

Monthly Indicators

Great Plains Regional MLS



April 2025

U.S. existing-home sales decreased 5.9% month-over-month and 2.4% year-over-year to a seasonally adjusted annual rate of 4.02 million units, according to the National Association of REALTORS® (NAR), as affordability challenges and economic uncertainty weigh on market activity. Sales were down month-over-month in all four regions, with the West experiencing the largest decline, at 9.4%.

New Listings increased 7.7 percent for New Construction and 8.6 percent for Existing Homes. Pending Sales decreased 7.1 percent for New Construction and 0.3 percent for Existing Homes. Inventory decreased 0.1 percent for New Construction but increased 20.1 percent for Existing Homes.

Median Closed Price decreased 2.7 percent for New Construction but increased 3.6 percent for Existing Homes. Days on Market increased 11.7 percent for New Construction and 18.8 percent for Existing Homes. Months Supply of Inventory remained flat for New Construction but increased 15.4 percent for Existing Homes properties.

Total housing inventory increased 8.1% month-over-month for a total of 1.33 million units heading into April, equivalent to a 4.0-month supply at the current sales pace, according to NAR. Although inventory is up nearly 20% from the same time last year, the additional supply has had little effect on home prices across much of the country, with the national median existing-home price climbing 2.7% year-over-year to \$403,700 as of last measure.

Quick Facts

- 6.3%	+ 4.7%	+ 10.9%
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	4-2024	4-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		427	460	+ 7.7%	1,798	1,702	- 5.3%
Pending Sales		252	234	- 7.1%	1,042	973	- 6.6%
Closed Sales		223	228	+ 2.2%	756	759	+ 0.4%
Days on Market Until Sale		77	86	+ 11.7%	66	86	+ 30.3%
Median Closed Price		\$431,652	\$420,110	- 2.7%	\$428,190	\$420,115	- 1.9%
Average Closed Price		\$469,492	\$479,608	+ 2.2%	\$469,738	\$469,272	- 0.1%
Percent of List Price Received		100.3%	100.5%	+ 0.2%	100.3%	100.7%	+ 0.4%
Housing Affordability Index		78	83	+ 6.4%	79	83	+ 5.1%
Inventory of Homes for Sale		1,317	1,316	- 0.1%	—	—	—
Months Supply of Inventory		6.5	6.5	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.



Key Metrics	Historical Sparkbars	4-2024	4-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		2,220	2,410	+ 8.6%	6,907	7,468	+ 8.1%
Pending Sales		1,611	1,606	- 0.3%	5,068	5,188	+ 2.4%
Closed Sales		1,288	1,188	- 7.8%	4,070	4,055	- 0.4%
Days on Market Until Sale		16	19	+ 18.8%	21	24	+ 14.3%
Median Closed Price		\$280,000	\$290,000	+ 3.6%	\$272,500	\$280,000	+ 2.8%
Average Closed Price		\$318,513	\$333,866	+ 4.8%	\$308,395	\$319,733	+ 3.7%
Percent of List Price Received		99.2%	98.8%	- 0.4%	98.6%	98.4%	- 0.2%
Housing Affordability Index		121	120	- 0.8%	124	124	0.0%
Inventory of Homes for Sale		1,566	1,881	+ 20.1%	—	—	—
Months Supply of Inventory		1.3	1.5	+ 15.4%	—	—	—

