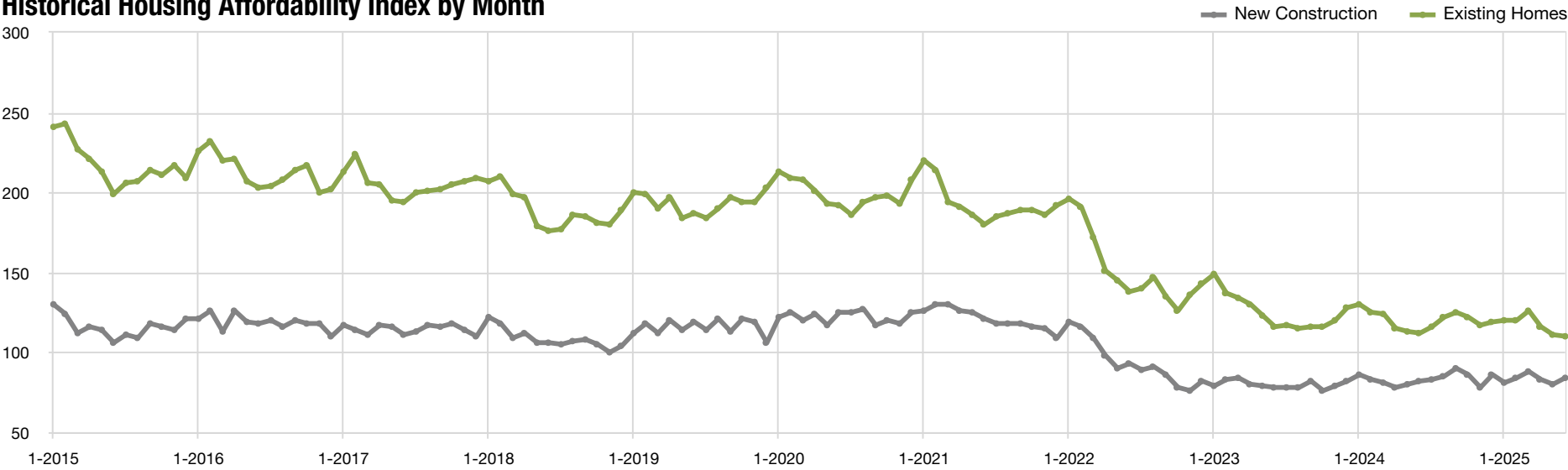


Year to Date



Affordability Index	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	80	0.0%	111	- 1.8%
Jun-2025	84	+ 2.4%	110	- 1.8%
12-Month Avg	84	+ 5.0%	119	0.0%

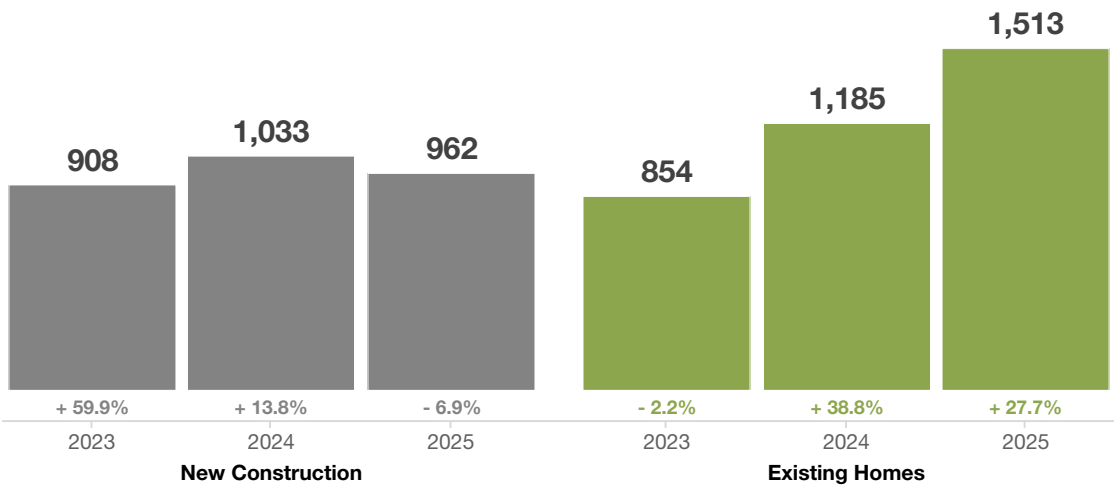
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

