

Monthly Indicators

Omaha Area Region



July 2025

U.S. existing-home sales fell 2.7% from the previous month to a seasonally adjusted annual rate of 3.93 million, according to the National Association of REALTORS® (NAR). Sales were unchanged from one year earlier. Regionally, monthly sales declined in the Midwest, Northeast, and South but rose in the West. Year-over-year, sales decreased in the Northeast and West but increased in the South and Midwest.

New Listings decreased 8.8 percent for New Construction but increased 18.5 percent for Existing Homes. Pending Sales decreased 12.1 percent for New Construction but increased 6.2 percent for Existing Homes. Inventory decreased 9.9 percent for New Construction but increased 34.4 percent for Existing Homes.

Median Closed Price increased 1.0 percent for New Construction and 7.0 percent for Existing Homes. Days on Market increased 13.3 percent for New Construction and 25.0 percent for Existing Homes. Months Supply of Inventory decreased 11.8 percent for New Construction but increased 33.3 percent for Existing Homes.

Nationally, the median existing-home sales price rose 2.0% year-over-year to \$435,300, a new monthly high and the 24th consecutive month of annual price gains, according to NAR. Slower sales activity has contributed to rising inventory this year, with 1.53 million properties listed for sale heading into July, a 15.9% increase from the same time last year and equivalent to a 4.7-month supply at the current sales pace.

Quick Facts

- 0.7%	+ 5.5%	+ 14.4%
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	2
Existing Homes Overview	3
New Listings	4
Pending Sales	5
Closed Sales	6
Days on Market Until Sale	7
Median Closed Price	8
Average Closed Price	9
Percent of List Price Received	10
Housing Affordability Index	11
Inventory of Homes for Sale	12
Months Supply of Inventory	13
New and Existing Homes Combined	14



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	7-2024	7-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		272	248	- 8.8%	2,295	1,985	- 13.5%
Pending Sales		141	124	- 12.1%	1,288	1,227	- 4.7%
Closed Sales		186	172	- 7.5%	1,191	1,176	- 1.3%
Days on Market Until Sale		60	68	+ 13.3%	70	89	+ 27.1%
Median Closed Price		\$419,844	\$424,069	+ 1.0%	\$423,801	\$419,990	- 0.9%
Average Closed Price		\$465,640	\$476,562	+ 2.3%	\$472,050	\$474,412	+ 0.5%
Percent of List Price Received		100.6%	100.2%	- 0.4%	100.5%	100.6%	+ 0.1%
Housing Affordability Index		83	83	0.0%	82	83	+ 1.2%
Inventory of Homes for Sale		1,048	944	- 9.9%	—	—	—
Months Supply of Inventory		6.8	6.0	- 11.8%	—	—	—

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

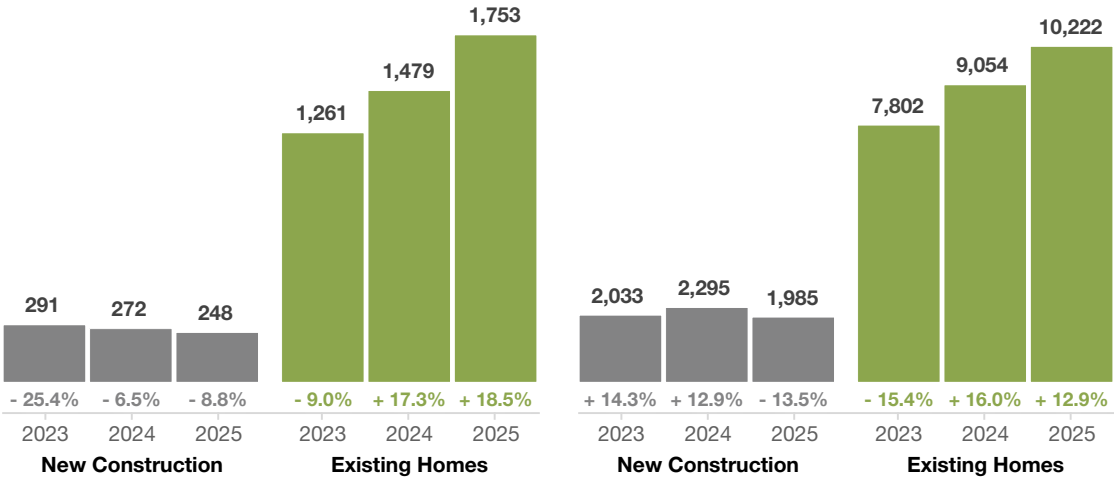
Key Metrics	Historical Sparkbars	7-2024	7-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		1,479	1,753	+ 18.5%	9,054	10,222	+ 12.9%
Pending Sales		924	981	+ 6.2%	6,260	6,516	+ 4.1%
Closed Sales		999	1,005	+ 0.6%	5,792	5,927	+ 2.3%
Days on Market Until Sale		12	15	+ 25.0%	14	17	+ 21.4%
Median Closed Price		\$299,000	\$320,000	+ 7.0%	\$291,550	\$300,000	+ 2.9%
Average Closed Price		\$344,096	\$375,204	+ 9.0%	\$337,177	\$349,894	+ 3.8%
Percent of List Price Received		99.7%	99.0%	- 0.7%	99.4%	99.1%	- 0.3%
Housing Affordability Index		116	109	- 6.0%	119	116	- 2.5%
Inventory of Homes for Sale		1,270	1,707	+ 34.4%	—	—	—
Months Supply of Inventory		1.5	2.0	+ 33.3%	—	—	—