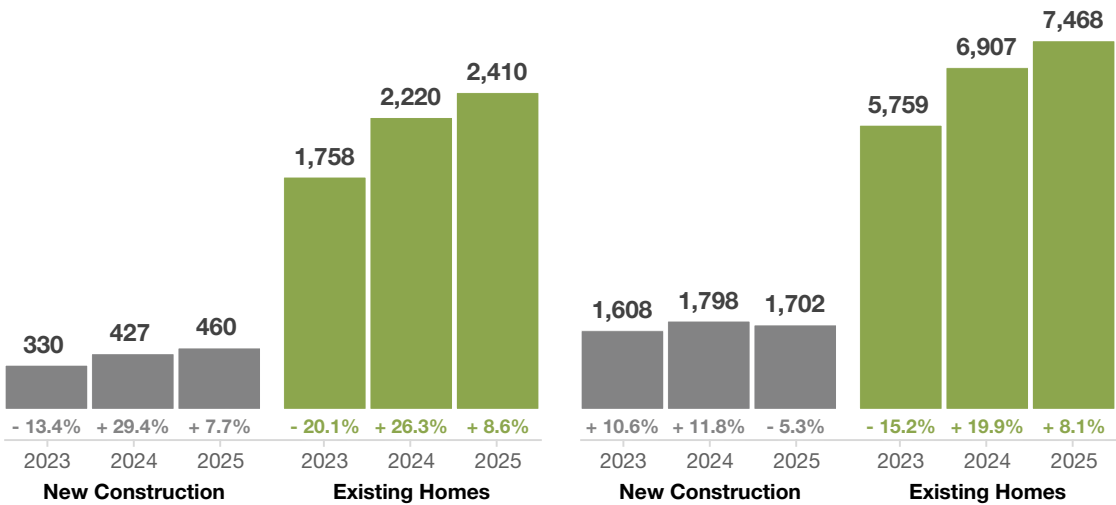
New Listings

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



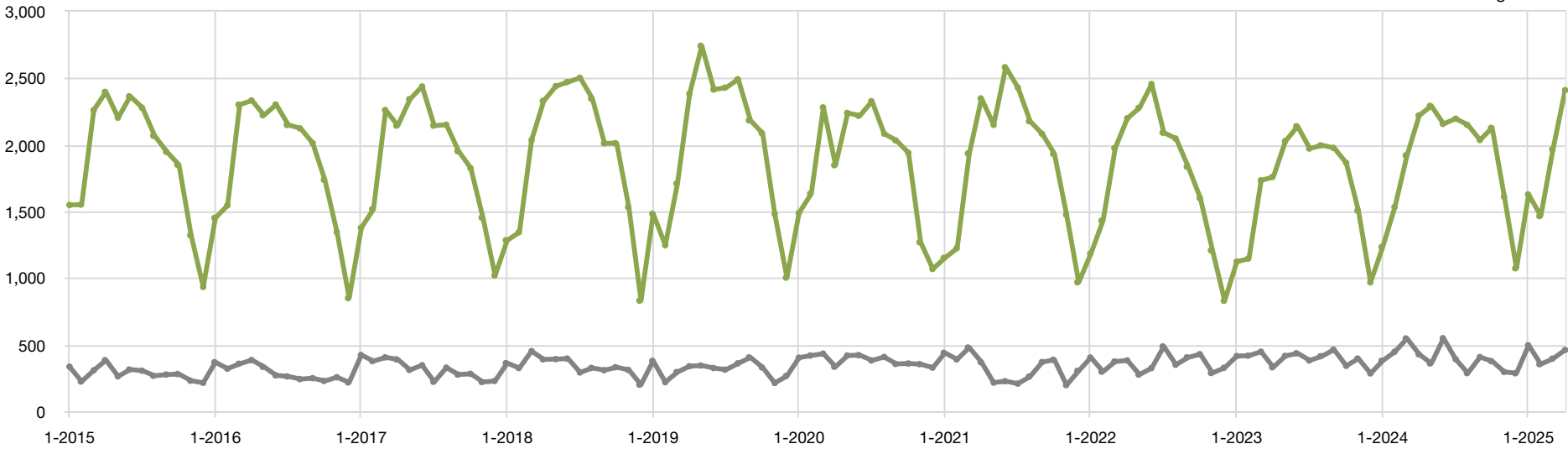
April

Year to Date



New Listings	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
May-2024	359	- 13.5%	2,292	+ 13.1%
Jun-2024	548	+ 26.0%	2,157	+ 0.8%
Jul-2024	390	+ 2.4%	2,196	+ 11.4%
Aug-2024	286	- 30.8%	2,150	+ 7.7%
Sep-2024	406	- 12.1%	2,036	+ 3.0%
Oct-2024	376	+ 10.3%	2,127	+ 14.1%
Nov-2024	295	- 25.3%	1,611	+ 7.0%
Dec-2024	285	+ 0.4%	1,073	+ 10.8%
Jan-2025	495	+ 30.6%	1,627	+ 32.0%
Feb-2025	353	- 20.9%	1,465	- 4.4%
Mar-2025	394	- 27.8%	1,966	+ 2.3%
Apr-2025	460	+ 7.7%	2,410	+ 8.6%
12-Month Avg	387	- 5.6%	1,926	+ 8.2%

Historical New Listings by Month



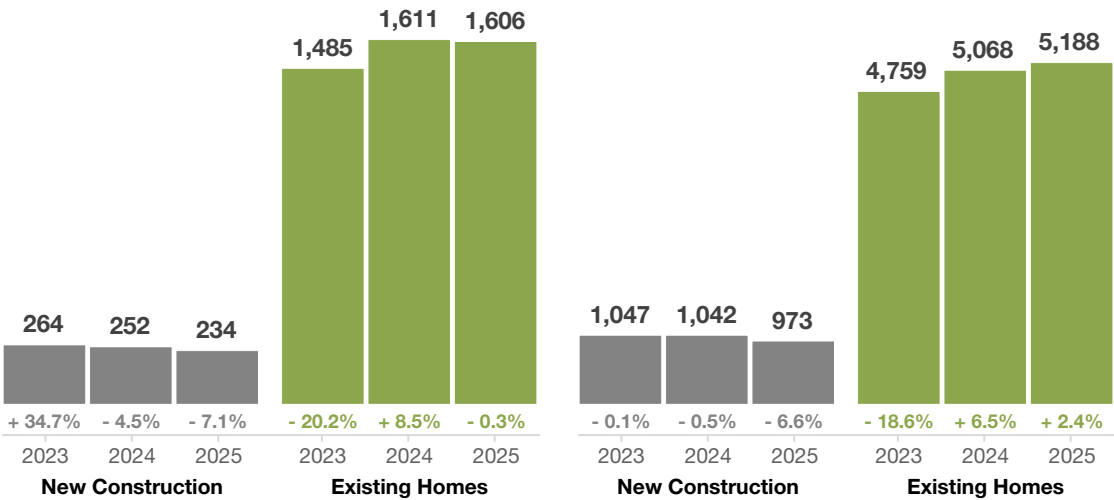
Pending Sales

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



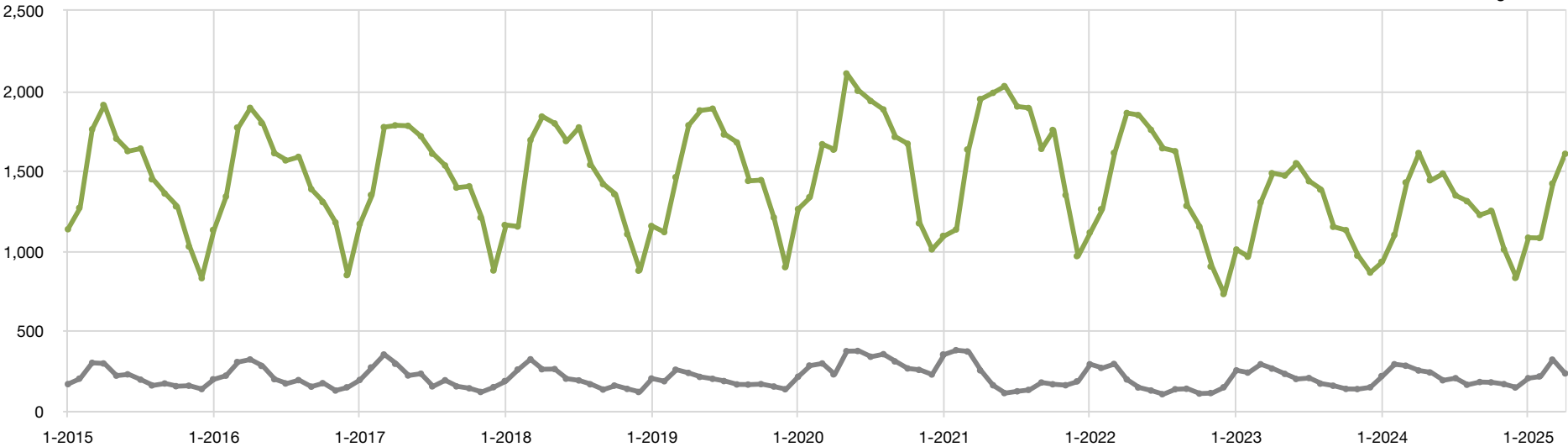
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Year to Date



