

Monthly Indicators

Omaha Area Region



September 2025

U.S. existing-home sales were virtually unchanged from the previous month, dipping just 0.2% to a seasonally adjusted annual rate of 4.0 million units, according to the National Association of REALTORS® (NAR). Most of these transactions went under contract in June and July, when mortgage rates were 40 to 50 basis points higher than current levels. Year-over-year, sales increased 1.8%, with the strongest activity occurring in the Midwest, where the typical home price is 22% below the national median.

New Listings increased 11.8 percent for New Construction and 22.3 percent for Existing Homes. Pending Sales decreased 0.7 percent for New Construction but increased 2.0 percent for Existing Homes. Inventory decreased 7.2 percent for New Construction but increased 31.3 percent for Existing Homes.

Median Closed Price increased 3.9 percent for New Construction and 1.3 percent for Existing Homes. Days on Market increased 11.7 percent for New Construction and 5.9 percent for Existing Homes. Months Supply of Inventory decreased 9.0 percent for New Construction but increased 31.3 percent for Existing Homes.

Nationally, housing inventory declined for the first time this year, slipping 1.3% month-over-month to 1.53 million units, representing a 4.6-month supply at the current sales pace, according to NAR. Despite the monthly drop, total inventory remained 11.7% higher than the same time last year. Meanwhile, the median existing-home price rose 2% year-over-year to \$422,600, though it was essentially flat compared to the prior month.

Quick Facts

+ 15.9%

Change in
Closed Sales
All Properties

+ 0.4%

Change in
Median Closed Price
All Properties

+ 14.5%

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	9-2024	9-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		279	312	+ 11.8%	2,769	2,614	- 5.6%
Pending Sales		147	146	- 0.7%	1,565	1,531	- 2.2%
Closed Sales		118	146	+ 23.7%	1,479	1,483	+ 0.3%
Days on Market Until Sale		60	67	+ 11.7%	69	85	+ 23.2%
Median Closed Price		\$414,269	\$430,288	+ 3.9%	\$423,398	\$424,639	+ 0.3%
Average Closed Price		\$470,136	\$496,150	+ 5.5%	\$473,242	\$477,520	+ 0.9%
Percent of List Price Received		100.7%	100.5%	- 0.2%	100.5%	100.7%	+ 0.2%
Housing Affordability Index		90	85	- 5.6%	88	86	- 2.3%
Inventory of Homes for Sale		1,057	981	- 7.2%	—	—	—
Months Supply of Inventory		6.7	6.1	- 9.0%	—	—	—

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.



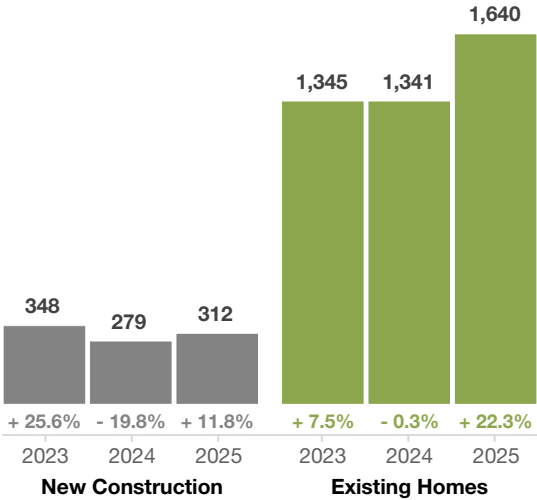
Omaha Area Region

Key Metrics	Historical Sparkbars	9-2024	9-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		1,341	1,640	+ 22.3%	11,800	13,508	+ 14.5%
Pending Sales		840	857	+ 2.0%	7,978	8,403	+ 5.3%
Closed Sales		808	927	+ 14.7%	7,626	7,865	+ 3.1%
Days on Market Until Sale		17	18	+ 5.9%	14	17	+ 21.4%
Median Closed Price		\$296,250	\$300,000	+ 1.3%	\$293,000	\$300,000	+ 2.4%
Average Closed Price		\$344,712	\$358,493	+ 4.0%	\$339,868	\$352,607	+ 3.7%
Percent of List Price Received		98.9%	98.6%	- 0.3%	99.3%	99.0%	- 0.3%
Housing Affordability Index		124	121	- 2.4%	126	121	- 4.0%
Inventory of Homes for Sale		1,370	1,799	+ 31.3%	—	—	—
Months Supply of Inventory		1.6	2.1	+ 31.3%	—	—	—