New Listings

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

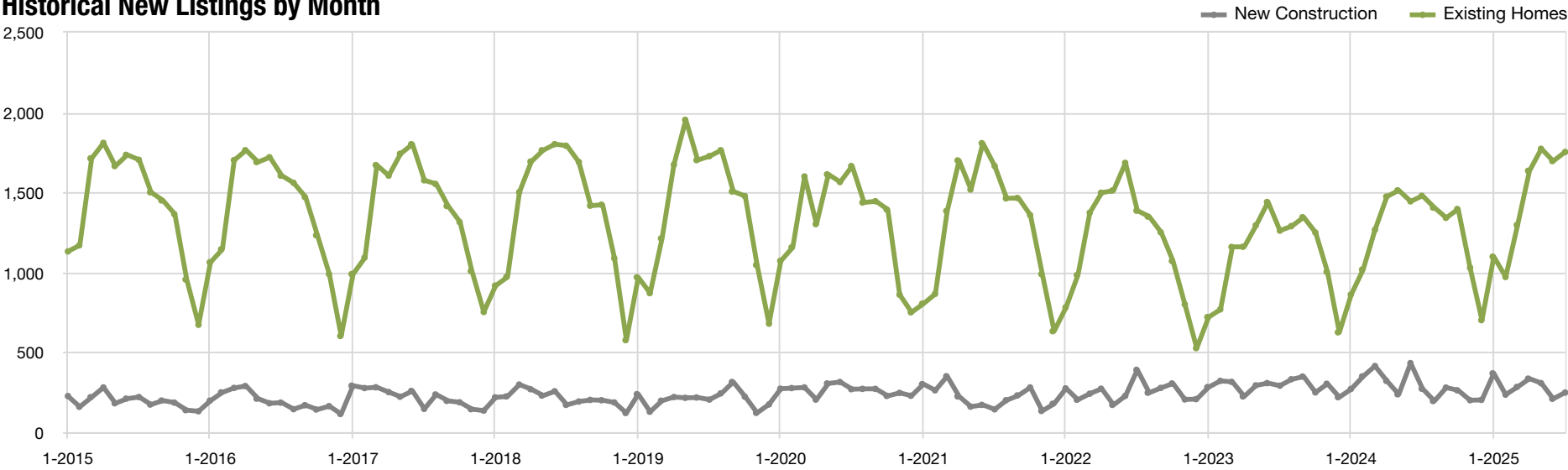
July

Year to Date



New Listings	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Aug-2024	195	- 41.1%	1,405	+ 9.0%
Sep-2024	279	- 19.8%	1,341	- 0.3%
Oct-2024	262	+ 5.2%	1,396	+ 11.8%
Nov-2024	200	- 34.0%	1,029	+ 2.6%
Dec-2024	202	- 7.8%	701	+ 12.2%
Jan-2025	368	+ 36.3%	1,098	+ 27.5%
Feb-2025	235	- 32.7%	971	- 4.5%
Mar-2025	283	- 31.6%	1,296	+ 2.4%
Apr-2025	335	+ 4.4%	1,635	+ 10.9%
May-2025	307	+ 29.5%	1,773	+ 17.2%
Jun-2025	209	- 51.6%	1,696	+ 17.5%
Jul-2025	248	- 8.8%	1,753	+ 18.5%
12-Month Avg	260	- 16.7%	1,341	+ 10.5%

Historical New Listings by Month

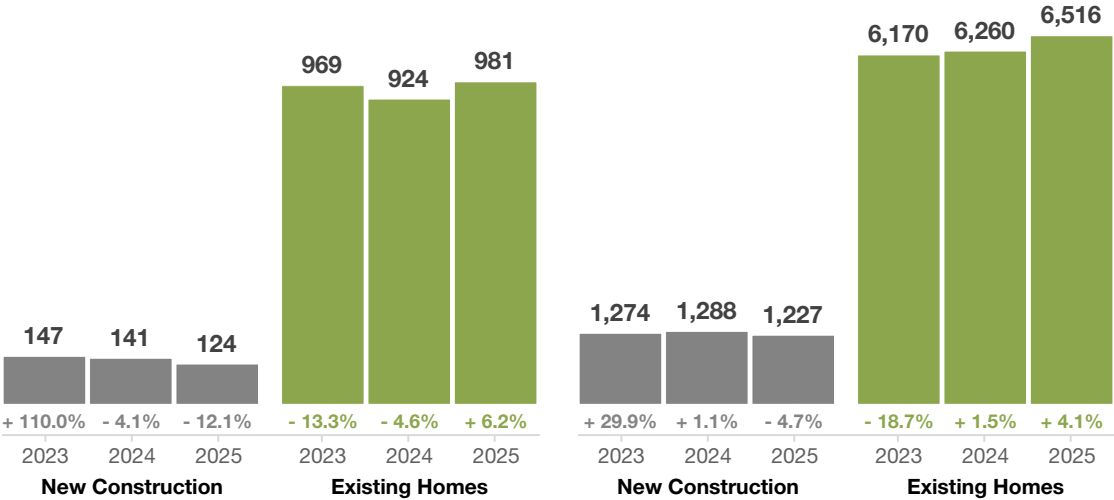


Pending Sales

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

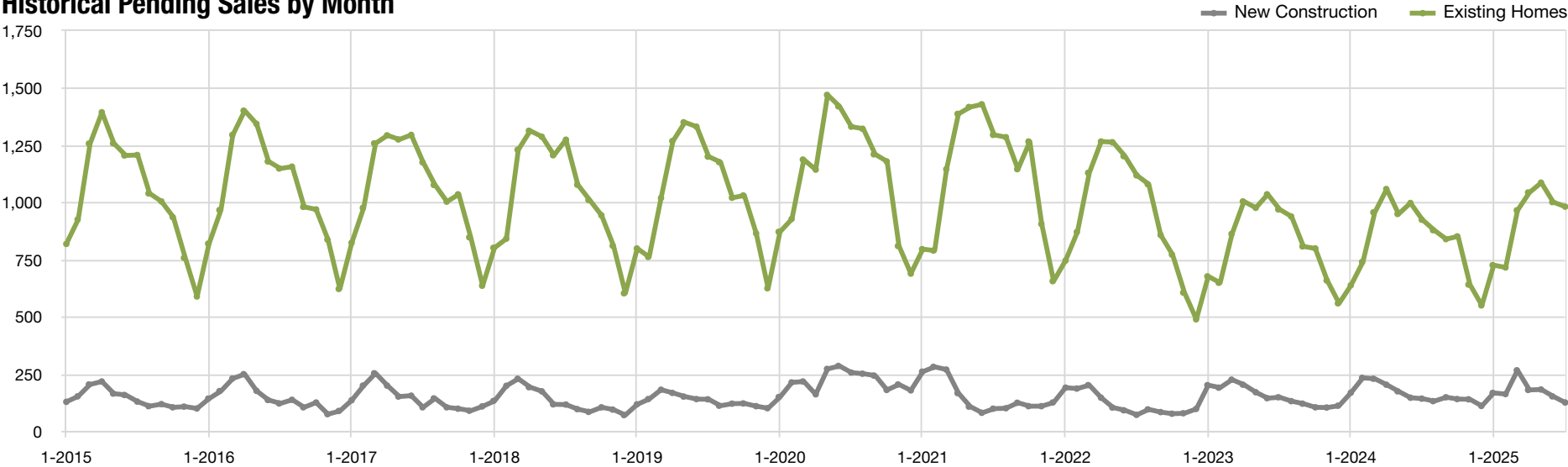
July

Year to Date



Pending Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Aug-2024	130	0.0%	878	- 6.4%
Sep-2024	147	+ 23.5%	839	+ 4.0%
Oct-2024	139	+ 35.0%	851	+ 6.6%
Nov-2024	138	+ 35.3%	640	- 2.7%
Dec-2024	109	- 0.9%	549	- 1.6%
Jan-2025	166	- 0.6%	725	+ 13.8%
Feb-2025	161	- 30.6%	715	- 3.2%
Mar-2025	265	+ 16.2%	965	+ 0.9%
Apr-2025	179	- 11.4%	1,043	- 1.4%
May-2025	181	+ 4.6%	1,086	+ 14.4%
Jun-2025	151	+ 4.1%	1,001	+ 0.4%
Jul-2025	124	- 12.1%	981	+ 6.2%
12-Month Avg	158	+ 2.6%	856	+ 2.5%

