

Monthly Indicators

Great Plains Regional MLS



February 2025

U.S. existing-home sales fell for the first time since September, slipping 4.9% month-over-month to a seasonally adjusted annual rate of 4.08 million units, according to the National Association of REALTORS® (NAR), as elevated home prices and higher interest rates continue to impact buyer activity. Despite the drop, sales were up 2% compared to the same period last year, marking the fourth consecutive monthly year-over-year increase.

New Listings decreased 24.0 percent for New Construction and 9.2 percent for Existing Homes. Pending Sales decreased 33.3 percent for New Construction and 3.5 percent for Existing Homes. Inventory increased 6.7 percent for New Construction and 19.6 percent for Existing Homes.

Median Closed Price increased 0.2 percent for New Construction and 5.3 percent for Existing Homes. Days on Market increased 41.0 percent for New Construction and 4.0 percent for Existing Homes. Months Supply of Inventory increased 7.9 percent for New Construction and 18.2 percent for Existing Homes.

The limited number of properties for sale has continued to push home prices higher nationwide. At last measure, the national median existing-home price was \$396,900, a 4.8% increase from one year earlier, with prices up in all four regions, according to NAR. Meanwhile, total housing inventory heading into February stood at 1.18 million units, up 3.5% month-over-month and 16.8% year-over-year, for a 3.5-month supply at the current sales pace.

Quick Facts

+ 3.5%	+ 4.1%	+ 13.3%
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 Great Plains Regional MLS service area. 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.

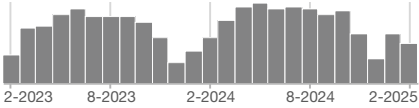


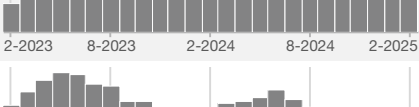

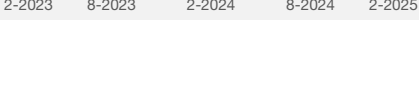


Key Metrics	Historical Sparkbars	2-2024	2-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		446	339	- 24.0%	825	830	+ 0.6%
Pending Sales		291	194	- 33.3%	508	398	- 21.7%
Closed Sales		159	155	- 2.5%	310	327	+ 5.5%
Days on Market Until Sale		61	86	+ 41.0%	59	80	+ 35.6%
Median Closed Price		\$426,491	\$427,450	+ 0.2%	\$418,980	\$433,990	+ 3.6%
Average Closed Price		\$475,399	\$454,109	- 4.5%	\$471,163	\$466,901	- 0.9%
Percent of List Price Received		100.3%	100.9%	+ 0.6%	100.4%	101.0%	+ 0.6%
Housing Affordability Index		81	82	+ 1.2%	82	81	- 1.2%
Inventory of Homes for Sale		1,276	1,361	+ 6.7%	—	—	—
Months Supply of Inventory		6.3	6.8	+ 7.9%	—	—	—

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.



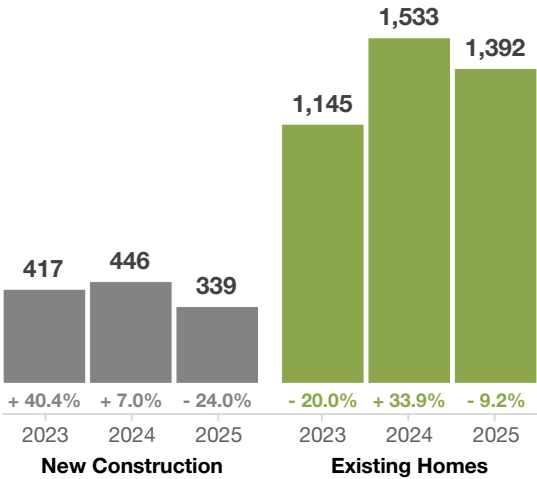
Key Metrics	Historical Sparkbars	2-2024	2-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		1,533	1,392	- 9.2%	2,766	2,998	+ 8.4%
Pending Sales		1,099	1,061	- 3.5%	2,030	2,141	+ 5.5%
Closed Sales		822	860	+ 4.6%	1,665	1,715	+ 3.0%
Days on Market Until Sale		25	26	+ 4.0%	24	26	+ 8.3%
Median Closed Price		\$268,000	\$282,250	+ 5.3%	\$265,000	\$277,000	+ 4.5%
Average Closed Price		\$294,183	\$312,837	+ 6.3%	\$298,436	\$307,539	+ 3.1%
Percent of List Price Received		98.0%	98.4%	+ 0.4%	97.8%	98.2%	+ 0.4%
Housing Affordability Index		128	124	- 3.1%	130	126	- 3.1%
Inventory of Homes for Sale		1,355	1,621	+ 19.6%	—	—	—
Months Supply of Inventory		1.1	1.3	+ 18.2%	—	—	—

New Listings

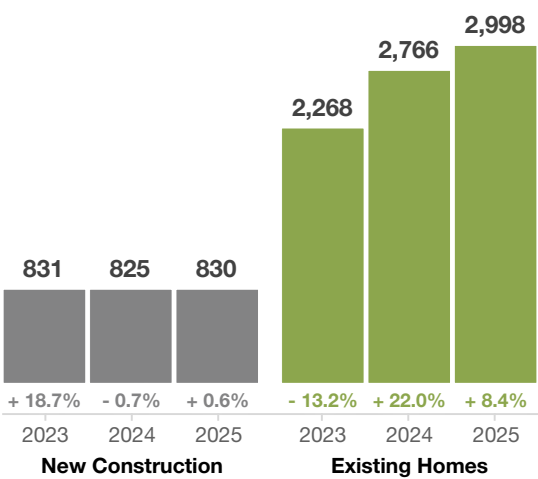
A count of the properties that have been newly listed on the market in a given month.