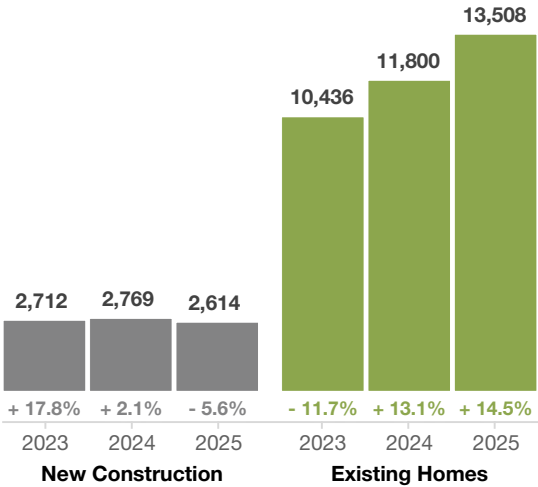
New Listings

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

September

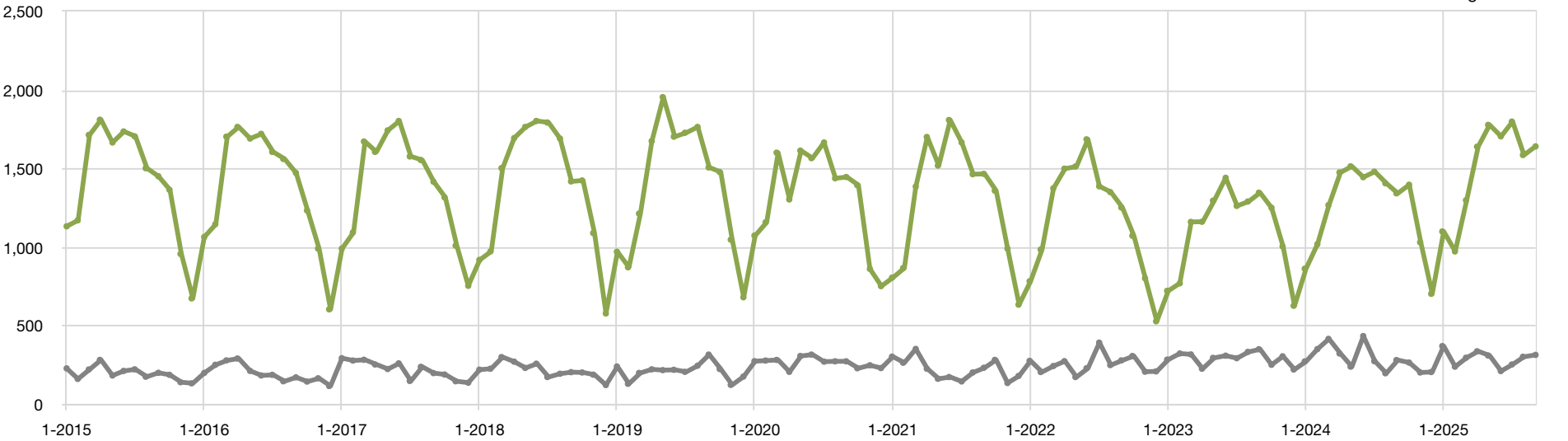


Year to Date



New Listings	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Oct-2024	263	+ 5.6%	1,396	+ 11.8%
Nov-2024	200	- 34.0%	1,029	+ 2.6%
Dec-2024	203	- 7.3%	701	+ 12.2%
Jan-2025	368	+ 36.3%	1,098	+ 27.5%
Feb-2025	237	- 32.1%	971	- 4.5%
Mar-2025	294	- 29.0%	1,297	+ 2.4%
Apr-2025	335	+ 4.4%	1,638	+ 11.1%
May-2025	308	+ 30.0%	1,777	+ 17.4%
Jun-2025	209	- 51.6%	1,704	+ 18.0%
Jul-2025	251	- 7.7%	1,798	+ 21.6%
Aug-2025	300	+ 53.8%	1,585	+ 12.8%
Sep-2025	312	+ 11.8%	1,640	+ 22.3%
12-Month Avg	273	- 7.5%	1,386	+ 13.3%

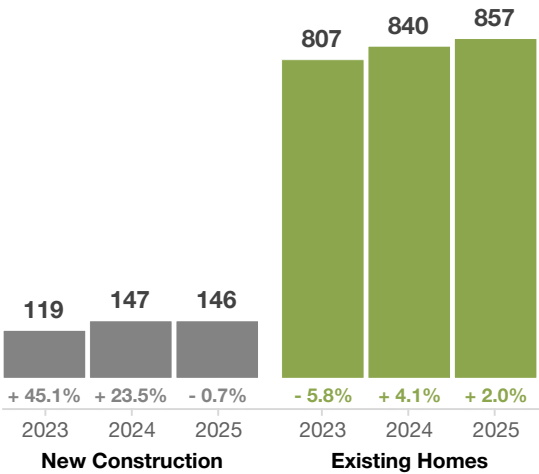
Historical New Listings by Month



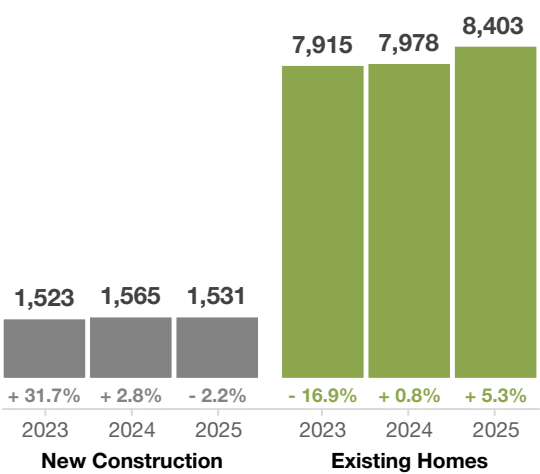
Pending Sales

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

September

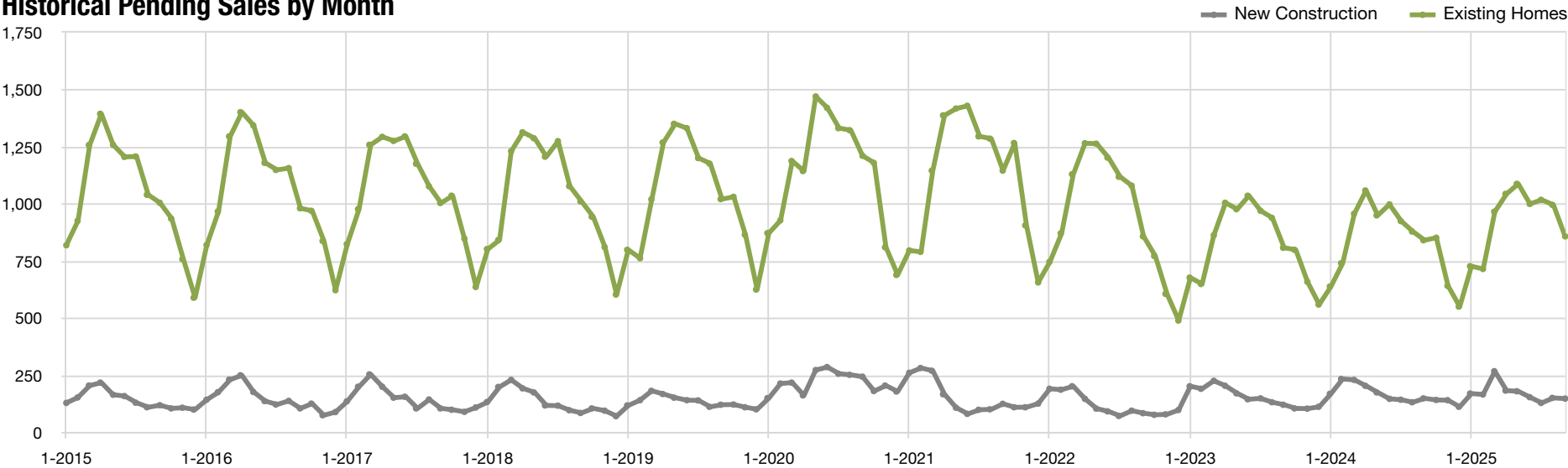


Year to Date



Pending Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Oct-2024	140	+ 35.9%	851	+ 6.6%
Nov-2024	139	+ 36.3%	640	- 2.7%
Dec-2024	110	0.0%	549	- 1.6%
Jan-2025	168	+ 0.6%	726	+ 14.0%
Feb-2025	164	- 29.3%	714	- 3.4%
Mar-2025	266	+ 16.7%	965	+ 0.9%
Apr-2025	181	- 10.4%	1,043	- 1.4%
May-2025	178	+ 2.9%	1,087	+ 14.5%
Jun-2025	152	+ 4.8%	999	+ 0.2%
Jul-2025	127	- 9.9%	1,017	+ 10.1%
Aug-2025	149	+ 14.6%	995	+ 13.3%
Sep-2025	146	- 0.7%	857	+ 2.0%
12-Month Avg	160	+ 1.9%	870	+ 4.4%