Pending Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
May-2024	240	+ 3.9%	1,441	- 2.0%
Jun-2024	191	- 4.0%	1,483	- 4.1%
Jul-2024	204	- 0.5%	1,346	- 6.2%
Aug-2024	163	- 4.1%	1,310	- 5.3%
Sep-2024	180	+ 14.6%	1,224	+ 6.4%
Oct-2024	178	+ 29.9%	1,250	+ 10.7%
Nov-2024	167	+ 22.8%	1,008	+ 3.9%
Dec-2024	146	- 0.7%	831	- 3.8%
Jan-2025	204	- 6.0%	1,082	+ 16.2%
Feb-2025	215	- 26.1%	1,080	- 1.7%
Mar-2025	320	+ 13.5%	1,420	- 0.5%
Apr-2025	234	- 7.1%	1,606	- 0.3%
12-Month Avg	204	+ 1.0%	1,257	+ 0.5%

Historical Pending Sales by Month

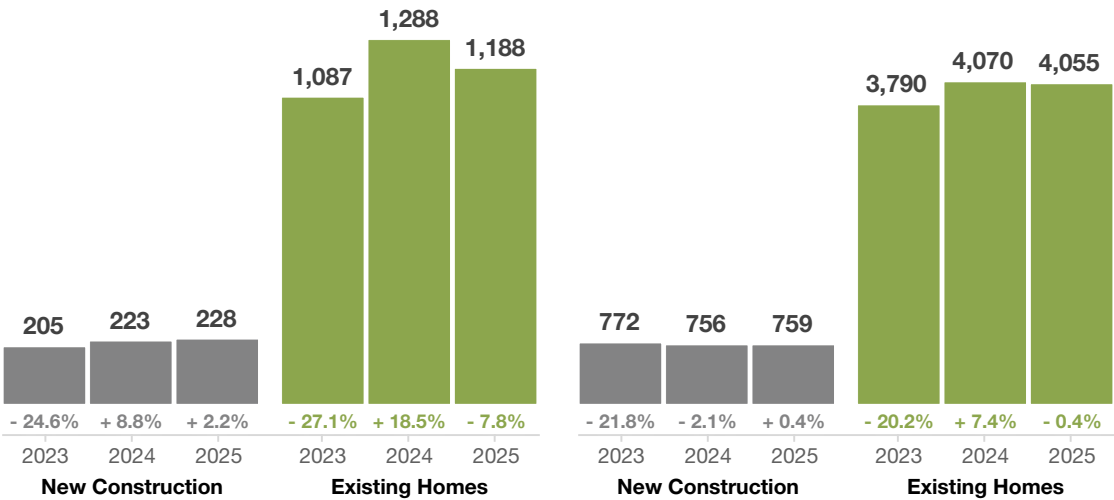


Closed Sales

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

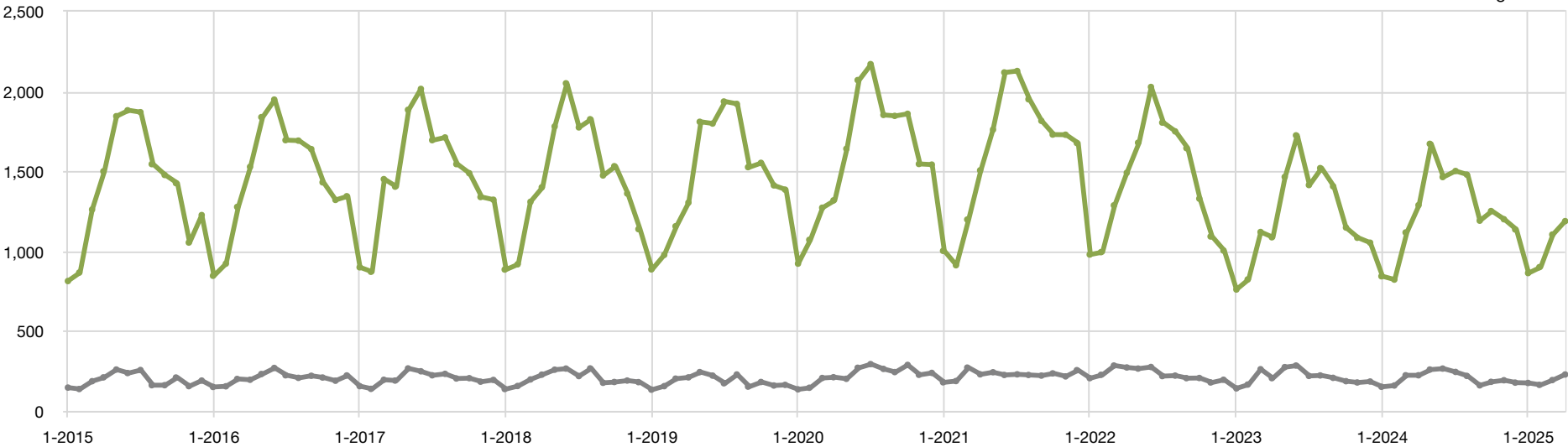


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Closed Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
May-2024	259	- 5.5%	1,672	+ 14.1%
Jun-2024	265	- 6.7%	1,464	- 15.1%
Jul-2024	244	+ 11.4%	1,502	+ 6.2%
Aug-2024	219	- 1.4%	1,479	- 2.7%
Sep-2024	160	- 22.7%	1,191	- 15.3%
Oct-2024	182	- 2.2%	1,251	+ 9.0%
Nov-2024	192	+ 7.9%	1,200	+ 10.7%
Dec-2024	177	- 3.8%	1,136	+ 7.9%
Jan-2025	175	+ 15.9%	863	+ 2.4%
Feb-2025	163	+ 2.5%	900	+ 9.5%
Mar-2025	193	- 13.5%	1,104	- 1.2%
Apr-2025	228	+ 2.2%	1,188	- 7.8%
12-Month Avg	205	- 1.9%	1,246	+ 0.5%