February

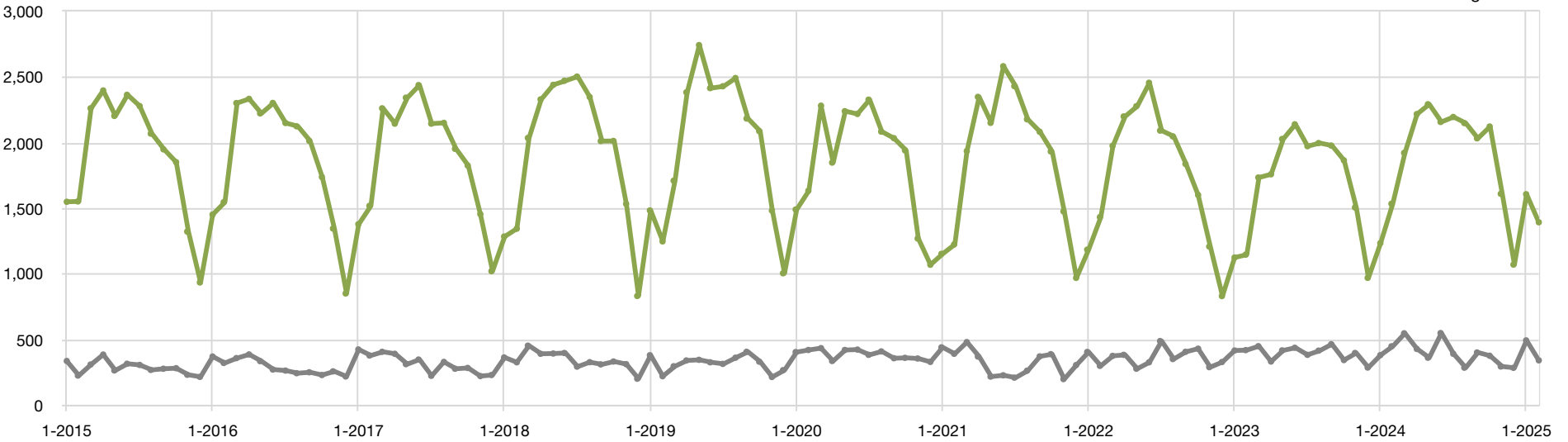


Year to Date



New Listings	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Mar-2024	545	+ 21.9%	1,921	+ 10.8%
Apr-2024	426	+ 29.1%	2,217	+ 26.1%
May-2024	359	- 13.5%	2,292	+ 13.1%
Jun-2024	547	+ 25.7%	2,157	+ 0.8%
Jul-2024	389	+ 2.1%	2,195	+ 11.3%
Aug-2024	283	- 31.5%	2,148	+ 7.6%
Sep-2024	399	- 13.6%	2,032	+ 2.8%
Oct-2024	374	+ 9.7%	2,122	+ 13.8%
Nov-2024	292	- 26.1%	1,609	+ 6.9%
Dec-2024	282	- 0.7%	1,069	+ 10.4%
Jan-2025	491	+ 29.6%	1,606	+ 30.3%
Feb-2025	339	- 24.0%	1,392	- 9.2%
12-Month Avg	394	0.0%	1,897	+ 10.0%

Historical New Listings by Month

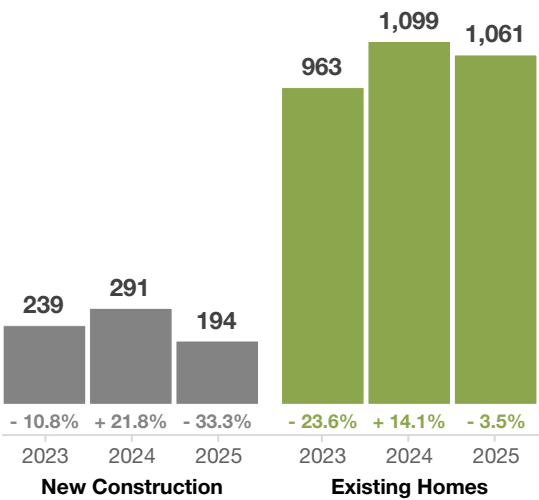


Pending Sales

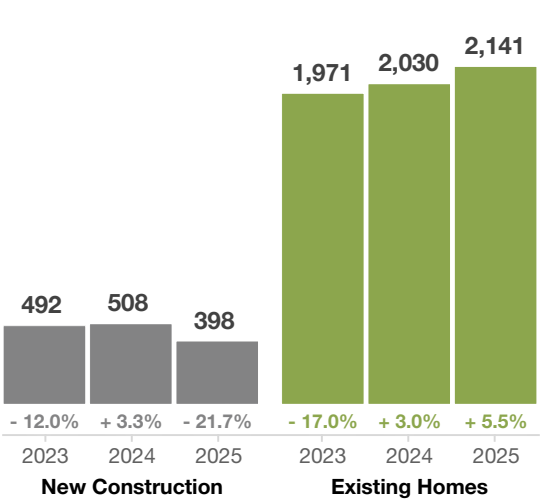
A count of the properties on which offers have been accepted in a given month.



February

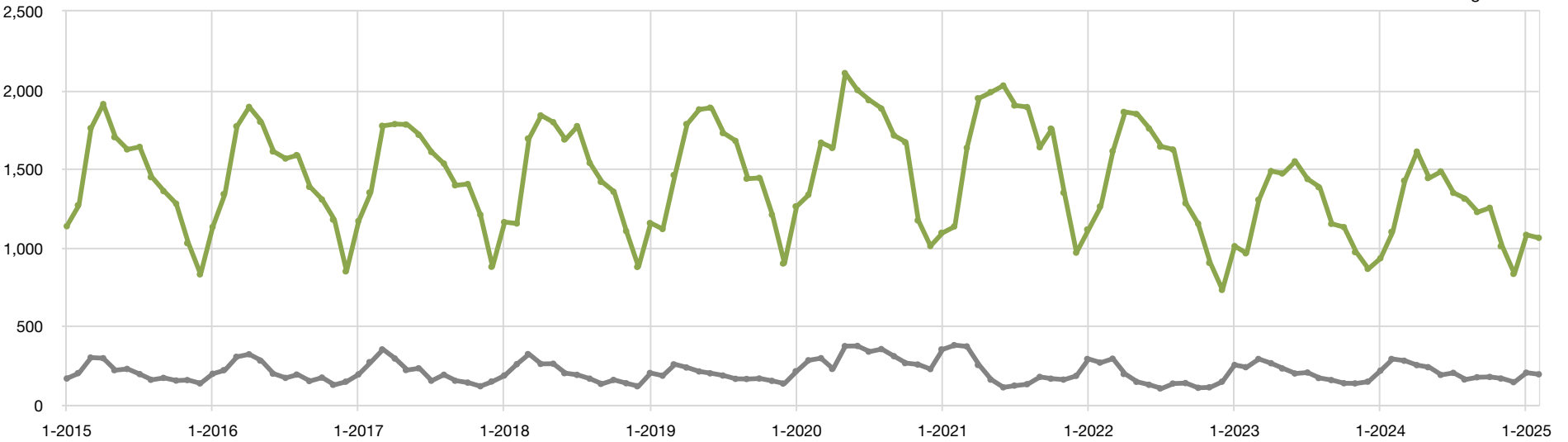


Year to Date



Pending Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Mar-2024	280	- 3.8%	1,424	+ 9.3%
Apr-2024	252	- 4.5%	1,609	+ 8.4%
May-2024	239	+ 3.5%	1,441	- 2.0%
Jun-2024	190	- 4.5%	1,483	- 4.1%
Jul-2024	203	- 1.0%	1,347	- 6.1%
Aug-2024	161	- 5.3%	1,310	- 5.3%
Sep-2024	175	+ 11.5%	1,225	+ 6.5%
Oct-2024	177	+ 29.2%	1,252	+ 10.9%
Nov-2024	167	+ 22.8%	1,008	+ 3.9%
Dec-2024	144	- 2.0%	832	- 3.7%
Jan-2025	204	- 6.0%	1,080	+ 16.0%
Feb-2025	194	- 33.3%	1,061	- 3.5%
12-Month Avg	199	- 2.5%	1,256	+ 2.0%