Historical Pending Sales by Month

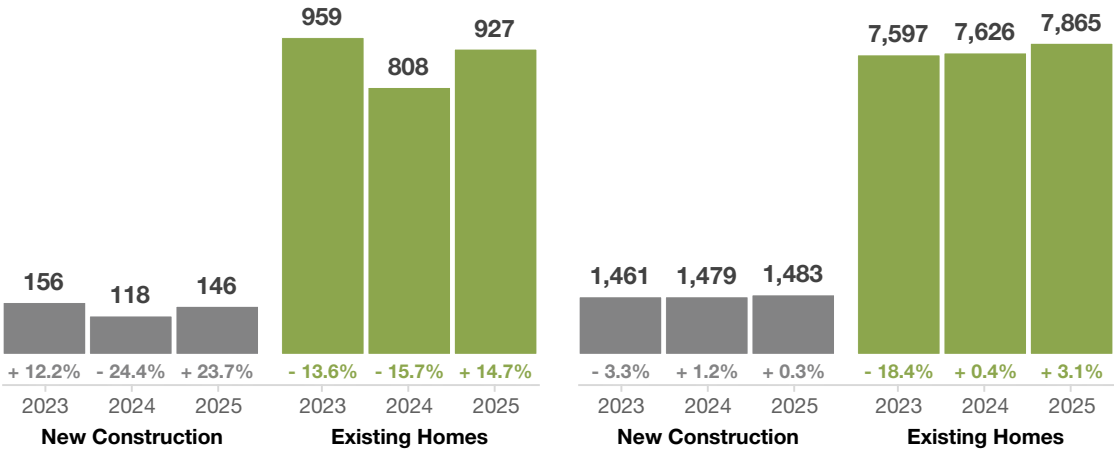


Closed Sales

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

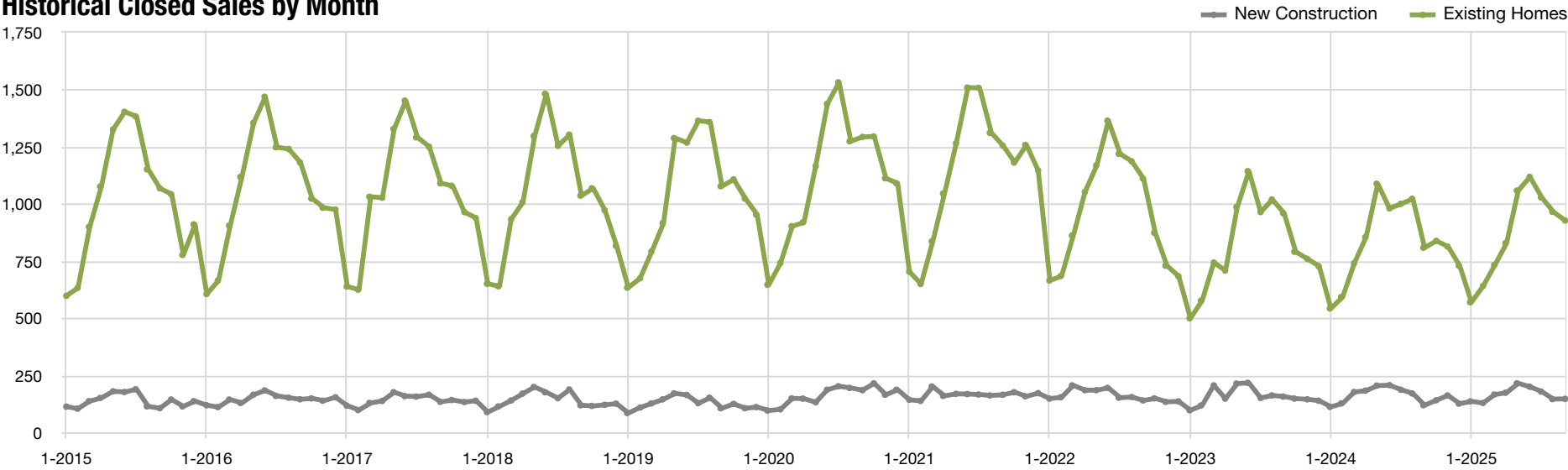
September

Year to Date



Closed Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Oct-2024	140	- 4.8%	838	+ 6.1%
Nov-2024	161	+ 11.8%	813	+ 7.1%
Dec-2024	125	- 9.4%	729	+ 0.3%
Jan-2025	135	+ 21.6%	569	+ 5.0%
Feb-2025	128	+ 1.6%	640	+ 8.1%
Mar-2025	165	- 6.3%	732	- 1.1%
Apr-2025	173	- 4.9%	828	- 3.0%
May-2025	214	+ 4.9%	1,058	- 2.8%
Jun-2025	199	- 3.4%	1,118	+ 14.1%
Jul-2025	178	- 4.3%	1,028	+ 2.8%
Aug-2025	145	- 14.7%	965	- 5.6%
Sep-2025	146	+ 23.7%	927	+ 14.7%
12-Month Avg	159	0.0%	854	+ 3.5%