Historical Pending Sales by Month

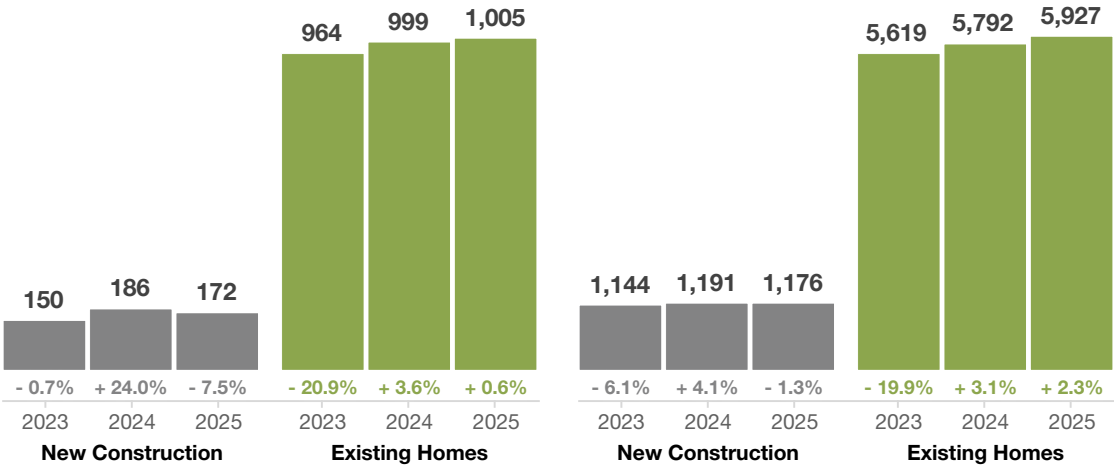


Closed Sales

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

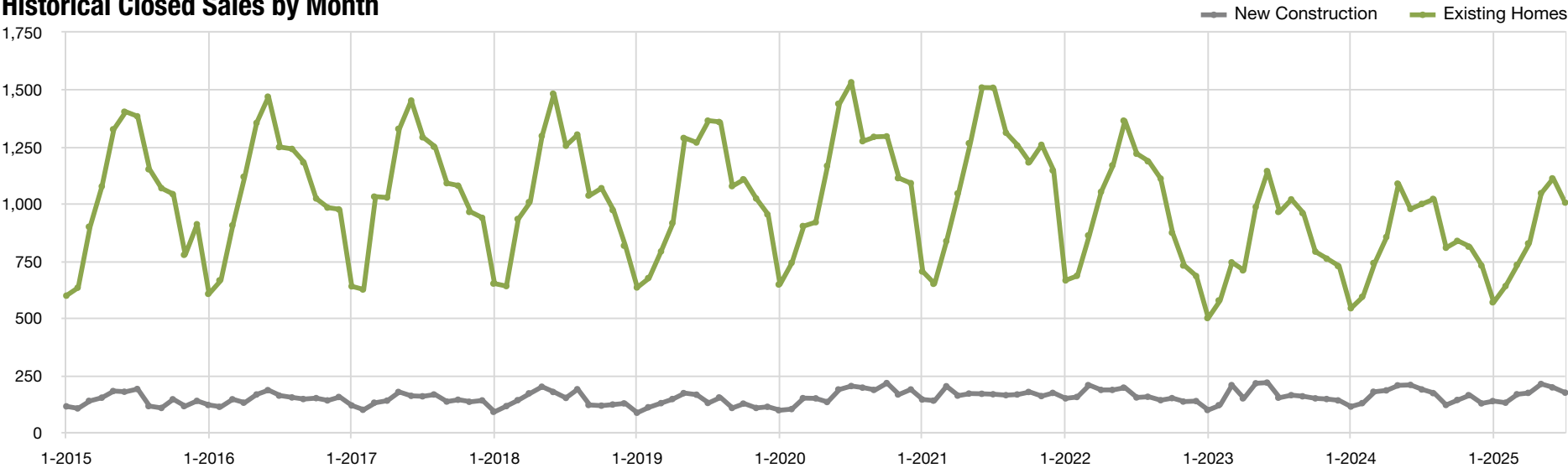
July

Year to Date



Closed Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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%	639	+ 7.9%
Mar-2025	165	- 6.3%	732	- 1.1%
Apr-2025	171	- 6.0%	826	- 3.3%
May-2025	210	+ 2.9%	1,046	- 3.9%
Jun-2025	195	- 5.3%	1,111	+ 13.7%
Jul-2025	172	- 7.5%	1,005	+ 0.6%
12-Month Avg	158	- 1.9%	844	+ 0.8%