Historical Pending Sales by Month

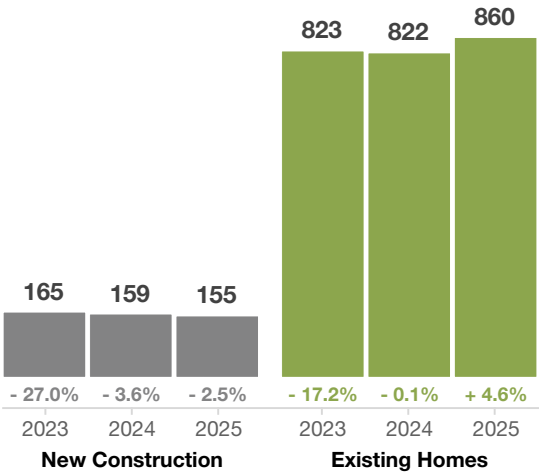


Closed Sales

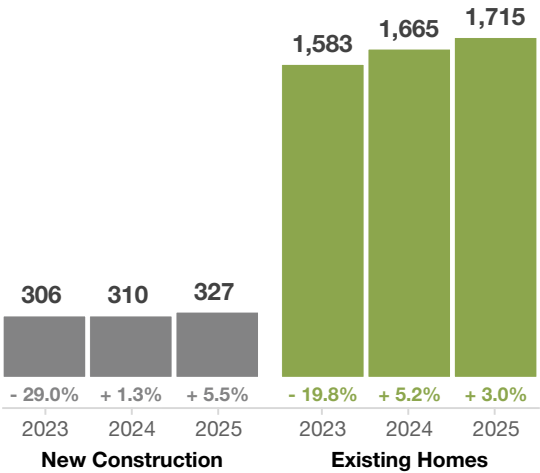
A count of the actual sales that closed in a given month.



February

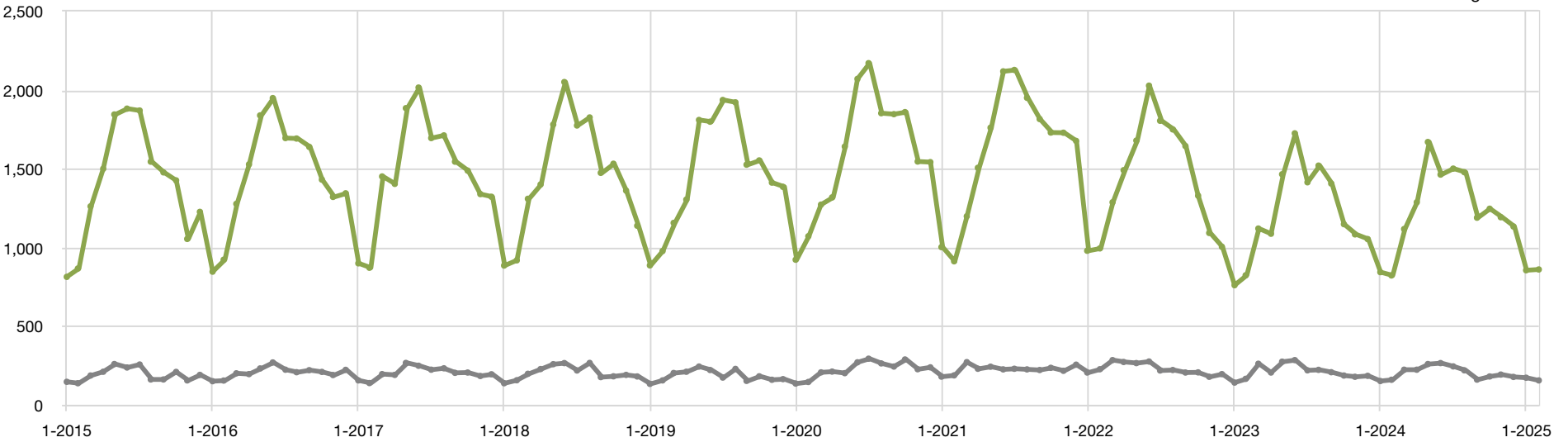


Year to Date



Closed Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Mar-2024	223	- 14.6%	1,117	- 0.3%
Apr-2024	223	+ 8.8%	1,287	+ 18.4%
May-2024	259	- 5.5%	1,670	+ 14.0%
Jun-2024	265	- 6.7%	1,463	- 15.2%
Jul-2024	244	+ 11.4%	1,501	+ 6.2%
Aug-2024	219	- 1.4%	1,478	- 2.8%
Sep-2024	160	- 22.7%	1,189	- 15.4%
Oct-2024	180	- 3.2%	1,246	+ 8.5%
Nov-2024	192	+ 7.9%	1,192	+ 10.1%
Dec-2024	177	- 3.8%	1,133	+ 7.6%
Jan-2025	172	+ 13.9%	855	+ 1.4%
Feb-2025	155	- 2.5%	860	+ 4.6%
12-Month Avg	206	- 2.4%	1,249	+ 2.0%

Historical Closed Sales by Month

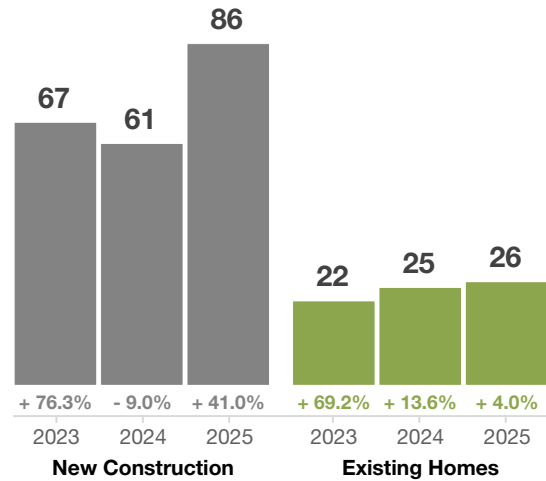


Days on Market Until Sale

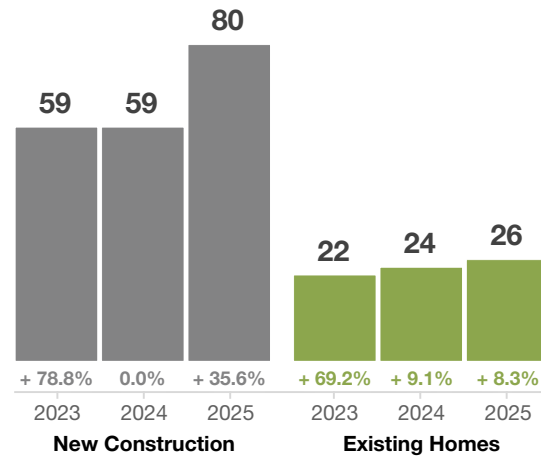
Average number of days between when a property is listed and when an offer is accepted in a given month.