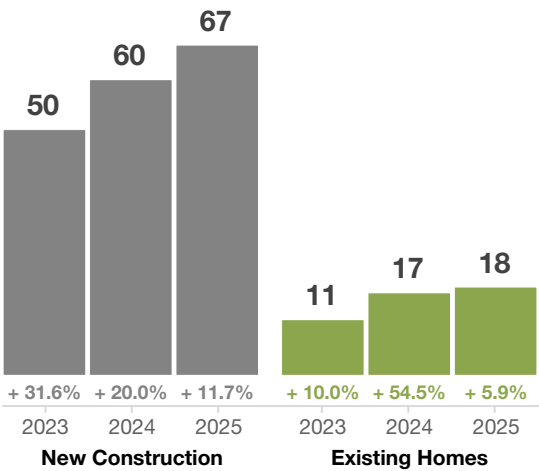
Historical Closed Sales by Month



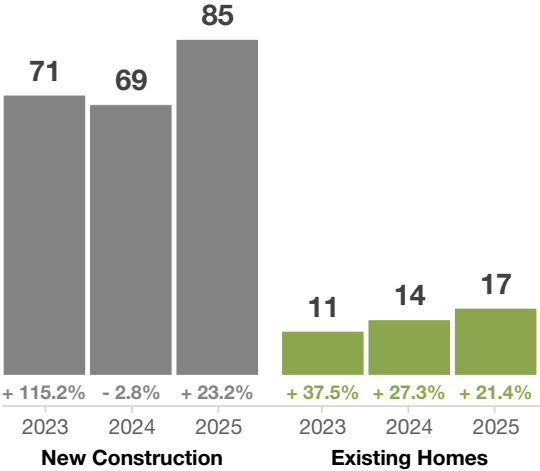
Days on Market Until Sale

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

September



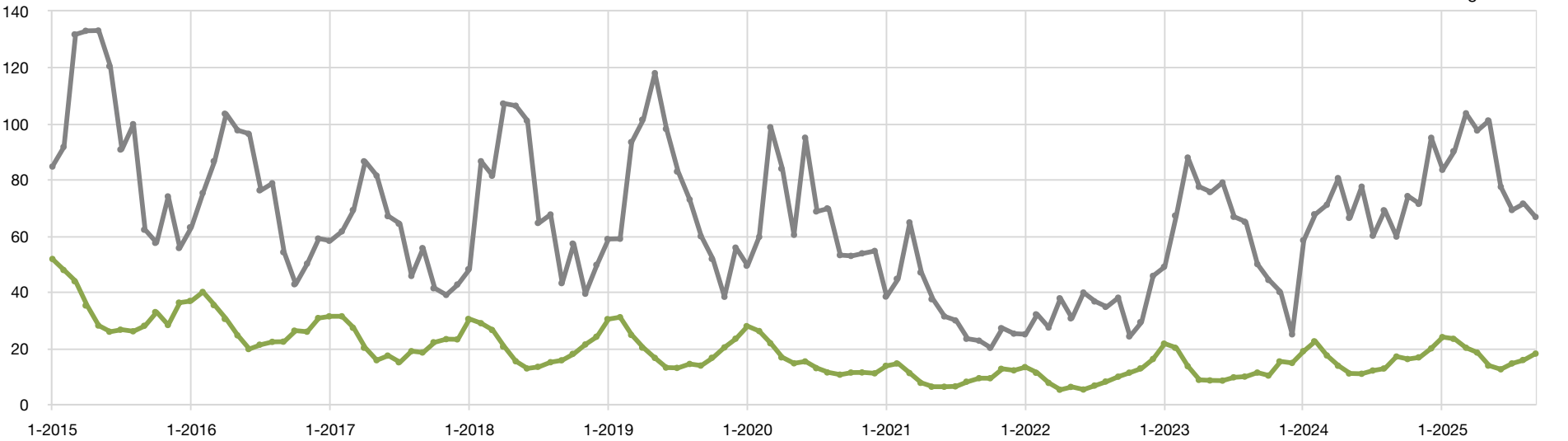
Year to Date



Days on Market	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	101	+ 53.0%	14	+ 27.3%
Jun-2025	77	0.0%	12	+ 9.1%
Jul-2025	69	+ 15.0%	14	+ 16.7%
Aug-2025	71	+ 2.9%	16	+ 23.1%
Sep-2025	67	+ 11.7%	18	+ 5.9%
12-Month Avg*	84	+ 36.3%	17	+ 21.5%

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

Historical Days on Market Until Sale by Month

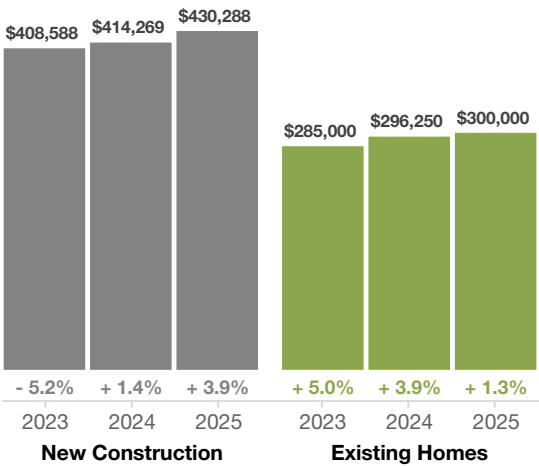


Median Closed Price

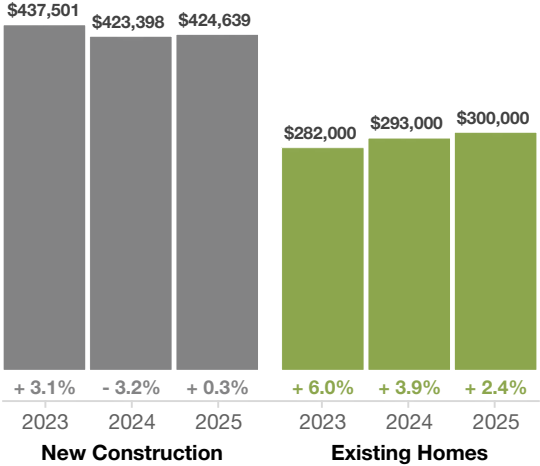
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