Historical Closed Sales by Month

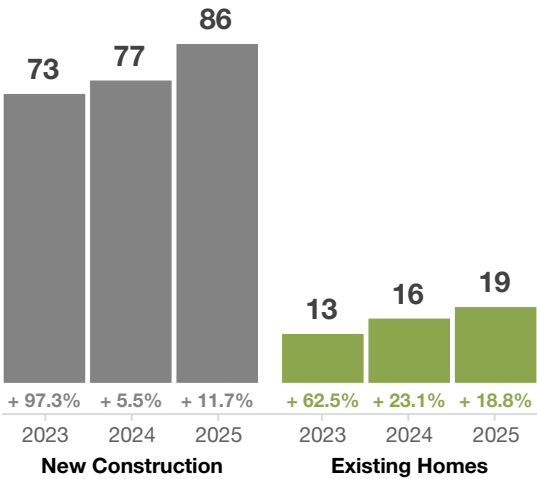


Days on Market Until Sale

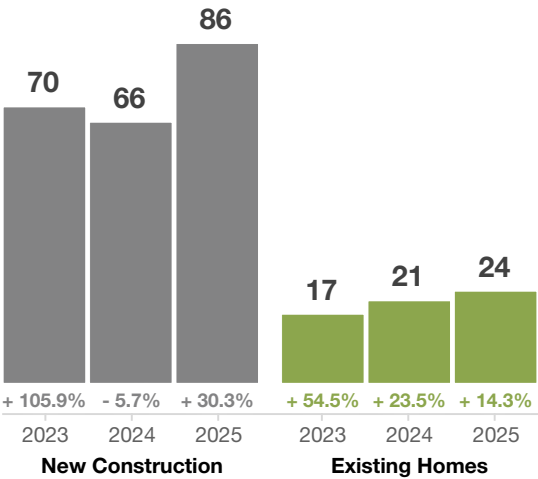
Average number of days between when a property is listed and when an offer is accepted in a given month.



April



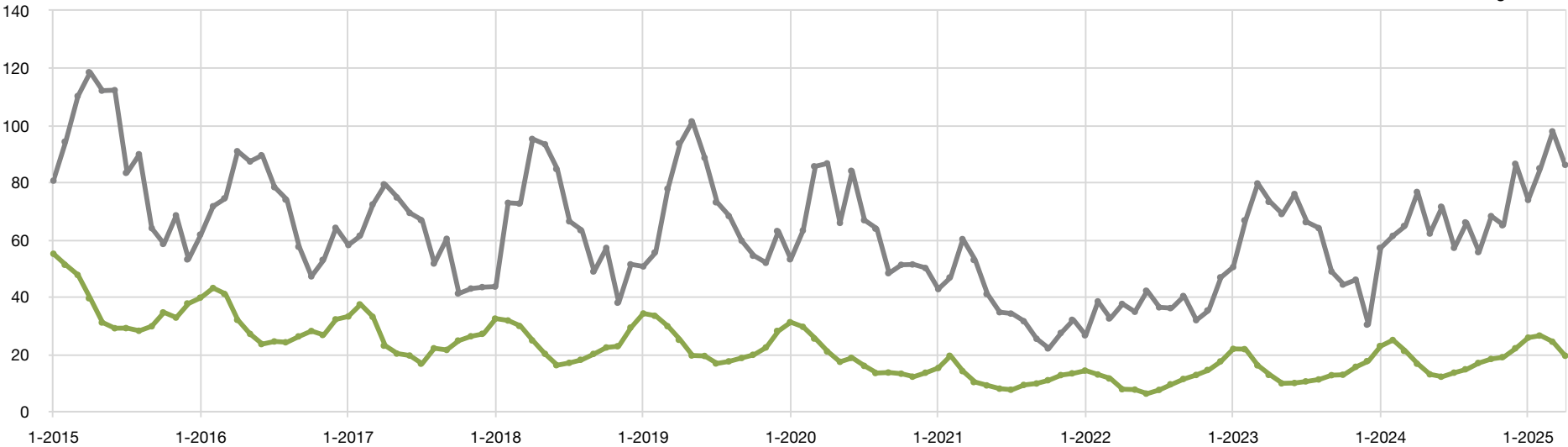
Year to Date



Days on Market	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	85	+ 39.3%	26	+ 4.0%
Mar-2025	98	+ 50.8%	24	+ 14.3%
Apr-2025	86	+ 11.7%	19	+ 18.8%
12-Month Avg*	72	+ 20.2%	18	+ 24.1%

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

Historical Days on Market Until Sale by Month

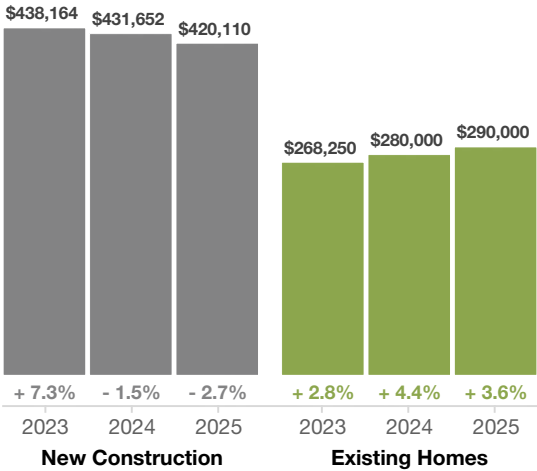


Median Closed Price

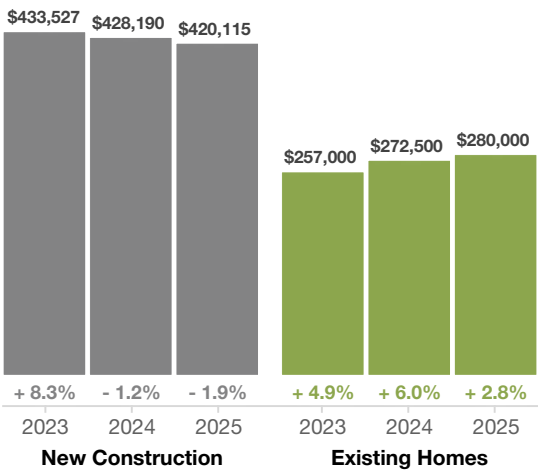
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