February



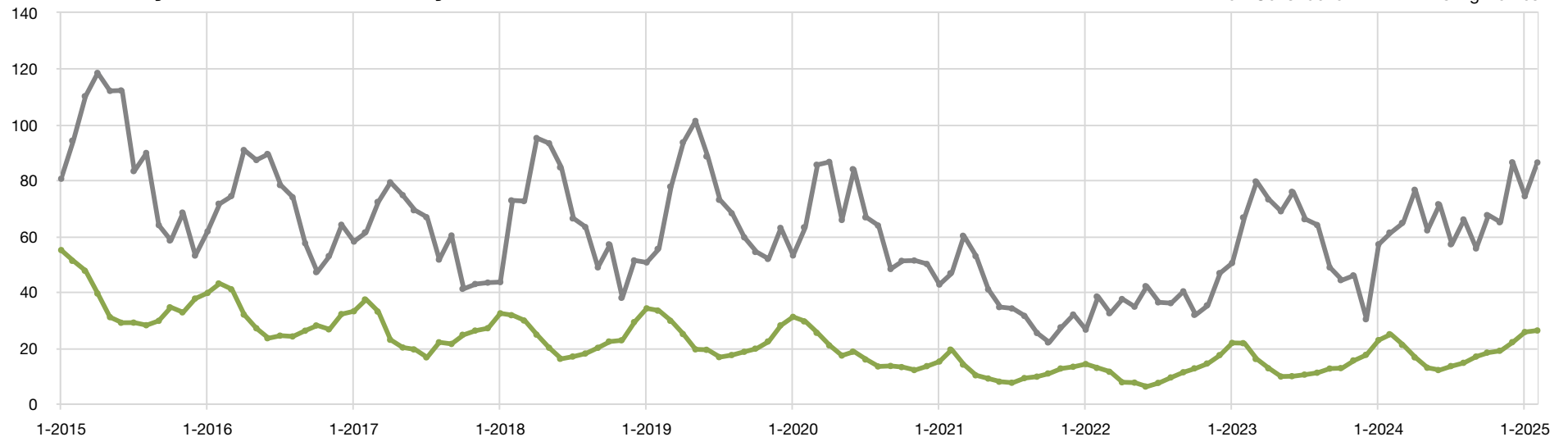
Year to Date



Days on Market	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Mar-2024	65	- 18.8%	21	+ 31.3%
Apr-2024	77	+ 5.5%	16	+ 23.1%
May-2024	62	- 10.1%	13	+ 30.0%
Jun-2024	71	- 6.6%	12	+ 20.0%
Jul-2024	57	- 13.6%	13	+ 30.0%
Aug-2024	66	+ 3.1%	15	+ 36.4%
Sep-2024	56	+ 14.3%	17	+ 41.7%
Oct-2024	68	+ 54.5%	18	+ 38.5%
Nov-2024	65	+ 41.3%	19	+ 26.7%
Dec-2024	86	+ 186.7%	22	+ 29.4%
Jan-2025	74	+ 29.8%	26	+ 13.0%
Feb-2025	86	+ 41.0%	26	+ 4.0%
12-Month Avg*	69	+ 12.1%	17	+ 26.9%

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

Historical Days on Market Until Sale by Month

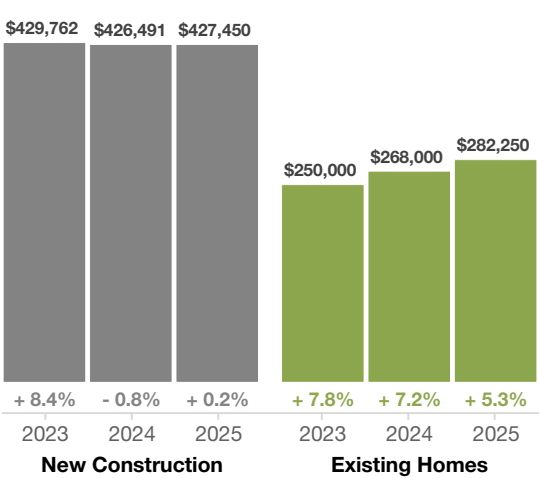


Median Closed Price

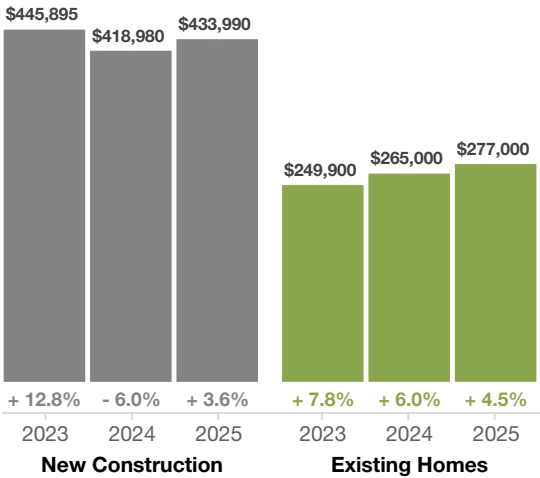
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