September



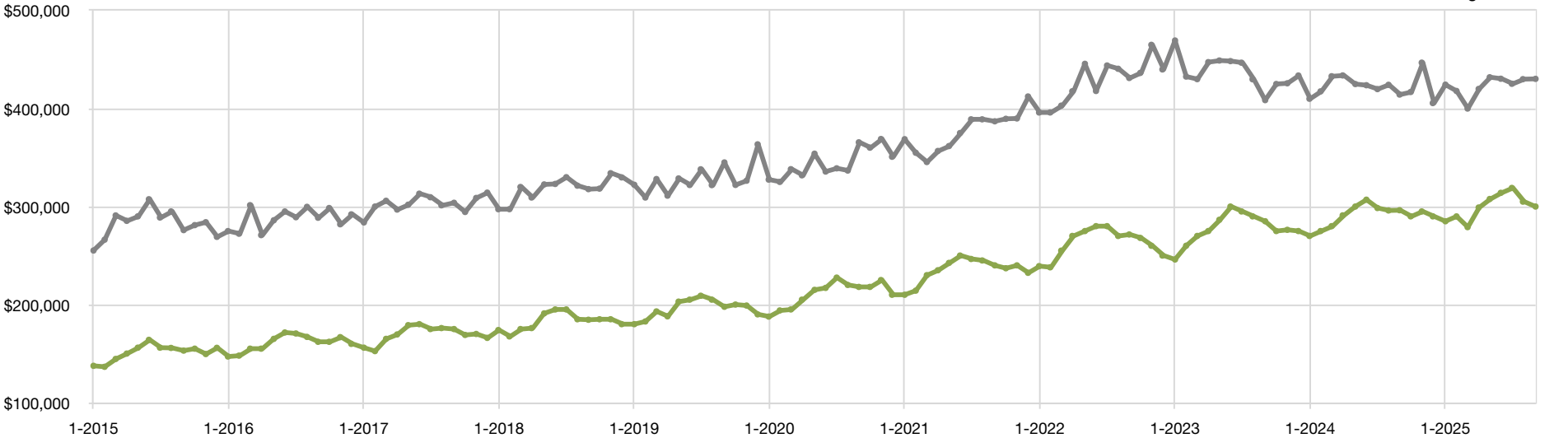
Year to Date



Median Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Oct-2024	\$416,894	- 1.9%	\$290,000	+ 5.5%
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%	\$289,950	+ 5.4%
Mar-2025	\$400,000	- 7.6%	\$279,000	- 0.4%
Apr-2025	\$419,990	- 3.2%	\$299,000	+ 2.7%
May-2025	\$431,919	+ 1.6%	\$307,700	+ 2.6%
Jun-2025	\$430,413	+ 1.6%	\$314,000	+ 2.3%
Jul-2025	\$425,276	+ 1.3%	\$319,000	+ 6.9%
Aug-2025	\$429,990	+ 1.4%	\$305,000	+ 3.0%
Sep-2025	\$430,288	+ 3.9%	\$300,000	+ 1.3%
12-Month Avg*	\$424,075	- 0.2%	\$300,000	+ 3.4%

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

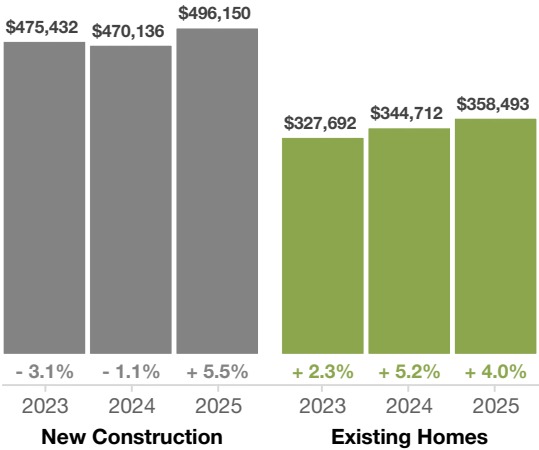
Historical Median Closed Price by Month



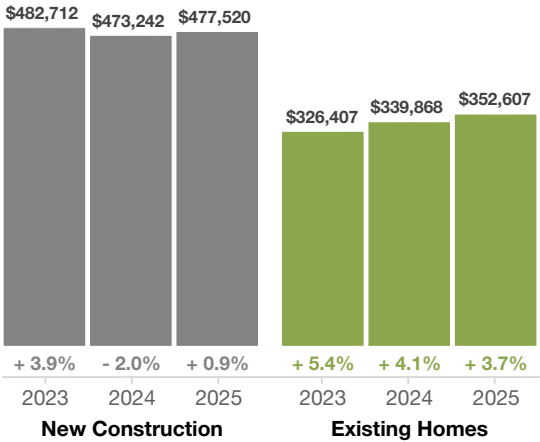
Average Closed Price

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

September



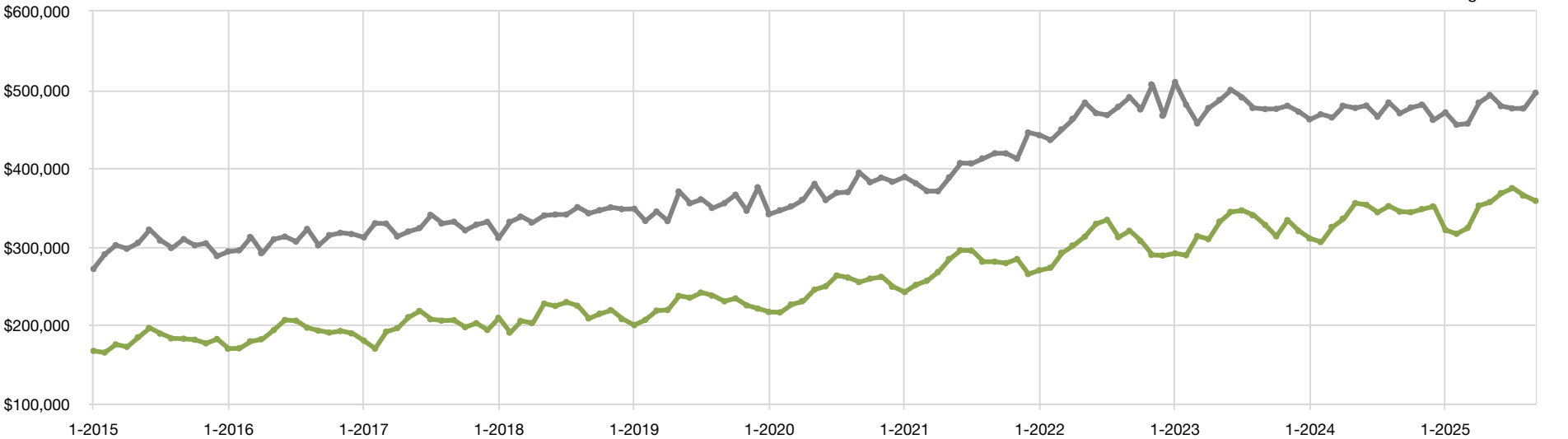
Year to Date



Average Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Oct-2024	\$477,382	+ 0.4%	\$343,974	+ 9.8%
Nov-2024	\$481,106	+ 0.3%	\$347,919	+ 4.2%
Dec-2024	\$461,710	- 2.2%	\$351,351	+ 9.8%
Jan-2025	\$471,207	+ 1.9%	\$321,289	+ 3.5%
Feb-2025	\$455,473	- 2.8%	\$316,407	+ 3.4%
Mar-2025	\$456,875	- 1.7%	\$323,957	- 0.4%
Apr-2025	\$483,658	+ 0.8%	\$352,320	+ 4.9%
May-2025	\$493,307	+ 3.5%	\$356,867	+ 0.4%
Jun-2025	\$479,168	- 0.1%	\$368,238	+ 4.2%
Jul-2025	\$476,298	+ 2.3%	\$374,650	+ 8.9%
Aug-2025	\$476,210	- 1.6%	\$365,194	+ 3.8%
Sep-2025	\$496,150	+ 5.5%	\$358,493	+ 4.0%
12-Month Avg*	\$476,777	+ 0.6%	\$351,439	+ 4.6%