Historical Closed Sales by Month



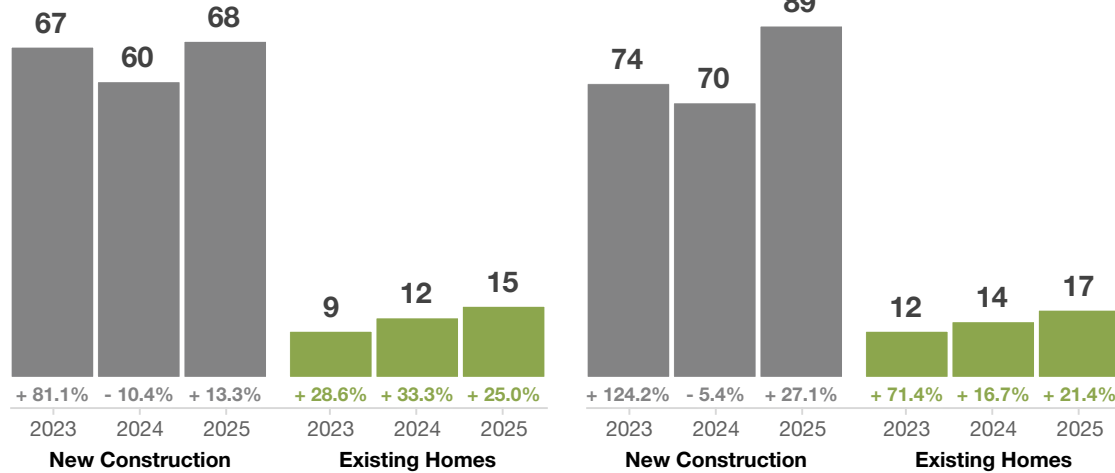
Days on Market Until Sale

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

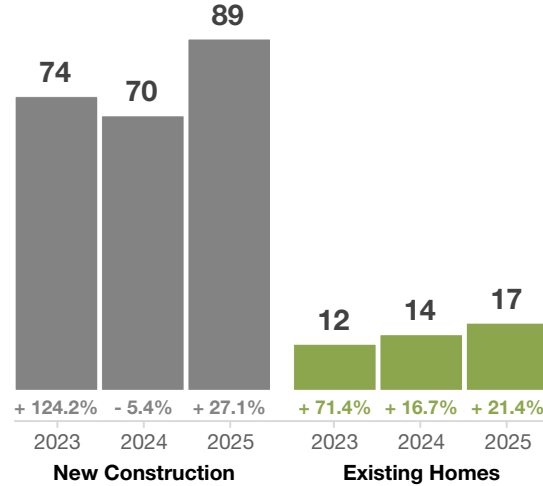


Omaha Area Region

July



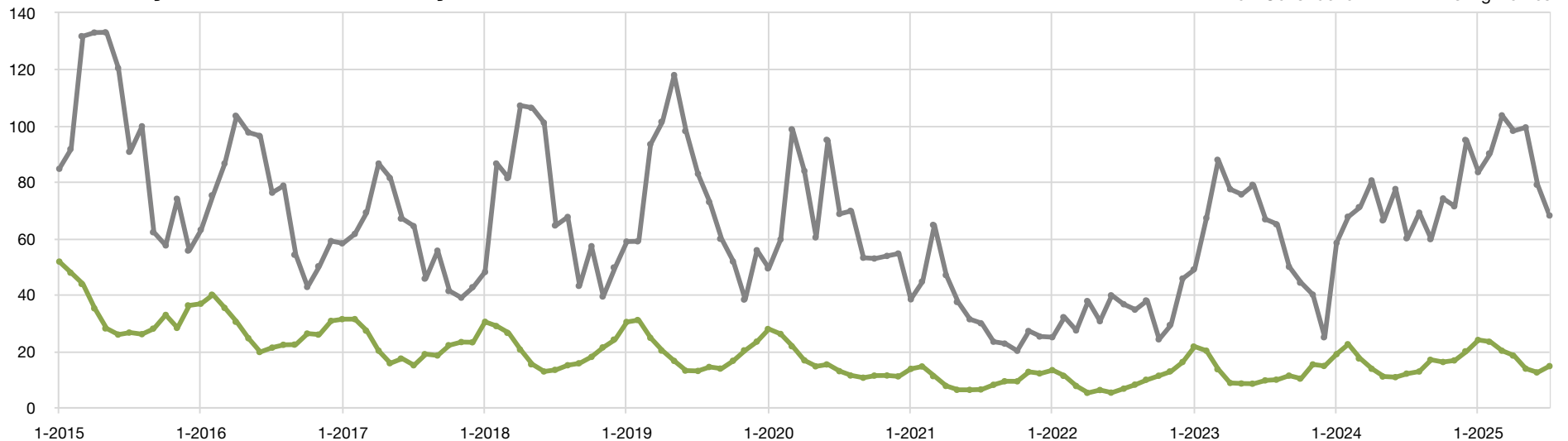
Year to Date



Days on Market	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	98	+ 21.0%	18	+ 28.6%
May-2025	99	+ 50.0%	14	+ 27.3%
Jun-2025	79	+ 2.6%	12	+ 9.1%
Jul-2025	68	+ 13.3%	15	+ 25.0%
12-Month Avg*	83	+ 38.0%	17	+ 26.0%

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

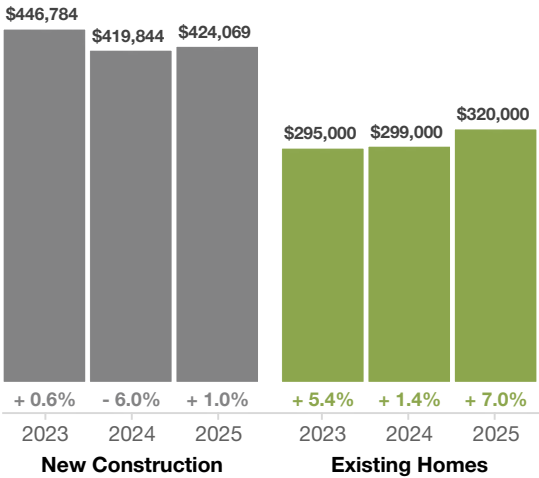
Historical Days on Market Until Sale by Month