February



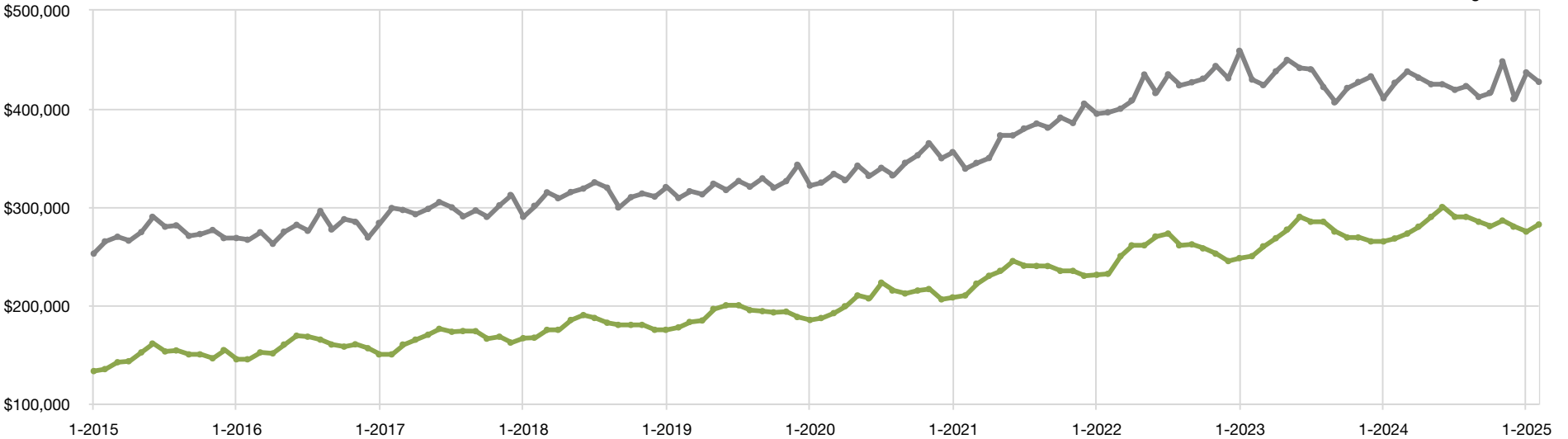
Year to Date



Median Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Mar-2024	\$437,990	+ 3.3%	\$273,000	+ 5.0%
Apr-2024	\$431,652	- 1.5%	\$280,000	+ 4.4%
May-2024	\$425,000	- 5.5%	\$290,000	+ 4.7%
Jun-2024	\$424,995	- 3.8%	\$300,000	+ 3.4%
Jul-2024	\$419,308	- 4.7%	\$290,000	+ 1.8%
Aug-2024	\$423,100	+ 0.2%	\$289,950	+ 1.7%
Sep-2024	\$412,115	+ 1.4%	\$285,000	+ 3.6%
Oct-2024	\$416,170	- 1.2%	\$280,550	+ 4.3%
Nov-2024	\$448,243	+ 4.9%	\$286,250	+ 6.4%
Dec-2024	\$409,992	- 5.3%	\$280,000	+ 5.7%
Jan-2025	\$437,026	+ 6.4%	\$275,000	+ 3.8%
Feb-2025	\$427,450	+ 0.2%	\$282,250	+ 5.3%
12-Month Avg*	\$424,990	- 0.9%	\$285,000	+ 3.6%

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

Historical Median Closed Price by Month

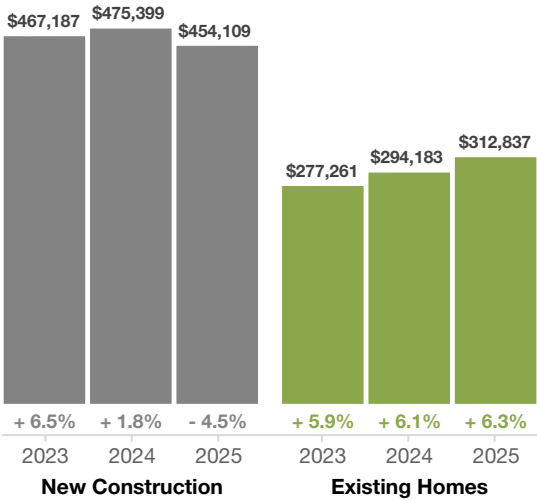


Average Closed Price

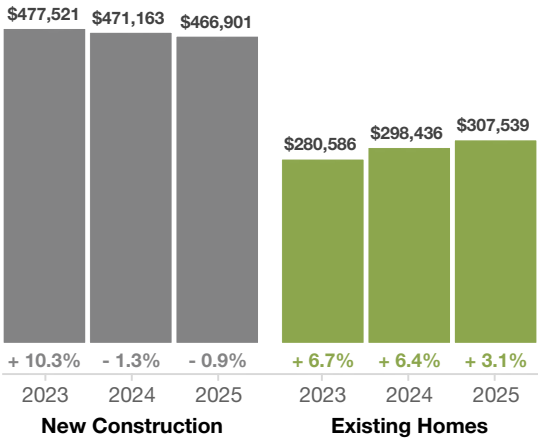
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



February



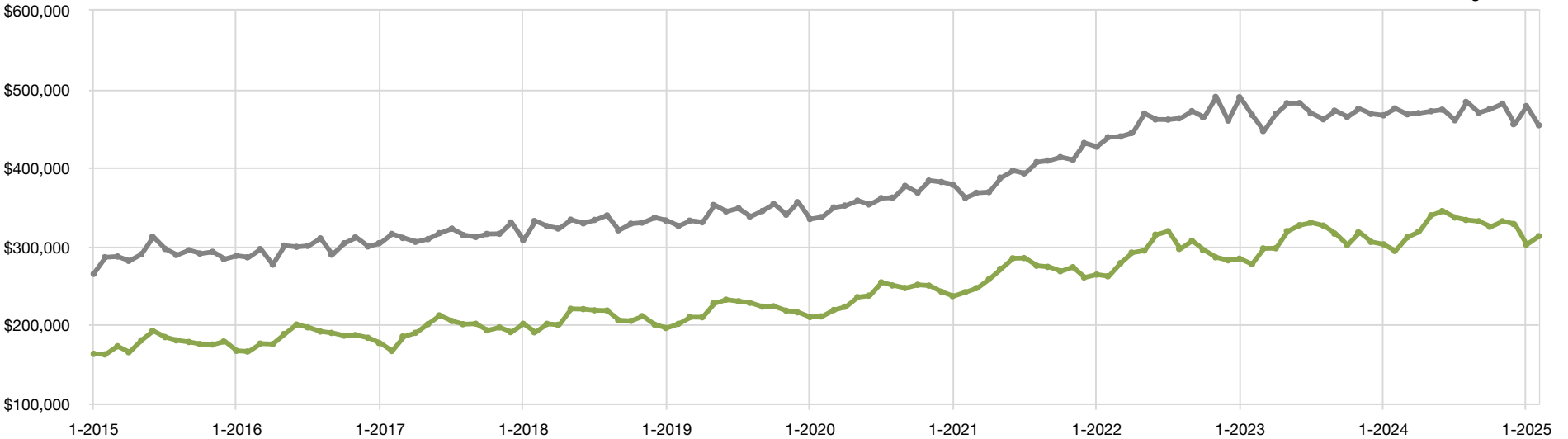
Year to Date



Average Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Mar-2024	\$468,003	+ 4.8%	\$311,557	+ 4.8%
Apr-2024	\$469,492	+ 0.2%	\$318,609	+ 7.1%
May-2024	\$471,921	- 2.1%	\$339,438	+ 6.3%
Jun-2024	\$473,889	- 1.7%	\$344,822	+ 5.5%
Jul-2024	\$460,419	- 1.9%	\$336,692	+ 2.0%
Aug-2024	\$483,662	+ 4.8%	\$333,526	+ 2.2%
Sep-2024	\$470,025	- 0.5%	\$331,925	+ 5.0%
Oct-2024	\$474,864	+ 2.2%	\$324,922	+ 7.7%
Nov-2024	\$481,482	+ 1.4%	\$331,870	+ 4.4%
Dec-2024	\$455,417	- 2.8%	\$328,415	+ 7.5%
Jan-2025	\$478,355	+ 2.5%	\$302,204	- 0.1%
Feb-2025	\$454,109	- 4.5%	\$312,837	+ 6.3%
12-Month Avg*	\$470,451	+ 0.2%	\$328,353	+ 4.7%