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

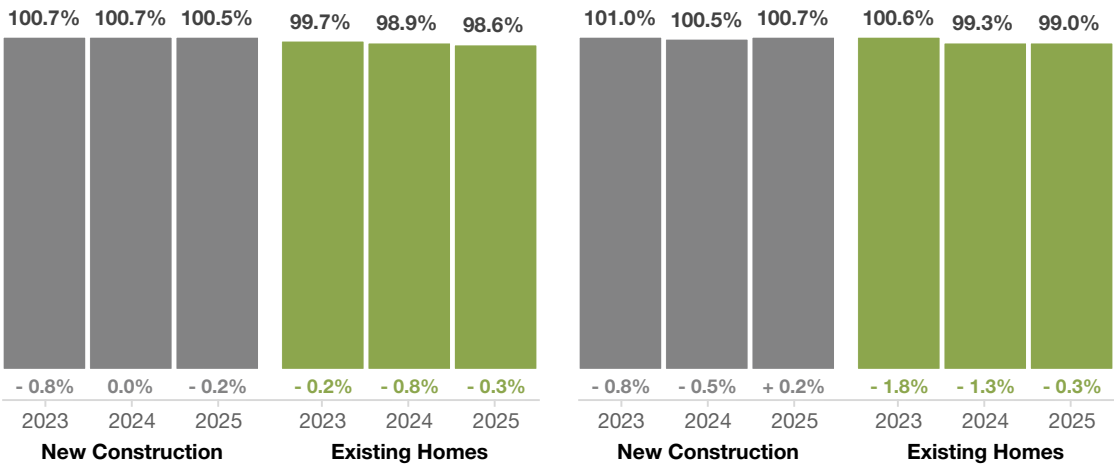
Historical Average Closed Price by Month



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.

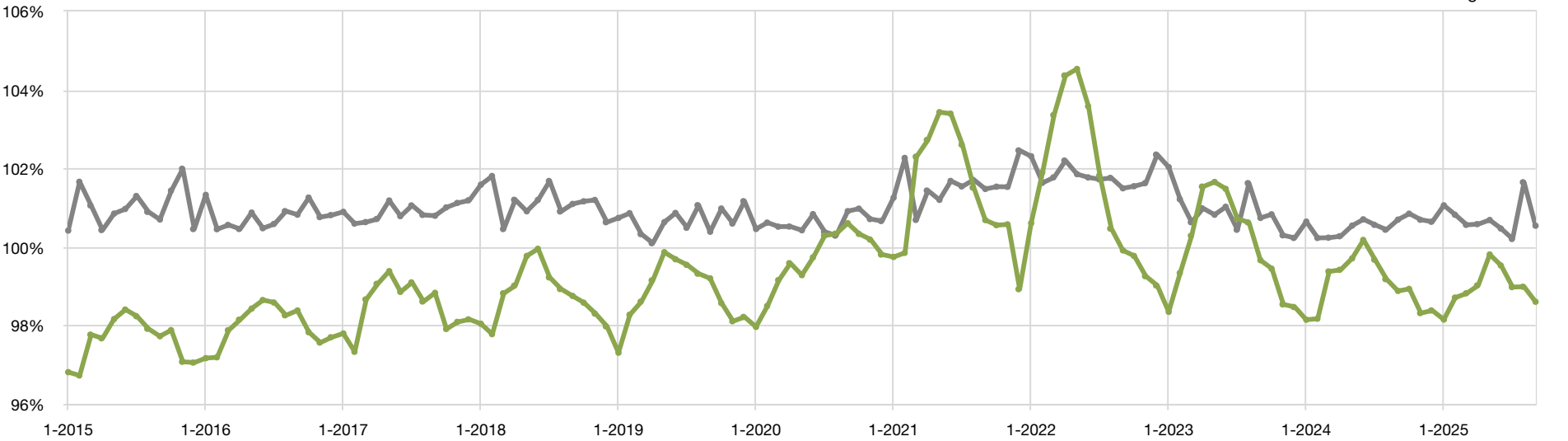
September



Pct. of List Price Received	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	100.6%	+ 0.3%	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%
Aug-2025	101.6%	+ 1.2%	99.0%	- 0.2%
Sep-2025	100.5%	- 0.2%	98.6%	- 0.3%
12-Month Avg*	100.7%	+ 0.2%	98.9%	- 0.3%

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

Historical Percent of List Price Received by Month

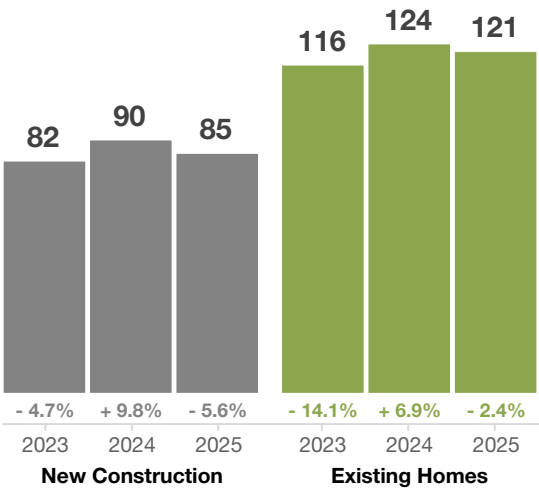


Housing Affordability Index

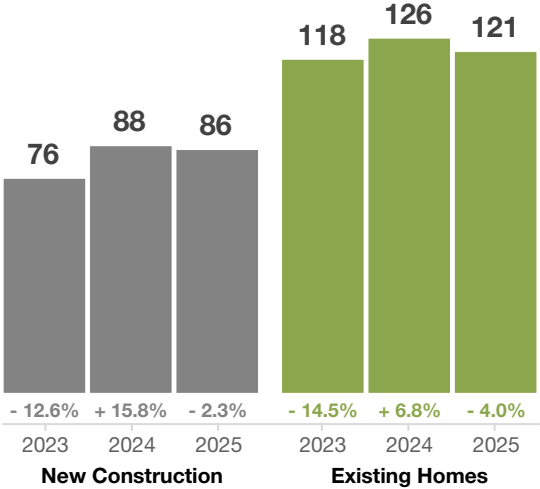
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