April



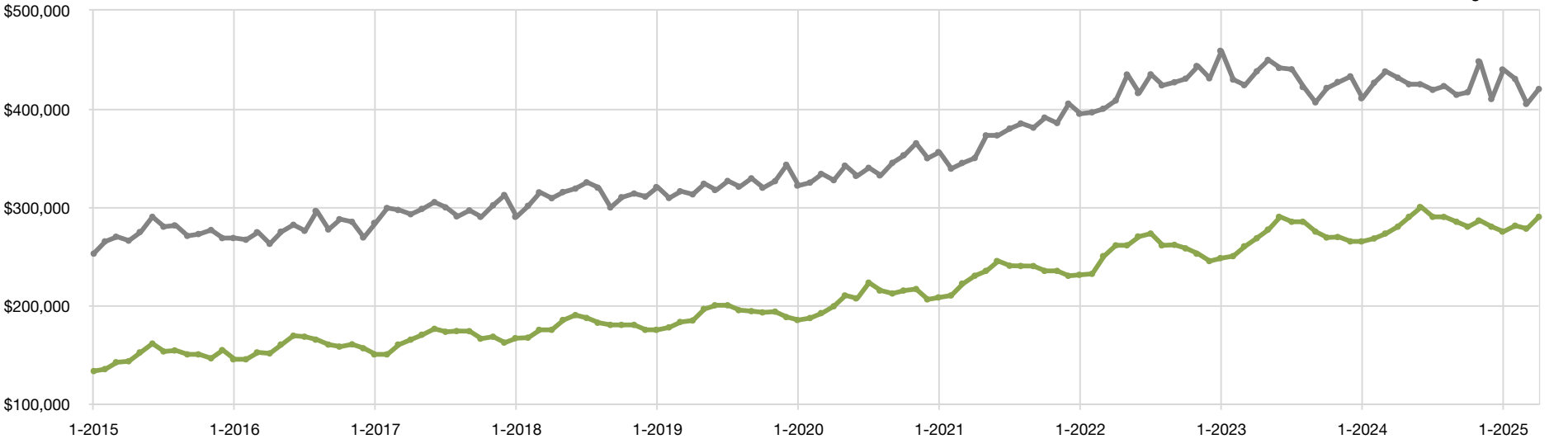
Year to Date



Median Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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%	\$289,925	+ 1.7%
Sep-2024	\$414,269	+ 1.9%	\$285,000	+ 3.6%
Oct-2024	\$416,894	- 1.0%	\$280,000	+ 4.1%
Nov-2024	\$448,243	+ 4.9%	\$286,250	+ 6.2%
Dec-2024	\$409,992	- 5.3%	\$280,000	+ 5.7%
Jan-2025	\$439,990	+ 7.1%	\$275,000	+ 3.8%
Feb-2025	\$430,445	+ 0.9%	\$281,000	+ 4.9%
Mar-2025	\$405,000	- 7.5%	\$278,000	+ 1.8%
Apr-2025	\$420,110	- 2.7%	\$290,000	+ 3.6%
12-Month Avg*	\$420,233	- 2.2%	\$285,000	+ 3.6%

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

Historical Median Closed Price by Month

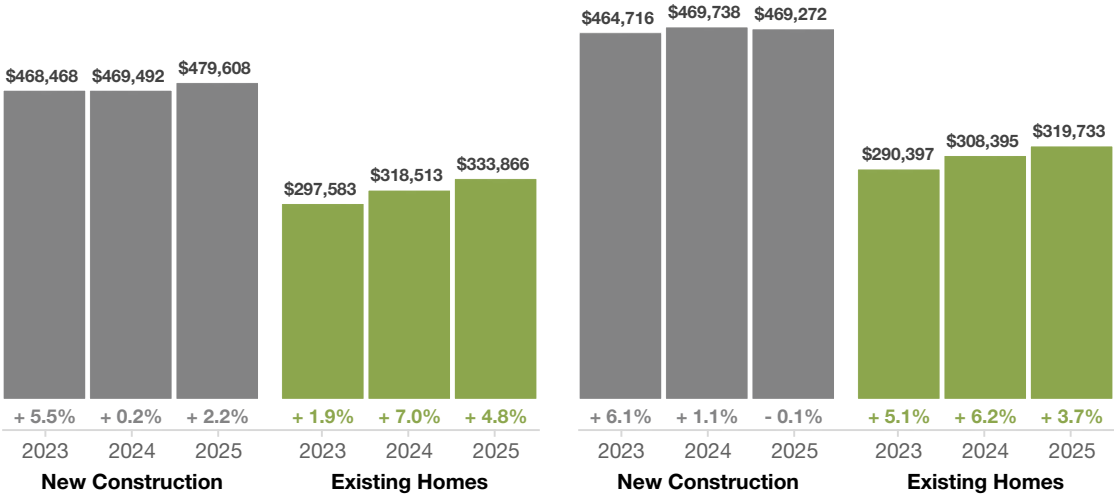


Average Closed Price

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



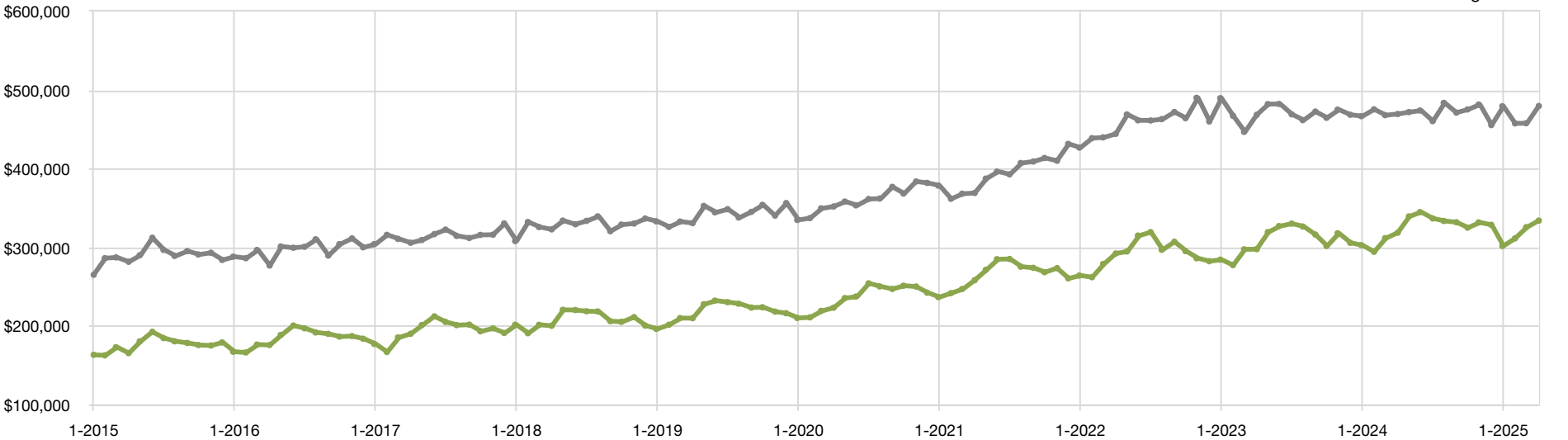
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Average Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
May-2024	\$471,921	- 2.1%	\$339,219	+ 6.2%
Jun-2024	\$473,889	- 1.7%	\$344,713	+ 5.4%
Jul-2024	\$460,419	- 1.9%	\$336,667	+ 2.0%
Aug-2024	\$483,662	+ 4.8%	\$333,458	+ 2.2%
Sep-2024	\$471,249	- 0.3%	\$331,815	+ 5.0%
Oct-2024	\$475,326	+ 2.3%	\$324,934	+ 7.7%
Nov-2024	\$481,482	+ 1.4%	\$331,524	+ 4.3%
Dec-2024	\$455,417	- 2.8%	\$328,491	+ 7.5%
Jan-2025	\$479,338	+ 2.7%	\$301,635	- 0.3%
Feb-2025	\$457,578	- 3.7%	\$311,354	+ 5.8%
Mar-2025	\$457,751	- 2.2%	\$325,499	+ 4.5%
Apr-2025	\$479,608	+ 2.2%	\$333,866	+ 4.8%
12-Month Avg*	\$470,985	- 0.2%	\$330,429	+ 4.5%

* Average Closed Price for all properties from May 2024 through April 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.