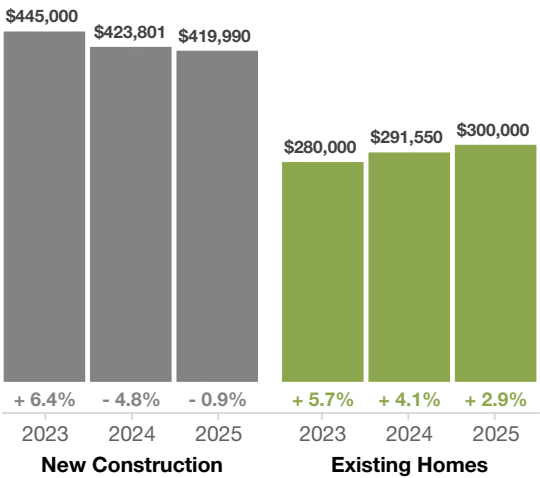
Median Closed Price

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

July



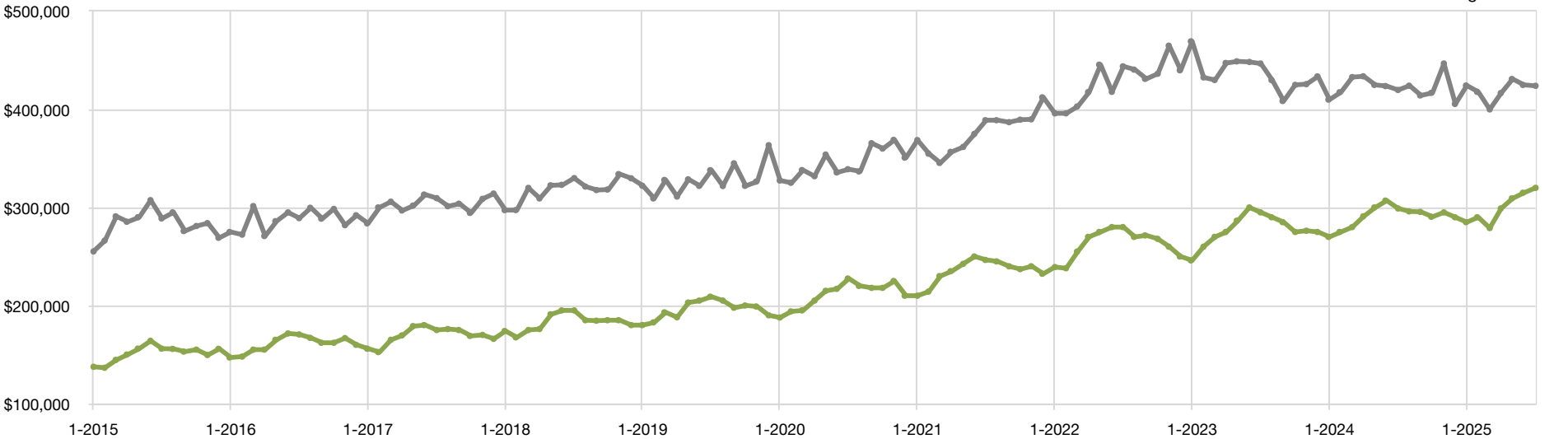
Year to Date



Median Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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%	\$279,000	- 0.4%
Apr-2025	\$416,707	- 3.9%	\$299,000	+ 2.7%
May-2025	\$431,006	+ 1.4%	\$309,250	+ 3.1%
Jun-2025	\$424,990	+ 0.3%	\$315,000	+ 2.6%
Jul-2025	\$424,069	+ 1.0%	\$320,000	+ 7.0%
12-Month Avg*	\$419,990	- 0.9%	\$298,000	+ 3.5%

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

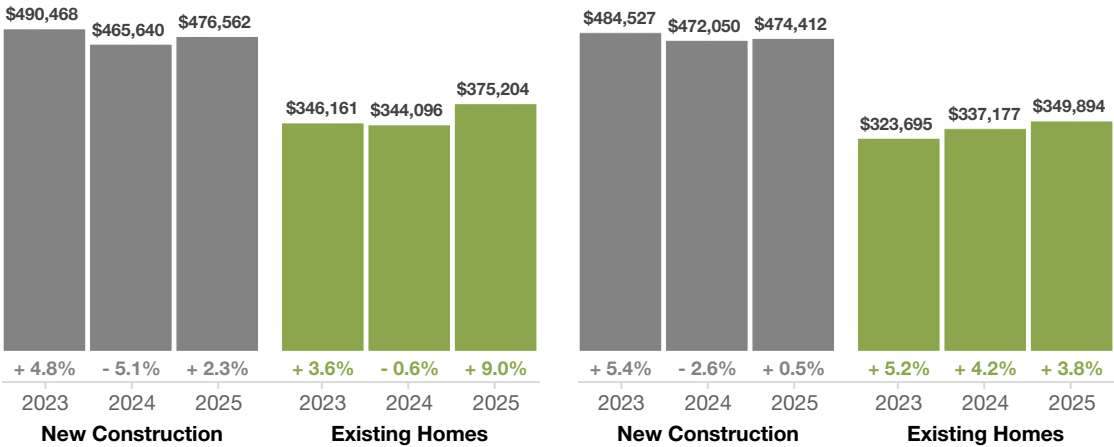
Historical Median Closed Price by Month



Average Closed Price

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

July



\$484,527

+ 5.4%

2023

\$472,050

- 2.6%

2024

\$474,412

+ 0.5%

2025

New Construction

\$323,695

+ 5.2%

2023

\$337,177

+ 4.2%

2024

\$349,894

+ 3.8%

2025

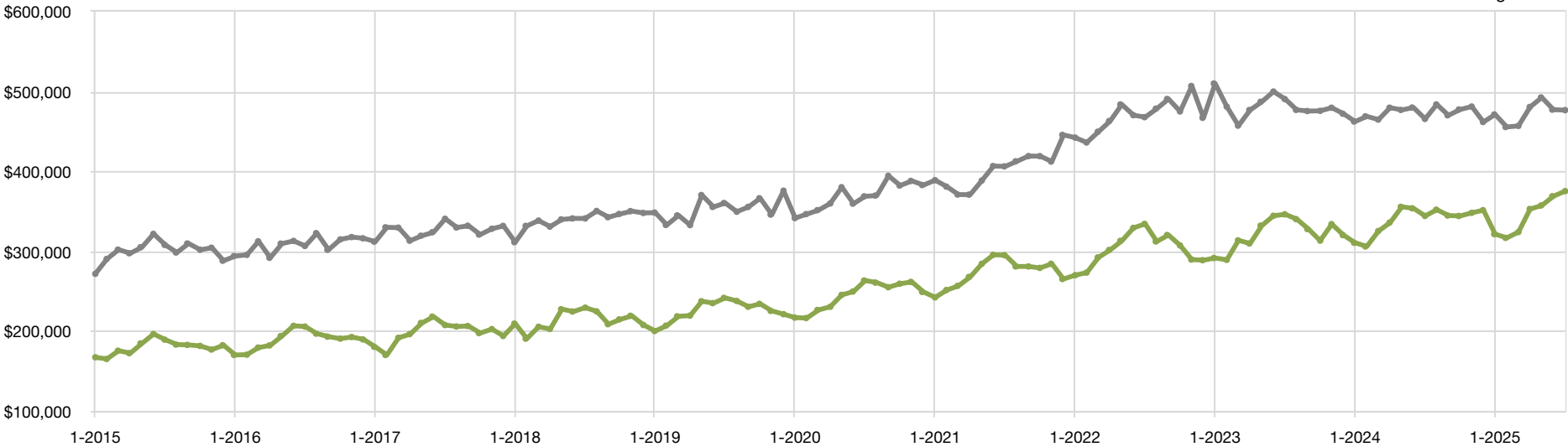
Existing Homes

Year to Date

Average Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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%	\$316,660	+ 3.5%
Mar-2025	\$456,875	- 1.7%	\$323,957	- 0.4%
Apr-2025	\$480,527	+ 0.2%	\$352,780	+ 5.1%
May-2025	\$492,469	+ 3.3%	\$357,185	+ 0.5%
Jun-2025	\$477,198	- 0.6%	\$368,812	+ 4.3%
Jul-2025	\$476,562	+ 2.3%	\$375,204	+ 9.0%
12-Month Avg*	\$474,935	+ 0.3%	\$349,161	+ 4.8%