September

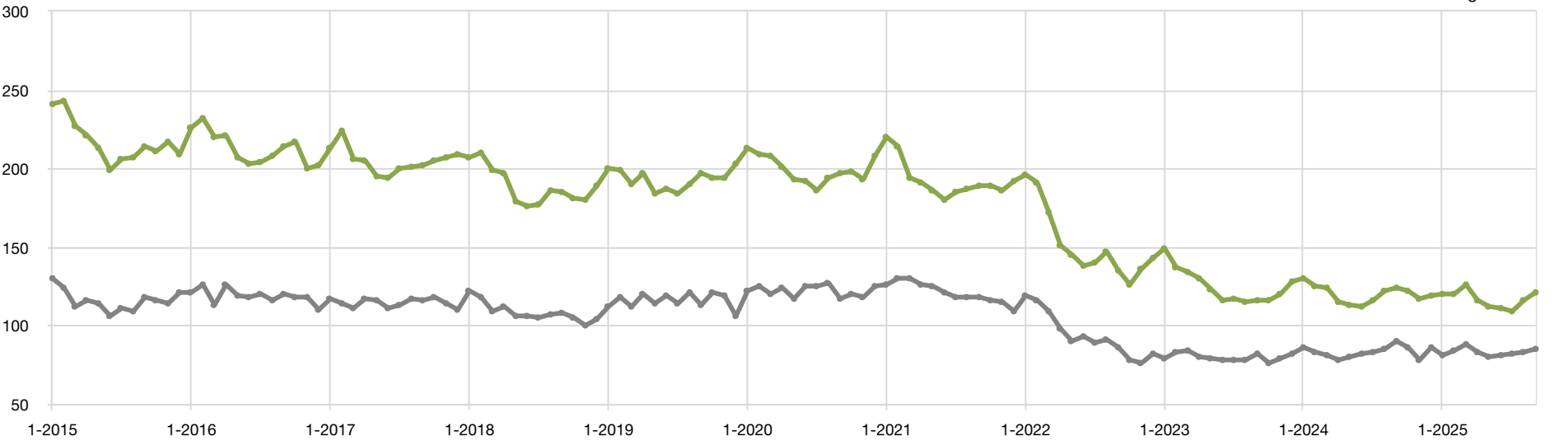


Year to Date



Affordability Index	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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%	112	- 0.9%
Jun-2025	81	- 1.2%	111	- 0.9%
Jul-2025	82	- 1.2%	109	- 6.0%
Aug-2025	83	- 2.4%	116	- 4.9%
Sep-2025	85	- 5.6%	121	- 2.4%
12-Month Avg	83	+ 1.2%	117	- 2.5%

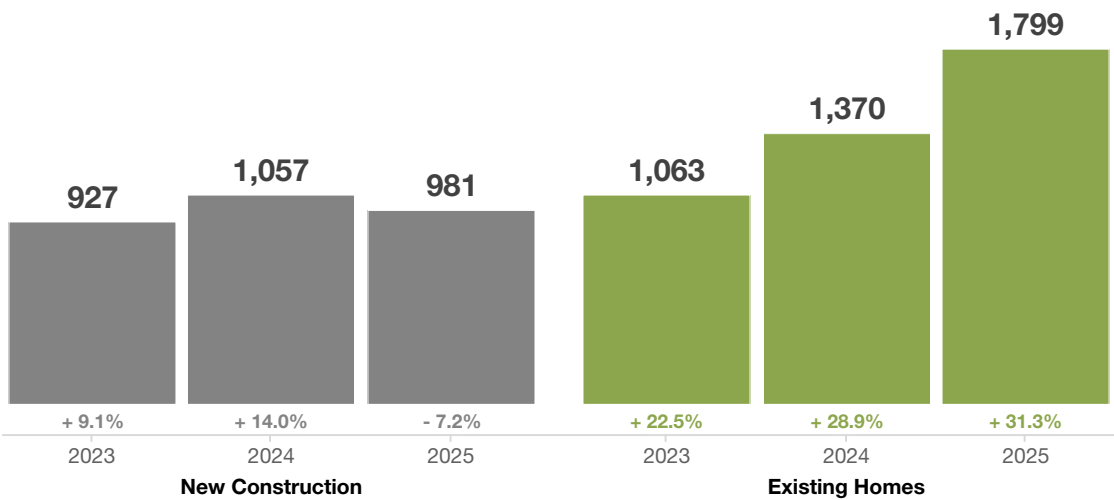
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

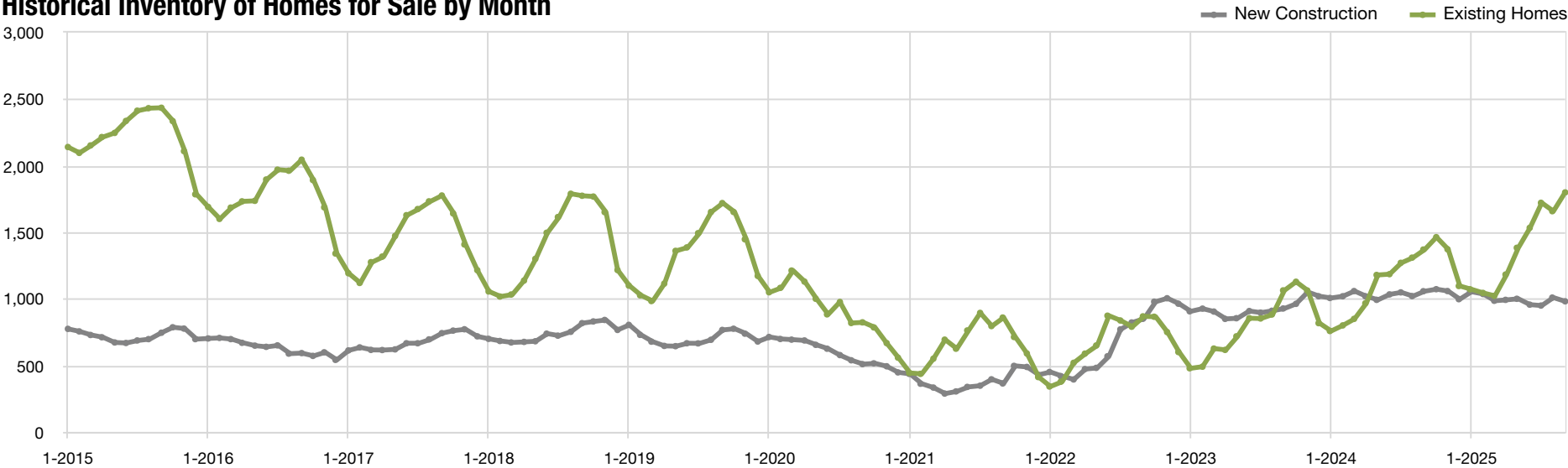
The number of properties available for sale in active status at the end of a given month.