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

Historical Average Closed Price by Month

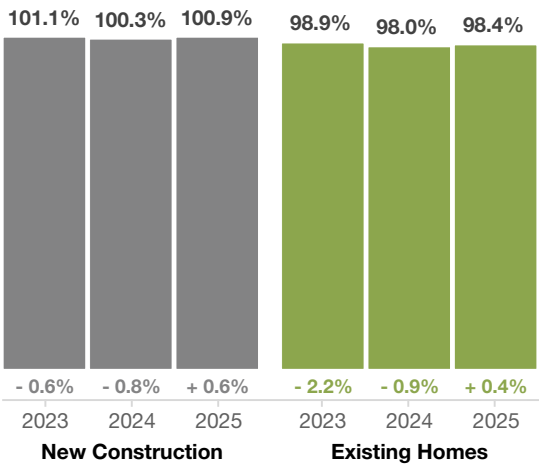


Percent of List Price Received

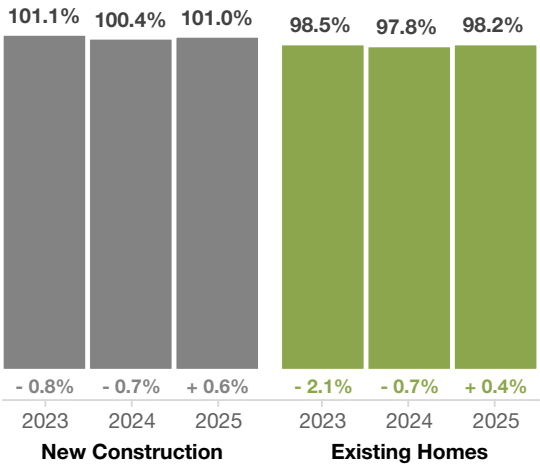
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



February



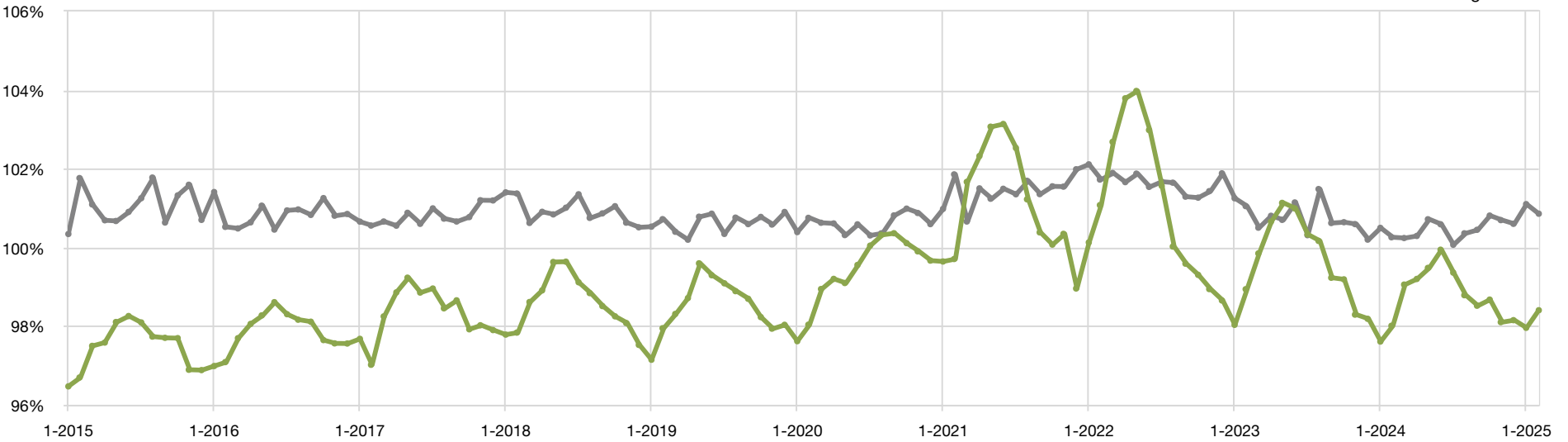
Year to Date



Pct. of List Price Received	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Mar-2024	100.2%	- 0.3%	99.1%	- 0.7%
Apr-2024	100.3%	- 0.5%	99.2%	- 1.5%
May-2024	100.7%	0.0%	99.5%	- 1.6%
Jun-2024	100.6%	- 0.5%	99.9%	- 1.1%
Jul-2024	100.1%	- 0.2%	99.4%	- 0.9%
Aug-2024	100.4%	- 1.1%	98.8%	- 1.4%
Sep-2024	100.4%	- 0.2%	98.5%	- 0.7%
Oct-2024	100.8%	+ 0.2%	98.7%	- 0.5%
Nov-2024	100.7%	+ 0.1%	98.1%	- 0.2%
Dec-2024	100.6%	+ 0.4%	98.2%	0.0%
Jan-2025	101.1%	+ 0.6%	98.0%	+ 0.4%
Feb-2025	100.9%	+ 0.6%	98.4%	+ 0.4%
12-Month Avg*	100.5%	- 0.1%	98.9%	- 0.8%

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

Historical Percent of List Price Received by Month

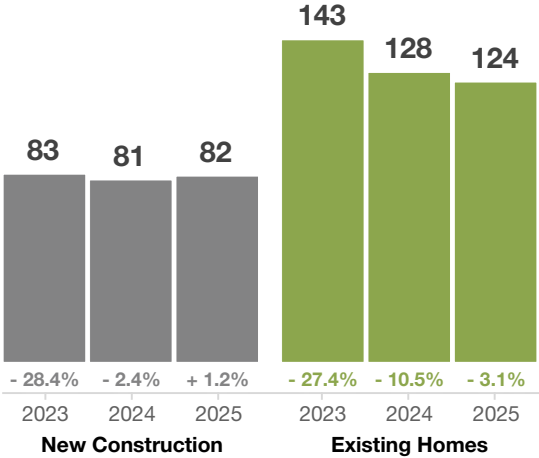


Housing Affordability Index

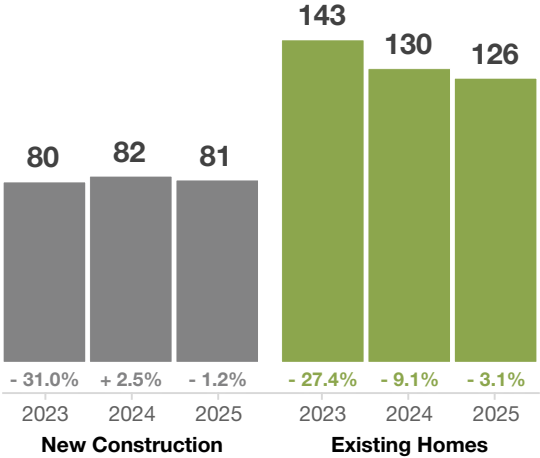
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