April

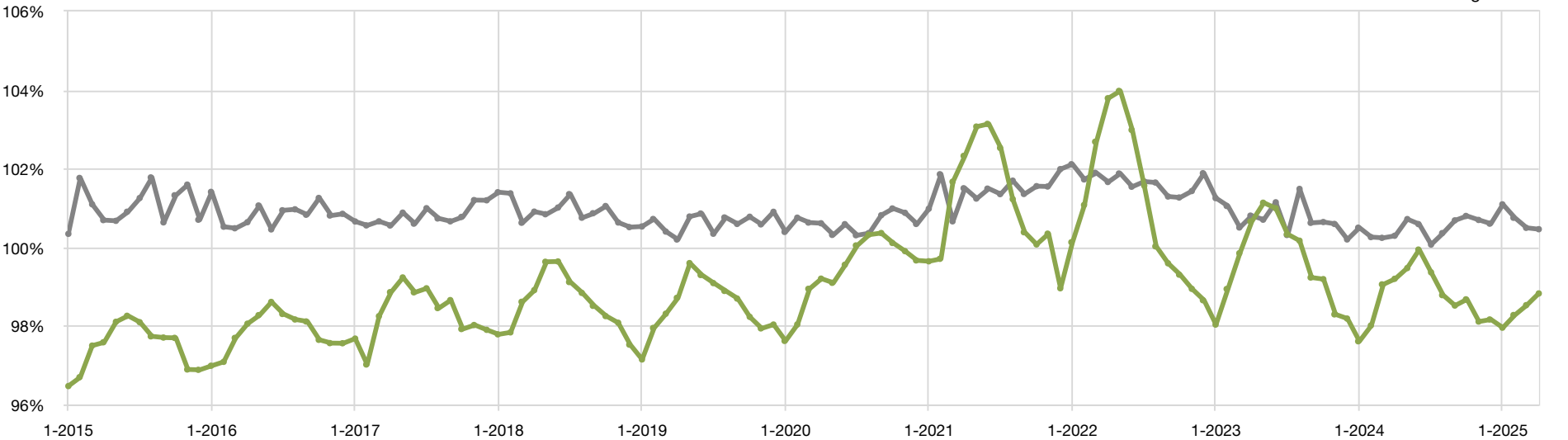
Year to Date



Pct. of List Price Received	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	100.7%	+ 0.1%	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	100.7%	+ 0.4%	98.3%	+ 0.3%
Mar-2025	100.5%	+ 0.3%	98.5%	- 0.6%
Apr-2025	100.5%	+ 0.2%	98.8%	- 0.4%
12-Month Avg*	100.6%	- 0.0%	98.8%	- 0.7%

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

Historical Percent of List Price Received by Month



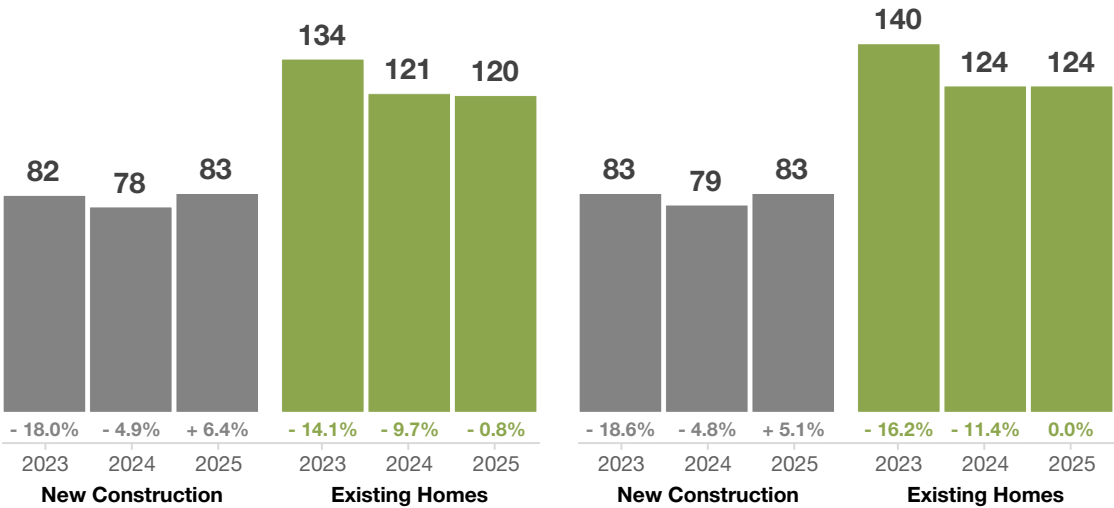
Housing Affordability Index

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.