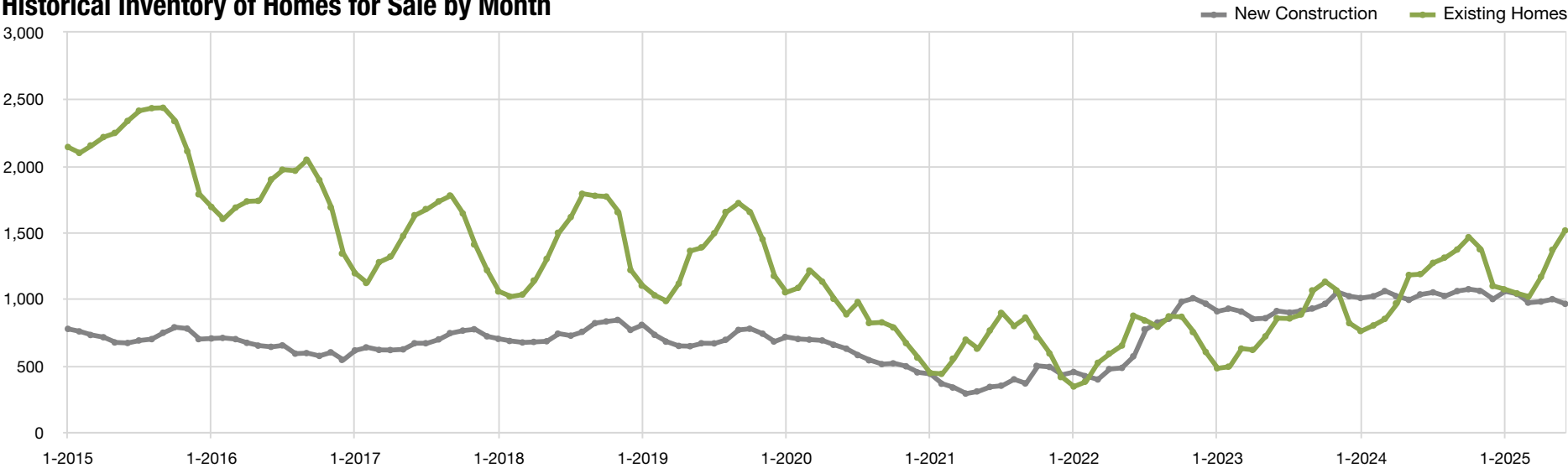
The number of properties available for sale in active status at the end of a given month.

June



Homes for Sale	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jul-2024	1,048	+ 17.0%	1,270	+ 49.1%
Aug-2024	1,021	+ 12.2%	1,309	+ 48.4%
Sep-2024	1,058	+ 14.1%	1,370	+ 28.9%
Oct-2024	1,072	+ 11.4%	1,463	+ 29.7%
Nov-2024	1,059	+ 0.8%	1,372	+ 29.2%
Dec-2024	998	- 2.1%	1,096	+ 34.1%
Jan-2025	1,056	+ 5.0%	1,071	+ 41.3%
Feb-2025	1,037	+ 1.8%	1,041	+ 30.1%
Mar-2025	971	- 8.2%	1,016	+ 19.7%
Apr-2025	979	- 3.9%	1,165	+ 20.6%
May-2025	997	+ 0.5%	1,368	+ 16.0%
Jun-2025	962	- 6.9%	1,513	+ 27.7%
12-Month Avg	1,022	+ 3.1%	1,255	+ 30.5%

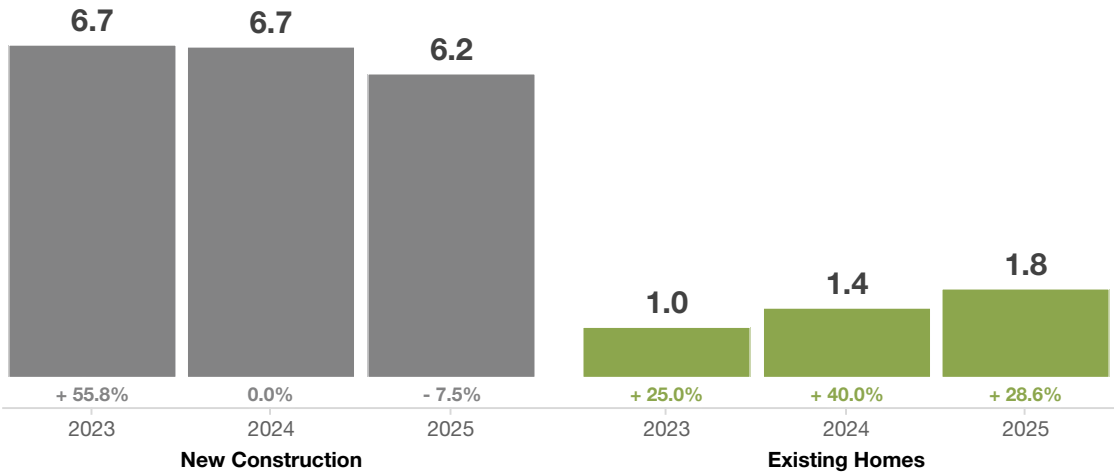
Historical Inventory of Homes for Sale by Month