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

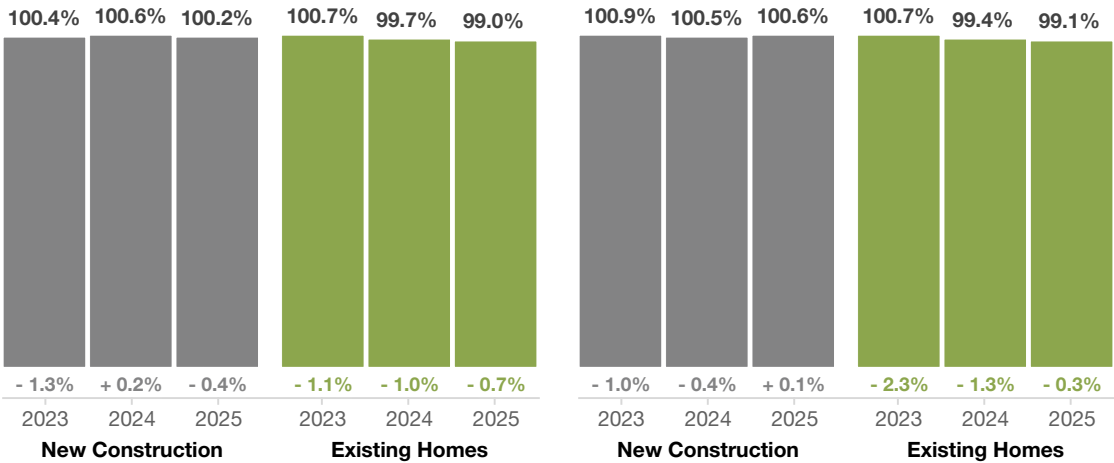
Historical Average Closed Price by Month



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.

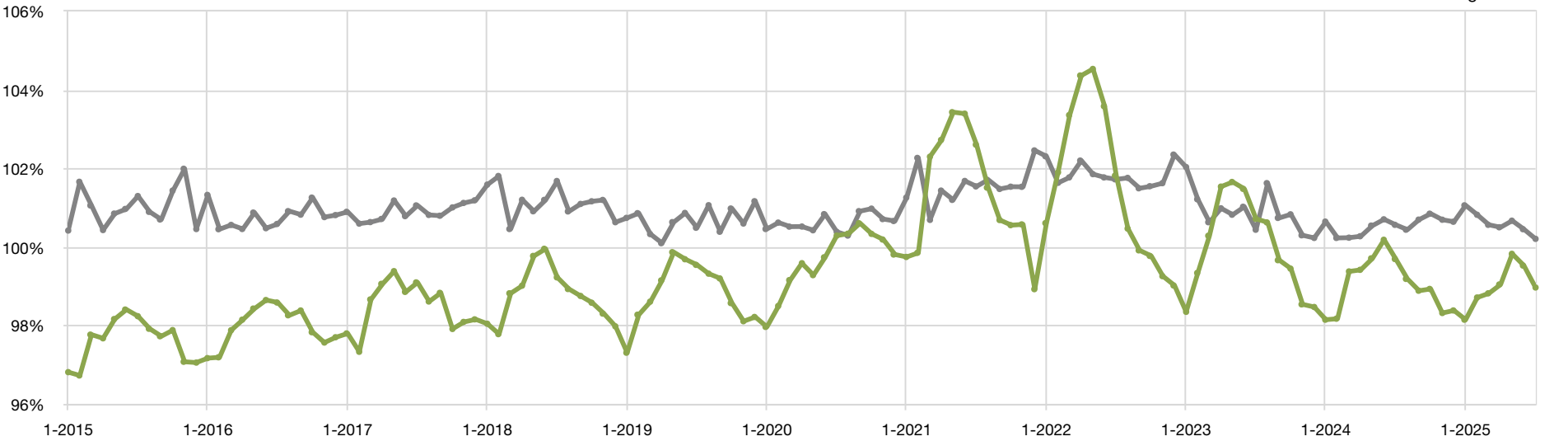
July



Pct. of List Price Received	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	100.5%	- 0.2%	99.5%	- 0.7%
Jul-2025	100.2%	- 0.4%	99.0%	- 0.7%
12-Month Avg*	100.6%	+ 0.0%	99.0%	- 0.5%

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

Historical Percent of List Price Received by Month

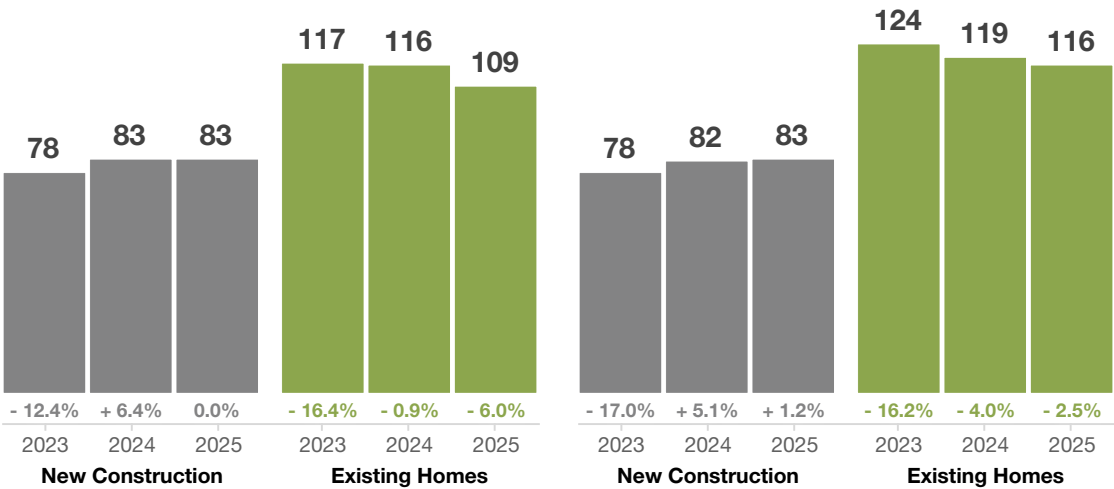


Housing Affordability Index

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.