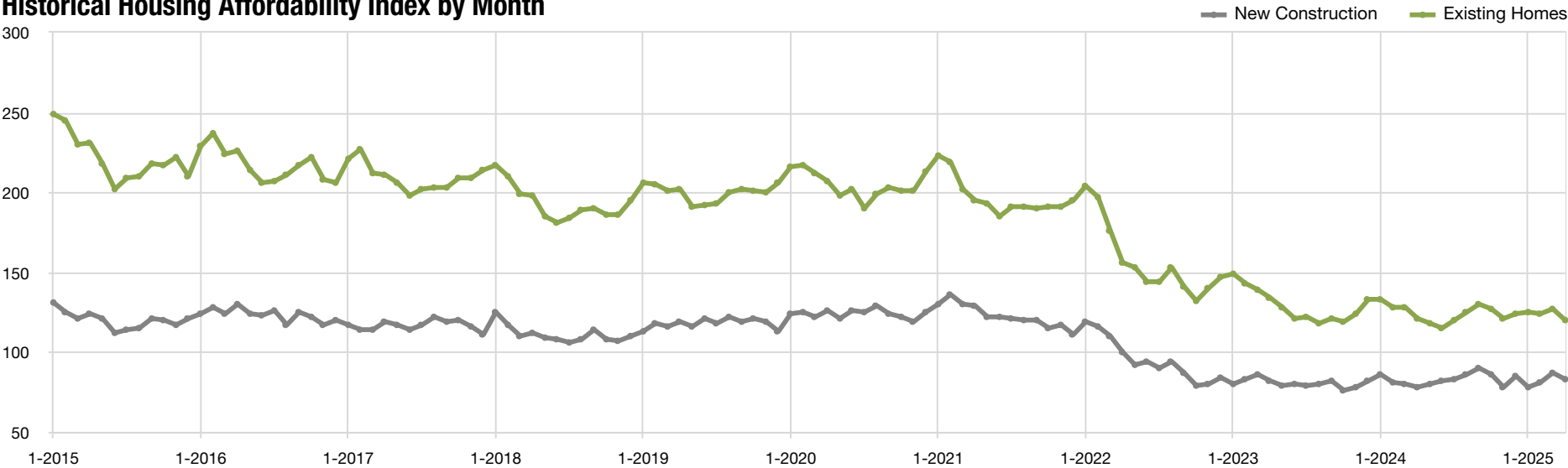
April

Year to Date



Affordability Index	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	78	- 9.3%	125	- 6.0%
Feb-2025	81	0.0%	124	- 3.1%
Mar-2025	87	+ 8.8%	127	- 0.8%
Apr-2025	83	+ 6.4%	120	- 0.8%
12-Month Avg	83	+ 3.8%	123	- 1.6%

Historical Housing Affordability Index by Month

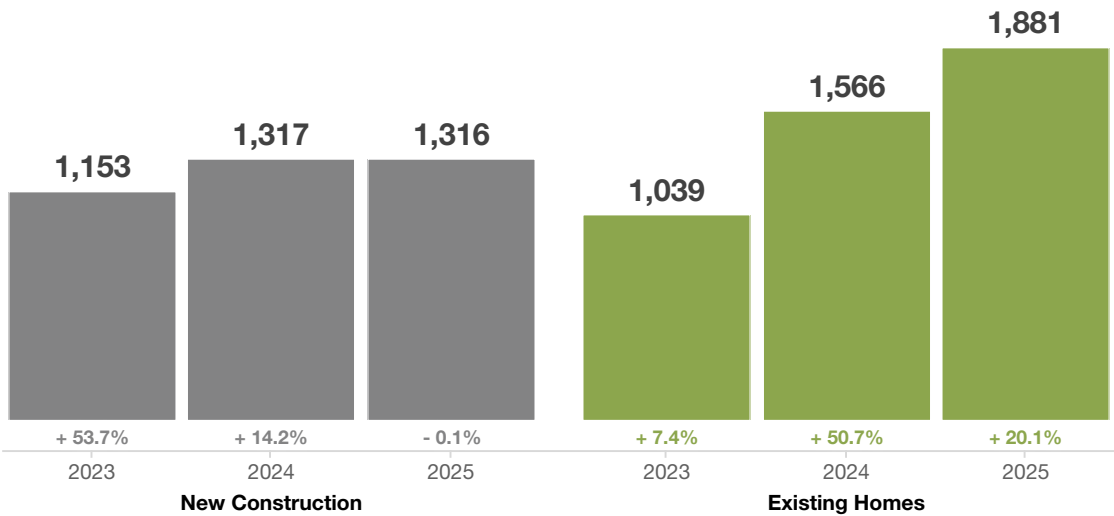


Inventory of Homes for Sale

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

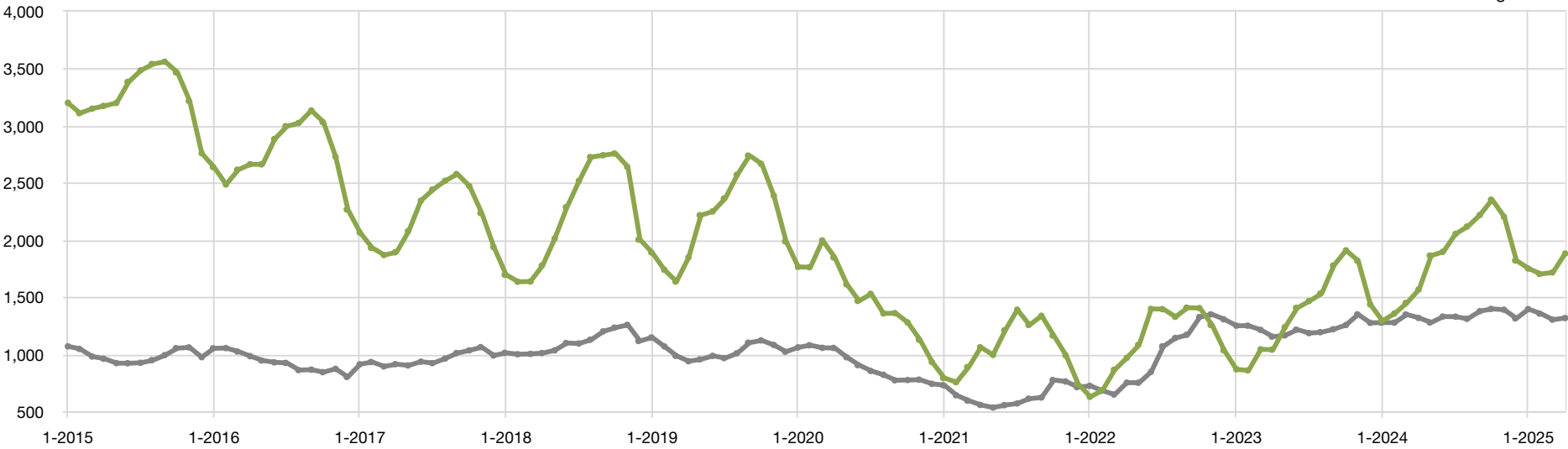


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Homes for Sale	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
May-2024	1,277	+ 9.7%	1,863	+ 50.7%
Jun-2024	1,329	+ 9.5%	1,896	+ 34.9%
Jul-2024	1,328	+ 12.2%	2,053	+ 40.1%
Aug-2024	1,309	+ 9.8%	2,117	+ 38.4%
Sep-2024	1,376	+ 13.0%	2,218	+ 24.9%
Oct-2024	1,396	+ 11.2%	2,353	+ 23.3%
Nov-2024	1,389	+ 3.0%	2,203	+ 21.2%
Dec-2024	1,313	+ 3.1%	1,820	+ 26.8%
Jan-2025	1,394	+ 9.2%	1,750	+ 35.6%
Feb-2025	1,355	+ 6.2%	1,702	+ 25.5%
Mar-2025	1,302	- 3.3%	1,715	+ 18.4%
Apr-2025	1,316	- 0.1%	1,881	+ 20.1%
12-Month Avg	1,340	+ 6.8%	1,964	+ 29.2%