September



Homes for Sale	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Oct-2024	1,072	+ 11.4%	1,463	+ 29.7%
Nov-2024	1,058	+ 0.7%	1,372	+ 29.2%
Dec-2024	997	- 2.2%	1,096	+ 34.1%
Jan-2025	1,053	+ 4.7%	1,071	+ 41.3%
Feb-2025	1,036	+ 1.7%	1,044	+ 30.5%
Mar-2025	985	- 6.9%	1,022	+ 20.4%
Apr-2025	992	- 2.6%	1,182	+ 22.4%
May-2025	1,000	+ 0.8%	1,383	+ 17.3%
Jun-2025	956	- 7.5%	1,533	+ 29.4%
Jul-2025	949	- 9.4%	1,721	+ 35.5%
Aug-2025	1,009	- 1.1%	1,658	+ 26.7%
Sep-2025	981	- 7.2%	1,799	+ 31.3%
12-Month Avg	1,007	- 1.7%	1,362	+ 28.7%

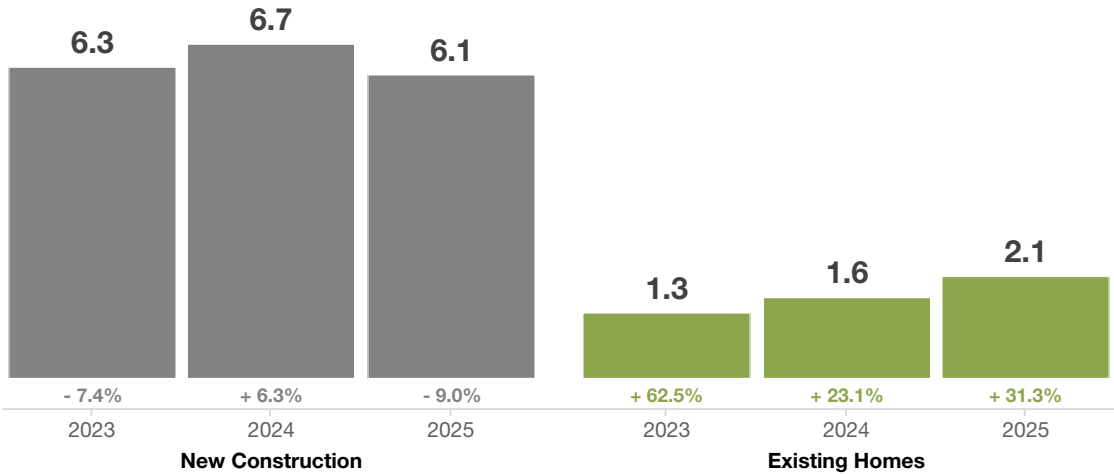
Historical Inventory of Homes for Sale by Month



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.

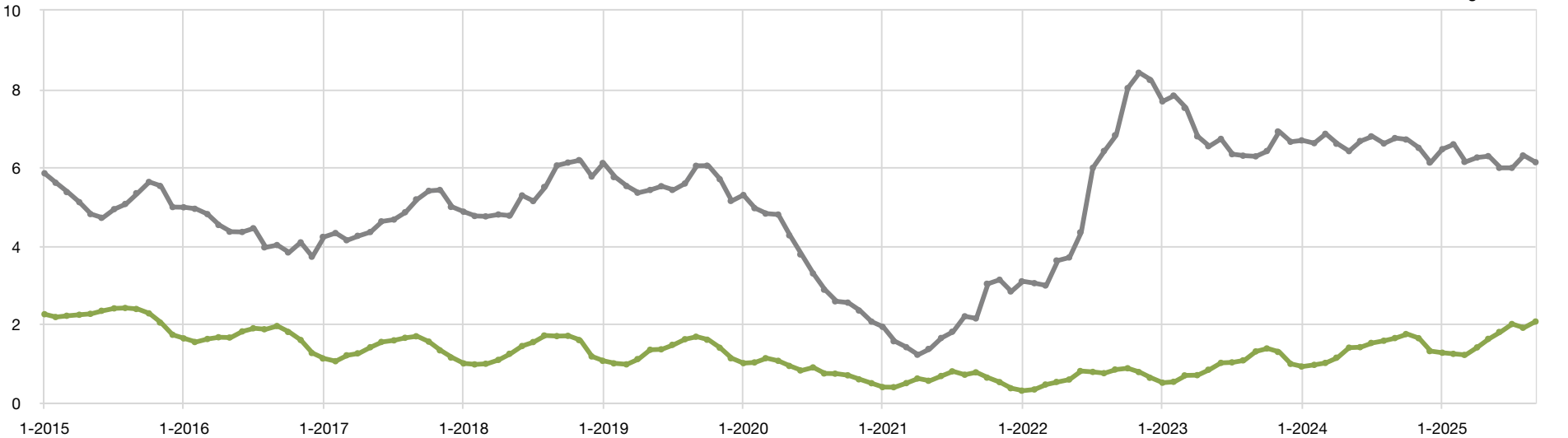
September



Months Supply	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	6.3	- 4.5%	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%
Aug-2025	6.3	- 4.5%	1.9	+ 18.8%
Sep-2025	6.1	- 9.0%	2.1	+ 31.3%
12-Month Avg*	6.3	- 5.6%	1.6	+ 26.2%

* Months Supply for all properties from October 2024 through September 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	9-2024	9-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		1,620	1,952	+ 20.5%	14,569	16,122	+ 10.7%
Pending Sales		987	1,003	+ 1.6%	9,543	9,934	+ 4.1%
Closed Sales		926	1,073	+ 15.9%	9,105	9,348	+ 2.7%
Days on Market Until Sale		22	25	+ 13.6%	23	28	+ 21.7%
Median Closed Price		\$315,000	\$316,250	+ 0.4%	\$315,900	\$325,000	+ 2.9%
Average Closed Price		\$360,695	\$377,223	+ 4.6%	\$361,533	\$372,438	+ 3.0%
Percent of List Price Received		99.1%	98.9%	- 0.2%	99.5%	99.3%	- 0.2%
Housing Affordability Index		117	114	- 2.6%	117	111	- 5.1%
Inventory of Homes for Sale		2,427	2,780	+ 14.5%	—	—	—
Months Supply of Inventory		2.5	2.7	+ 8.0%	—	—	—