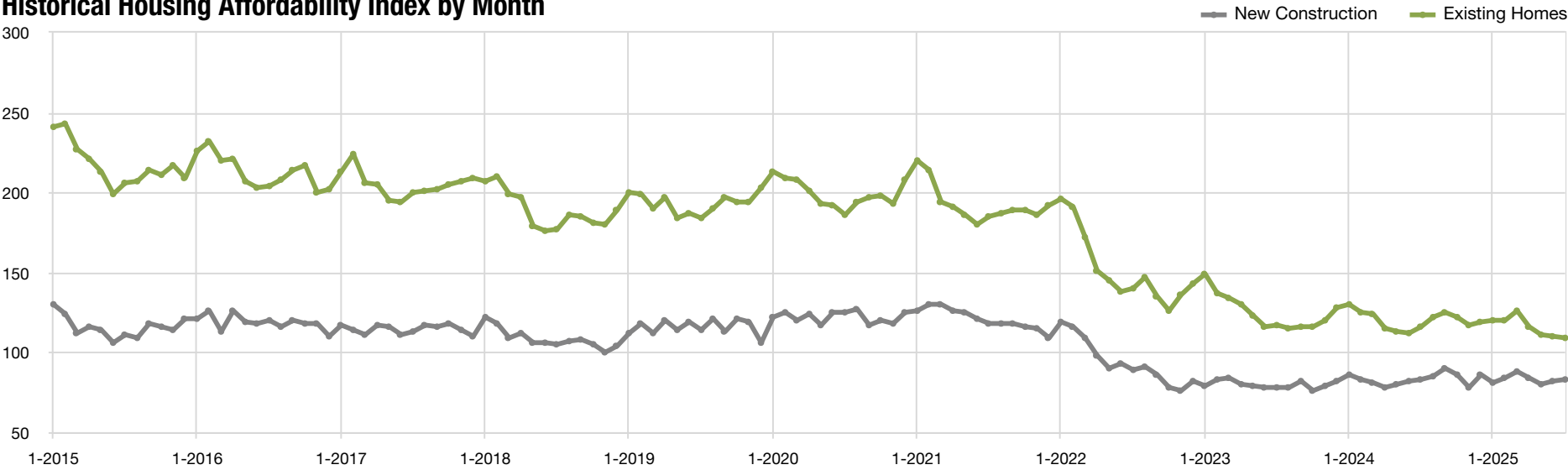
July

Year to Date



Affordability Index	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	84	+ 7.7%	116	+ 0.9%
May-2025	80	0.0%	111	- 1.8%
Jun-2025	82	0.0%	110	- 1.8%
Jul-2025	83	0.0%	109	- 6.0%
12-Month Avg	84	+ 3.7%	118	- 0.8%

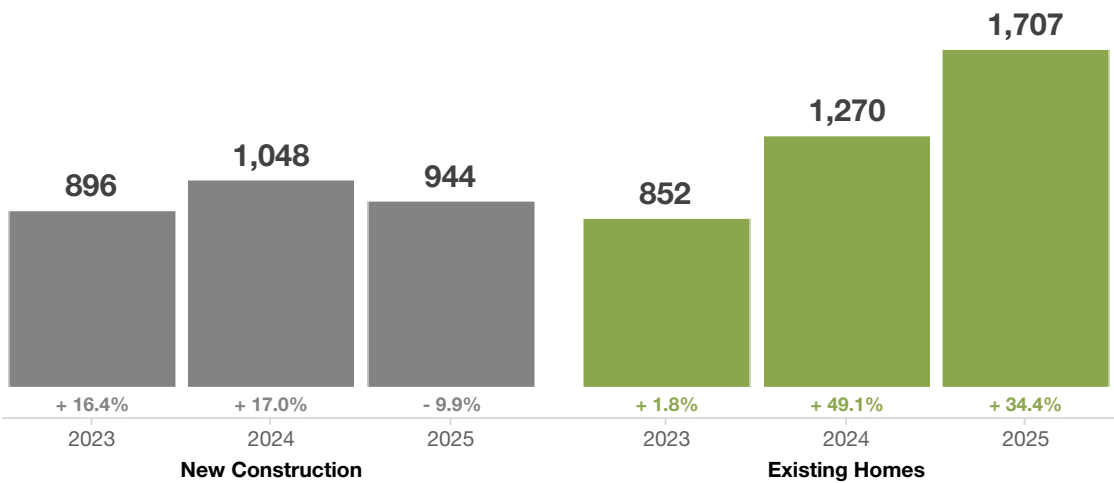
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

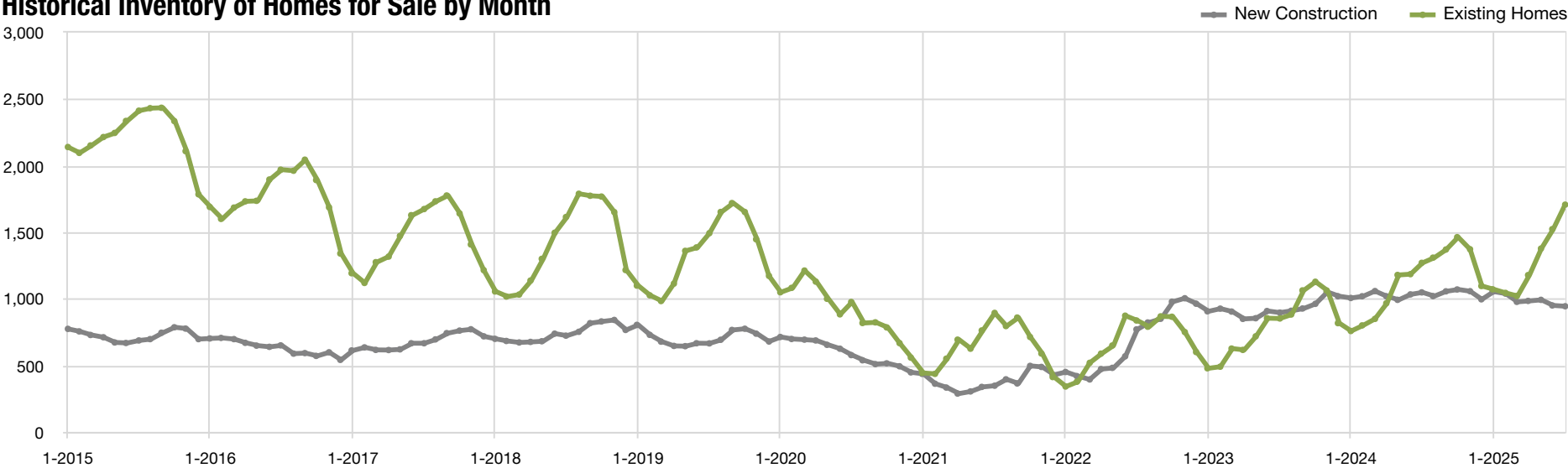
The number of properties available for sale in active status at the end of a given month.