Historical Inventory of Homes for Sale by Month

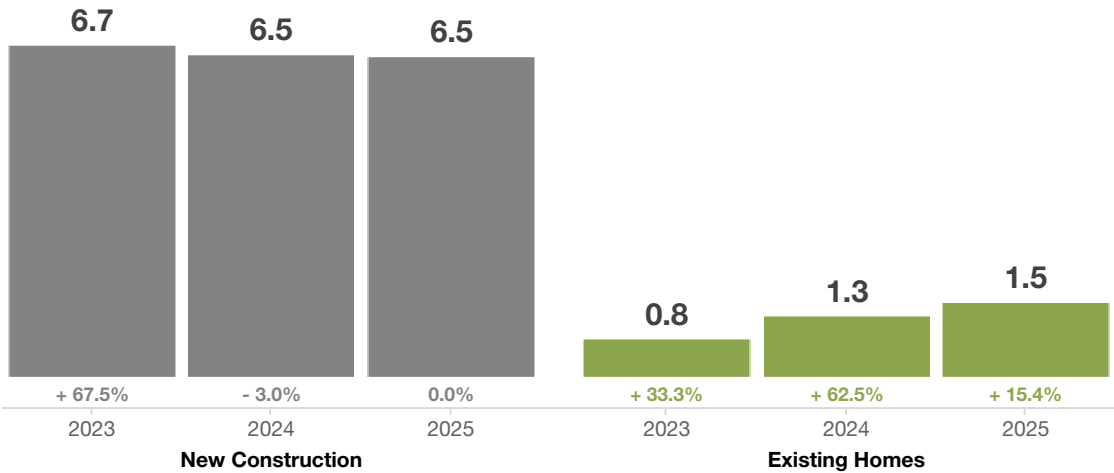


Months Supply of Inventory

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.



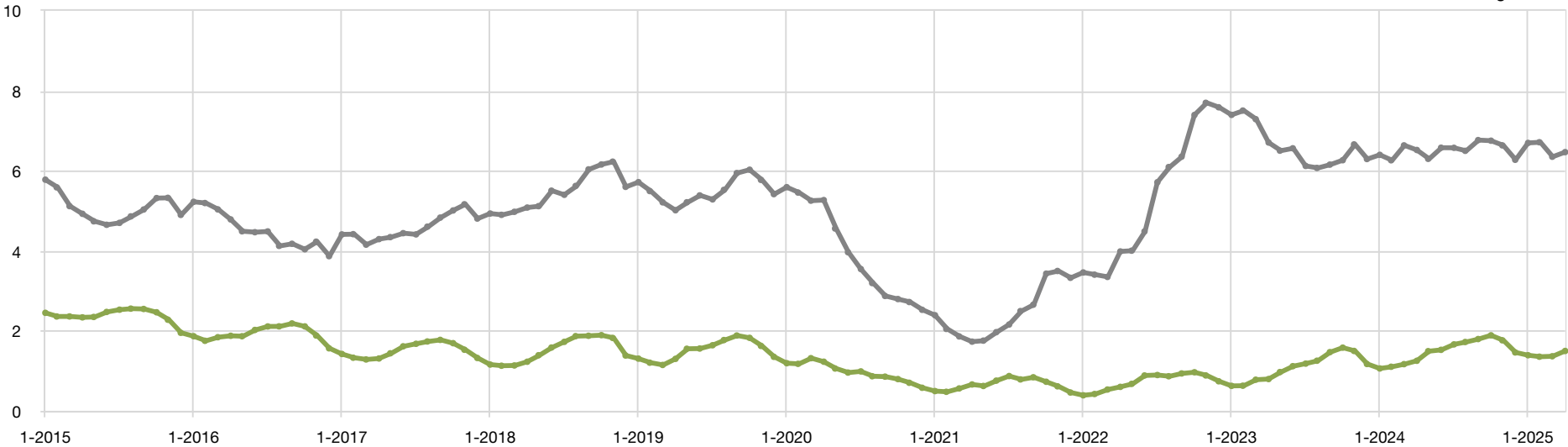
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Months Supply	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
May-2024	6.3	- 3.1%	1.5	+ 50.0%
Jun-2024	6.6	0.0%	1.5	+ 36.4%
Jul-2024	6.6	+ 8.2%	1.7	+ 41.7%
Aug-2024	6.5	+ 6.6%	1.7	+ 30.8%
Sep-2024	6.8	+ 9.7%	1.8	+ 20.0%
Oct-2024	6.8	+ 7.9%	1.9	+ 18.8%
Nov-2024	6.6	- 1.5%	1.8	+ 20.0%
Dec-2024	6.3	0.0%	1.5	+ 25.0%
Jan-2025	6.7	+ 4.7%	1.4	+ 27.3%
Feb-2025	6.7	+ 6.3%	1.4	+ 27.3%
Mar-2025	6.4	- 3.0%	1.4	+ 16.7%
Apr-2025	6.5	0.0%	1.5	+ 15.4%
12-Month Avg*	6.6	+ 2.8%	1.6	+ 27.7%

* Months Supply for all properties from May 2024 through April 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	4-2024	4-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		2,647	2,870	+ 8.4%	8,705	9,170	+ 5.3%
Pending Sales		1,863	1,840	- 1.2%	6,110	6,161	+ 0.8%
Closed Sales		1,511	1,416	- 6.3%	4,826	4,814	- 0.2%
Days on Market Until Sale		25	30	+ 20.0%	28	33	+ 17.9%
Median Closed Price		\$300,000	\$314,000	+ 4.7%	\$295,000	\$302,375	+ 2.5%
Average Closed Price		\$340,795	\$357,349	+ 4.9%	\$333,680	\$343,304	+ 2.9%
Percent of List Price Received		99.4%	99.1%	- 0.3%	98.9%	98.8%	- 0.1%
Housing Affordability Index		112	111	- 0.9%	114	115	+ 0.9%
Inventory of Homes for Sale		2,883	3,197	+ 10.9%	—	—	—
Months Supply of Inventory		2.0	2.2	+ 10.0%	—	—	—