February

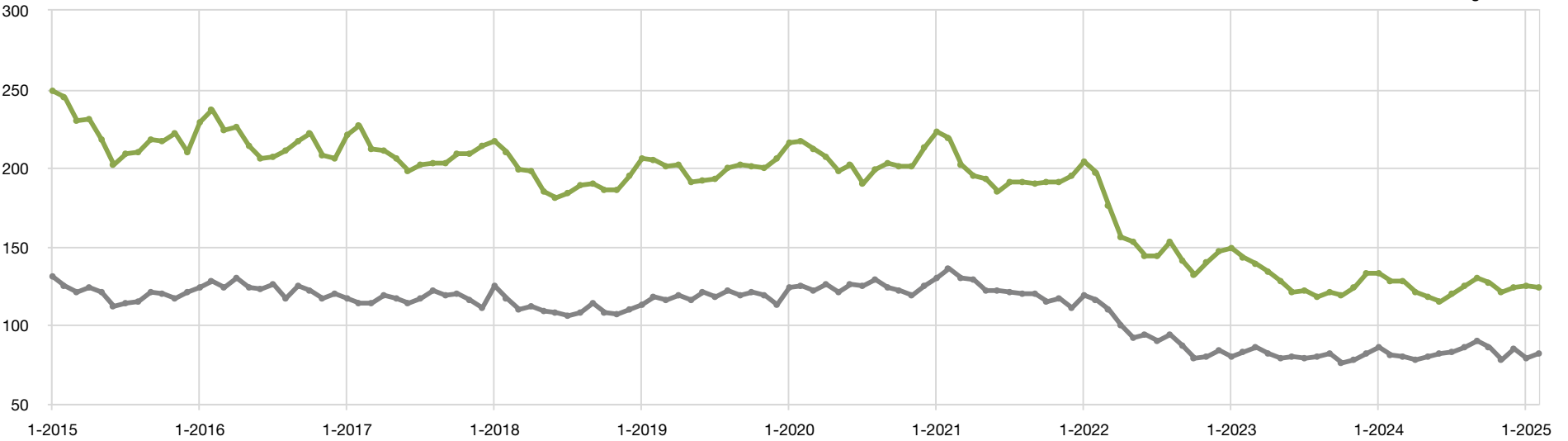


Year to Date



Affordability Index	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Mar-2024	80	- 7.0%	128	- 7.9%
Apr-2024	78	- 4.9%	121	- 9.7%
May-2024	80	+ 1.3%	118	- 7.8%
Jun-2024	82	+ 2.5%	115	- 5.0%
Jul-2024	83	+ 5.1%	120	- 1.6%
Aug-2024	86	+ 7.5%	125	+ 5.9%
Sep-2024	90	+ 9.8%	130	+ 7.4%
Oct-2024	86	+ 13.2%	127	+ 6.7%
Nov-2024	78	0.0%	121	- 2.4%
Dec-2024	85	+ 3.7%	124	- 6.8%
Jan-2025	79	- 8.1%	125	- 6.0%
Feb-2025	82	+ 1.2%	124	- 3.1%
12-Month Avg	82	+ 1.2%	123	- 3.1%

Historical Housing Affordability Index by Month

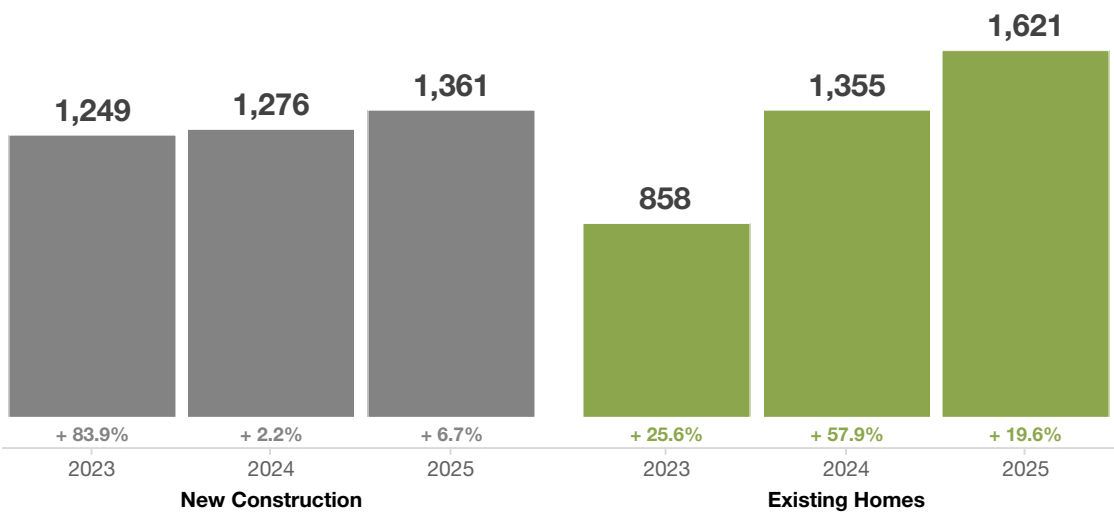


Inventory of Homes for Sale

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

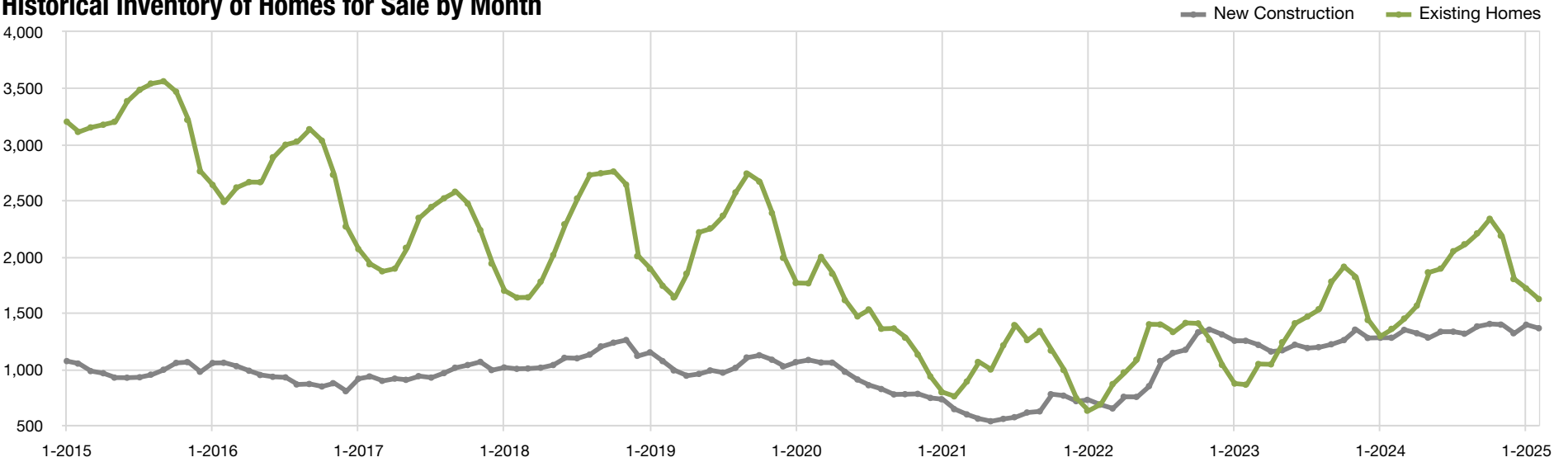


February



Homes for Sale	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Mar-2024	1,346	+ 11.1%	1,447	+ 38.9%
Apr-2024	1,316	+ 14.1%	1,562	+ 50.3%
May-2024	1,277	+ 9.7%	1,859	+ 50.4%
Jun-2024	1,330	+ 9.6%	1,892	+ 34.7%
Jul-2024	1,330	+ 12.3%	2,047	+ 39.7%
Aug-2024	1,312	+ 10.1%	2,109	+ 37.8%
Sep-2024	1,377	+ 13.1%	2,206	+ 24.2%
Oct-2024	1,399	+ 11.5%	2,336	+ 22.4%
Nov-2024	1,393	+ 3.3%	2,185	+ 20.3%
Dec-2024	1,316	+ 3.3%	1,799	+ 25.5%
Jan-2025	1,392	+ 9.1%	1,715	+ 32.9%
Feb-2025	1,361	+ 6.7%	1,621	+ 19.6%
12-Month Avg	1,346	+ 9.3%	1,898	+ 31.6%