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.

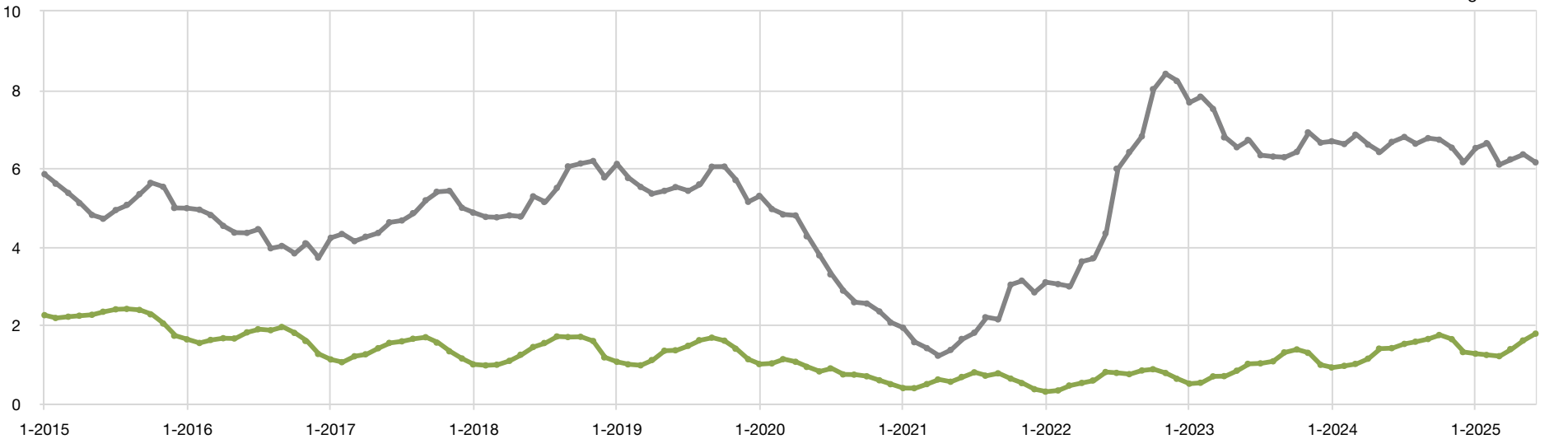
June



Months Supply	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	6.6	0.0%	1.2	+ 20.0%
Mar-2025	6.1	- 11.6%	1.2	+ 20.0%
Apr-2025	6.2	- 6.1%	1.4	+ 27.3%
May-2025	6.4	0.0%	1.6	+ 14.3%
Jun-2025	6.2	- 7.5%	1.8	+ 28.6%
12-Month Avg*	6.5	- 1.5%	1.5	+ 28.9%

* Months Supply for all properties from July 2024 through June 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	6-2024	6-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		1,876	1,871	- 0.3%	9,598	10,150	+ 5.8%
Pending Sales		1,142	1,111	- 2.7%	6,483	6,582	+ 1.5%
Closed Sales		1,183	1,280	+ 8.2%	5,797	5,888	+ 1.6%
Days on Market Until Sale		22	22	0.0%	24	30	+ 25.0%
Median Closed Price		\$332,518	\$335,000	+ 0.7%	\$315,000	\$322,000	+ 2.2%
Average Closed Price		\$375,560	\$386,191	+ 2.8%	\$359,549	\$366,691	+ 2.0%
Percent of List Price Received		100.3%	99.7%	- 0.6%	99.5%	99.4%	- 0.1%
Housing Affordability Index		104	104	0.0%	109	108	- 0.9%
Inventory of Homes for Sale		2,218	2,475	+ 11.6%	—	—	—
Months Supply of Inventory		2.2	2.5	+ 13.6%	—	—	—