July



Homes for Sale	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Aug-2024	1,020	+ 12.1%	1,309	+ 48.4%
Sep-2024	1,056	+ 13.9%	1,370	+ 28.9%
Oct-2024	1,070	+ 11.2%	1,463	+ 29.7%
Nov-2024	1,057	+ 0.6%	1,372	+ 29.2%
Dec-2024	996	- 2.3%	1,096	+ 34.1%
Jan-2025	1,054	+ 4.8%	1,071	+ 41.3%
Feb-2025	1,039	+ 2.0%	1,044	+ 30.5%
Mar-2025	977	- 7.7%	1,021	+ 20.3%
Apr-2025	984	- 3.4%	1,178	+ 21.9%
May-2025	992	0.0%	1,377	+ 16.8%
Jun-2025	950	- 8.0%	1,523	+ 28.5%
Jul-2025	944	- 9.9%	1,707	+ 34.4%
12-Month Avg	1,012	+ 0.8%	1,294	+ 29.8%

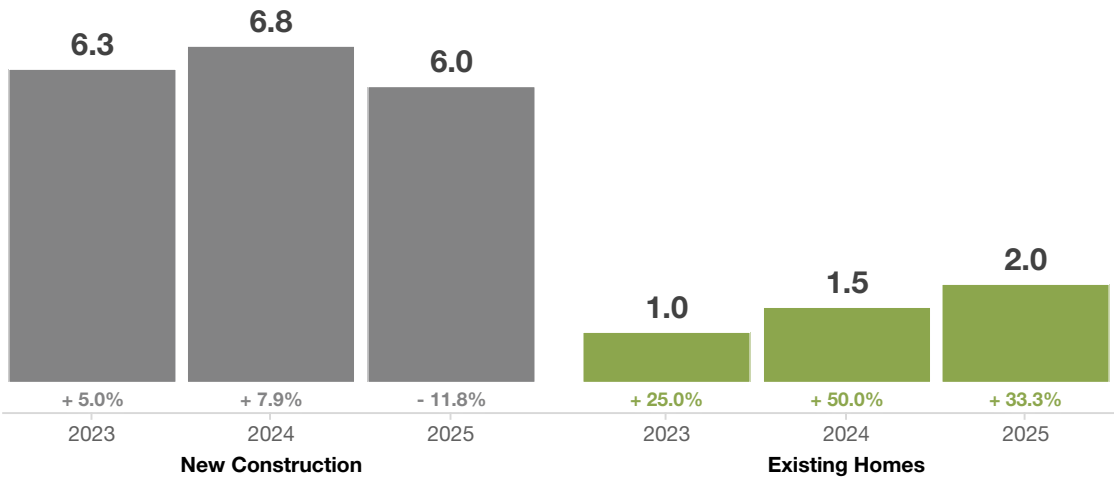
Historical Inventory of Homes for Sale by Month



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.

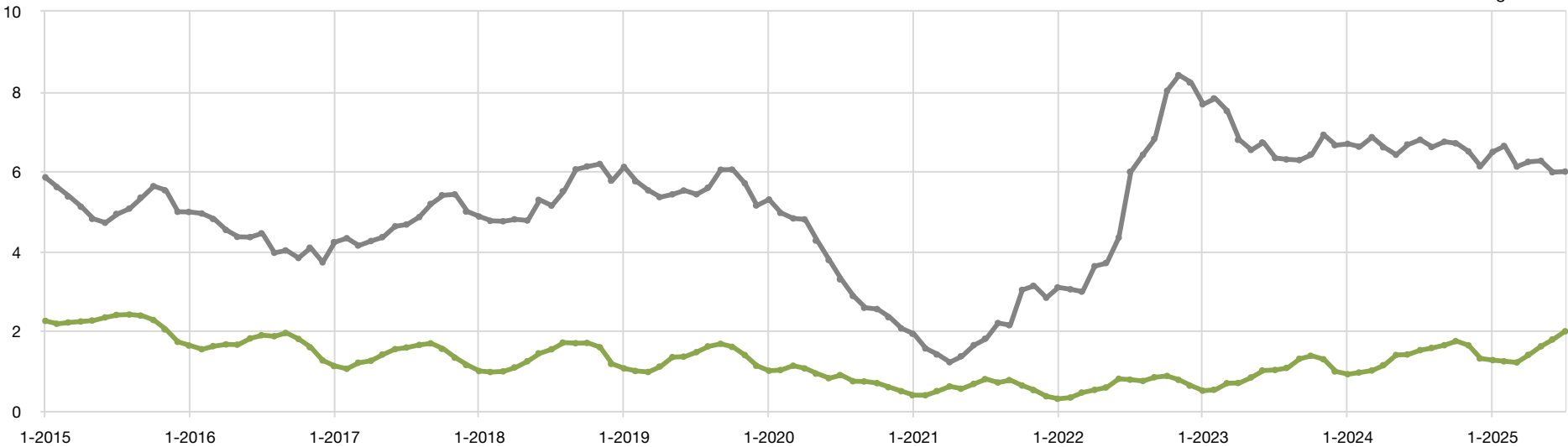
July



Months Supply	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Aug-2024	6.6	+ 4.8%	1.6	+ 45.5%
Sep-2024	6.7	+ 6.3%	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	6.1	- 9.0%	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	6.3	- 1.6%	1.6	+ 14.3%
Jun-2025	6.0	- 10.4%	1.8	+ 28.6%
Jul-2025	6.0	- 11.8%	2.0	+ 33.3%
12-Month Avg*	6.4	- 3.6%	1.5	+ 28.1%

* Months Supply for all properties from August 2024 through July 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	7-2024	7-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		1,751	2,001	+ 14.3%	11,349	12,207	+ 7.6%
Pending Sales		1,065	1,105	+ 3.8%	7,548	7,743	+ 2.6%
Closed Sales		1,185	1,177	- 0.7%	6,983	7,103	+ 1.7%
Days on Market Until Sale		19	22	+ 15.8%	24	29	+ 20.8%
Median Closed Price		\$319,168	\$336,778	+ 5.5%	\$315,200	\$325,000	+ 3.1%
Average Closed Price		\$363,206	\$390,028	+ 7.4%	\$360,178	\$370,524	+ 2.9%
Percent of List Price Received		99.8%	99.1%	- 0.7%	99.6%	99.4%	- 0.2%
Housing Affordability Index		109	103	- 5.5%	110	107	- 2.7%
Inventory of Homes for Sale		2,318	2,651	+ 14.4%	—	—	—
Months Supply of Inventory		2.3	2.6	+ 13.0%	—	—	—