Historical Inventory of Homes for Sale by Month

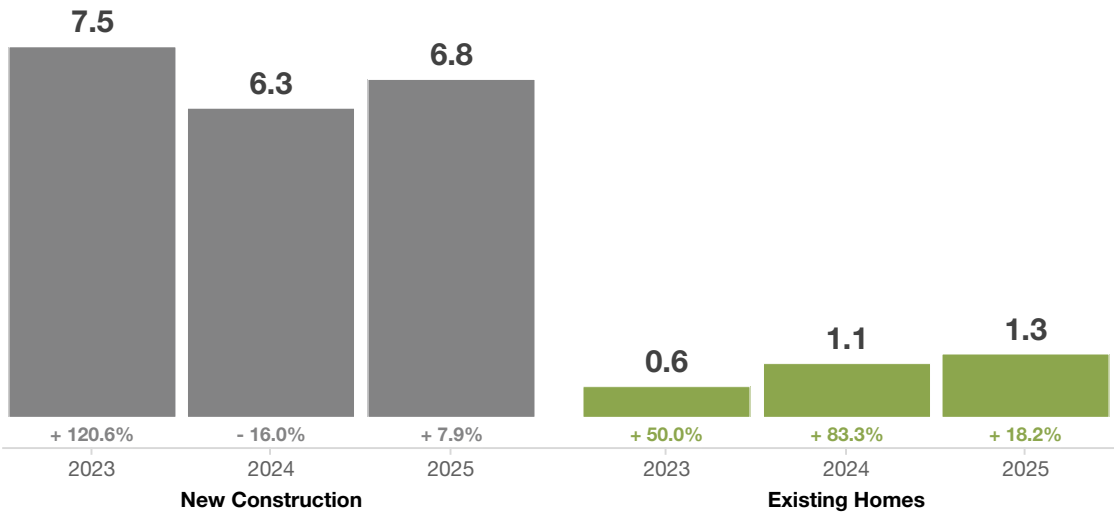


Months Supply of Inventory

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.



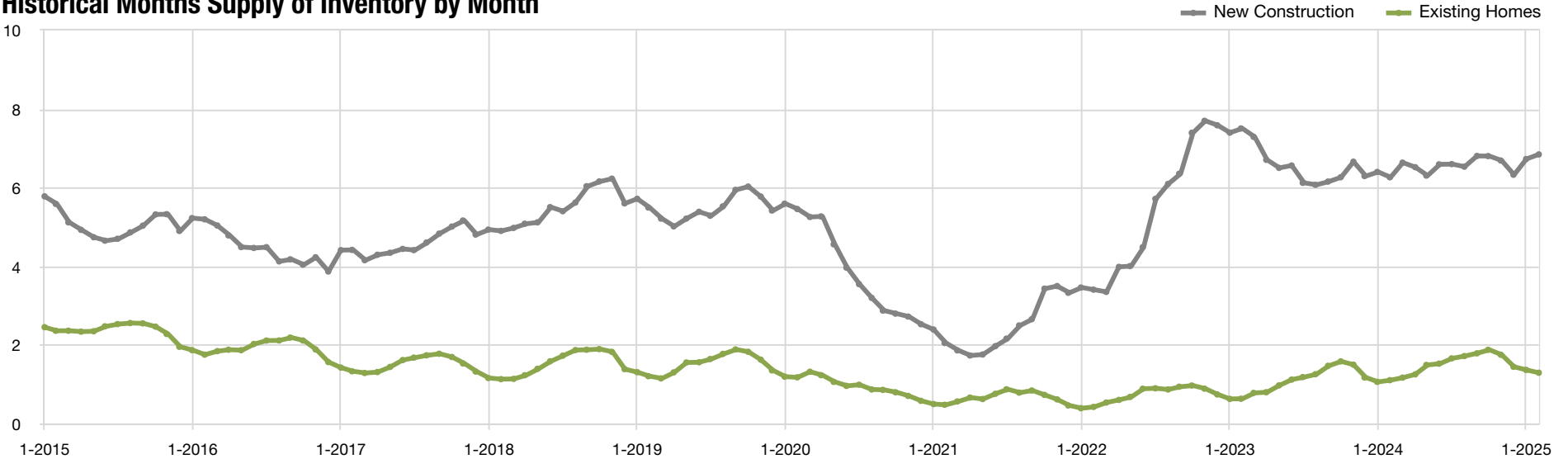
February



Months Supply	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Mar-2024	6.6	- 9.6%	1.2	+ 50.0%
Apr-2024	6.5	- 3.0%	1.2	+ 50.0%
May-2024	6.3	- 3.1%	1.5	+ 50.0%
Jun-2024	6.6	0.0%	1.5	+ 36.4%
Jul-2024	6.6	+ 8.2%	1.7	+ 41.7%
Aug-2024	6.5	+ 6.6%	1.7	+ 30.8%
Sep-2024	6.8	+ 9.7%	1.8	+ 20.0%
Oct-2024	6.8	+ 7.9%	1.9	+ 18.8%
Nov-2024	6.7	0.0%	1.7	+ 13.3%
Dec-2024	6.3	0.0%	1.4	+ 16.7%
Jan-2025	6.7	+ 4.7%	1.4	+ 27.3%
Feb-2025	6.8	+ 7.9%	1.3	+ 18.2%
12-Month Avg*	6.6	+ 2.7%	1.5	+ 31.1%

* Months Supply for all properties from March 2024 through February 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.



Key Metrics	Historical Sparkbars	2-2024	2-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		1,979	1,731	- 12.5%	3,591	3,828	+ 6.6%
Pending Sales		1,390	1,255	- 9.7%	2,538	2,539	+ 0.0%
Closed Sales		981	1,015	+ 3.5%	1,975	2,042	+ 3.4%
Days on Market Until Sale		31	35	+ 12.9%	29	35	+ 20.7%
Median Closed Price		\$290,000	\$302,000	+ 4.1%	\$289,500	\$299,000	+ 3.3%
Average Closed Price		\$323,584	\$334,293	+ 3.3%	\$325,575	\$333,006	+ 2.3%
Percent of List Price Received		98.4%	98.8%	+ 0.4%	98.2%	98.6%	+ 0.4%
Housing Affordability Index		119	116	- 2.5%	119	117	- 1.7%
Inventory of Homes for Sale		2,631	2,982	+ 13.3%	—	—	—
Months Supply of Inventory		1.8	2.0	+ 11.1%	—	—	—