

# Monthly Indicators

Great Plains Regional MLS



## May 2025

U.S. existing-home sales dipped 0.5% month-over-month and 2.0% year-over-year to a seasonally adjusted annual rate of 4.00 million units, according to the National Association of REALTORS® (NAR). Sales increased in the Midwest, decreased in the West and Northeast, and were unchanged in the South. Year-over-year, sales were down in every region except the Northeast.

New Listings increased 18.9 percent for New Construction and 13.2 percent for Existing Homes. Pending Sales decreased 10.0 percent for New Construction but increased 10.3 percent for Existing Homes. Inventory increased 4.0 percent for New Construction and 18.6 percent for Existing Homes.

Median Closed Price increased 12.2 percent for New Construction and 3.4 percent for Existing Homes. Days on Market increased 19.4 percent for New Construction and 23.1 percent for Existing Homes. Months Supply of Inventory increased 4.8 percent for New Construction and 13.3 percent for Existing Homes.

There were 1.45 million units actively for sale heading into May, a 9.0% increase from the previous month and a 20.8% improvement from the same time last year, for a 4.4-month supply at the current sales pace, according to NAR. The median existing-home price edged up 1.8% year-over-year to \$414,000 as of last measure, the 22nd consecutive month of annual price increases and a new record high for the month.

## Quick Facts

<b>- 8.1%</b>	<b>+ 3.2%</b>	<b>+ 12.7%</b>
Change in <b>Closed Sales</b> All Properties	Change in <b>Median Closed Price</b> All Properties	Change in <b>Homes for Sale</b> 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	5-2024	5-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		360	428	+ 18.9%	2,158	2,143	- 0.7%
Pending Sales		240	216	- 10.0%	1,282	1,189	- 7.3%
Closed Sales		259	210	- 18.9%	1,015	986	- 2.9%
Days on Market Until Sale		62	74	+ 19.4%	65	83	+ 27.7%
Median Closed Price		\$425,000	\$476,896	+ 12.2%	\$427,218	\$435,000	+ 1.8%
Average Closed Price		\$471,921	\$515,278	+ 9.2%	\$470,295	\$480,771	+ 2.2%
Percent of List Price Received		100.7%	100.6%	- 0.1%	100.4%	100.7%	+ 0.3%
Housing Affordability Index		80	73	- 8.8%	80	80	0.0%
Inventory of Homes for Sale		1,278	1,329	+ 4.0%	—	—	—
Months Supply of Inventory		6.3	6.6	+ 4.8%	—	—	—

# 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.



Key Metrics	Historical Sparkbars	5-2024	5-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		2,293	2,596	+ 13.2%	9,200	10,177	+ 10.6%
Pending Sales		1,441	1,590	+ 10.3%	6,509	6,785	+ 4.2%
Closed Sales		1,673	1,565	- 6.5%	5,743	5,656	- 1.5%
Days on Market Until Sale		13	16	+ 23.1%	18	21	+ 16.7%
Median Closed Price		\$290,000	\$300,000	+ 3.4%	\$277,000	\$285,285	+ 3.0%
Average Closed Price		\$339,109	\$344,348	+ 1.5%	\$317,342	\$326,298	+ 2.8%
Percent of List Price Received		99.5%	99.4%	- 0.1%	98.8%	98.7%	- 0.1%
Housing Affordability Index		118	115	- 2.5%	123	121	- 1.6%
Inventory of Homes for Sale		1,865	2,212	+ 18.6%	—	—	—
Months Supply of Inventory		1.5	1.7	+ 13.3%	—	—	—

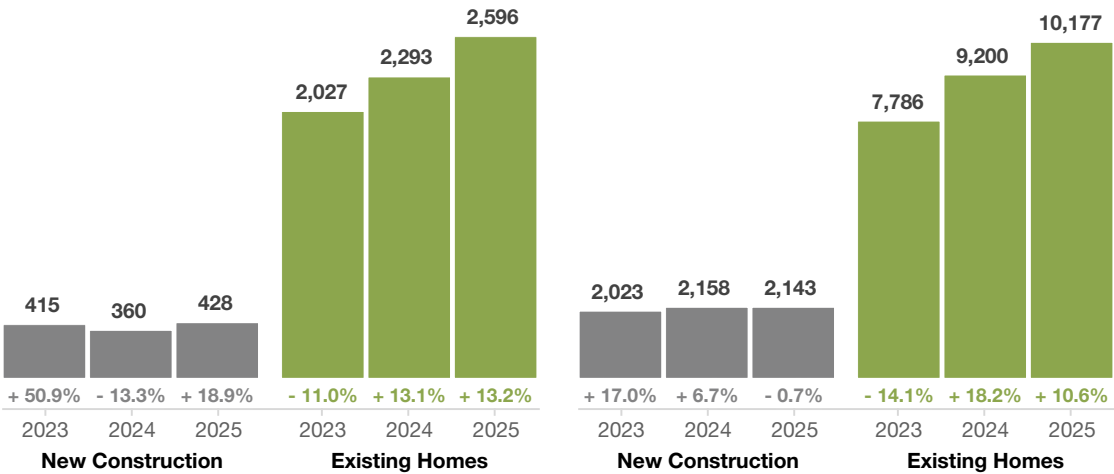
# New Listings

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



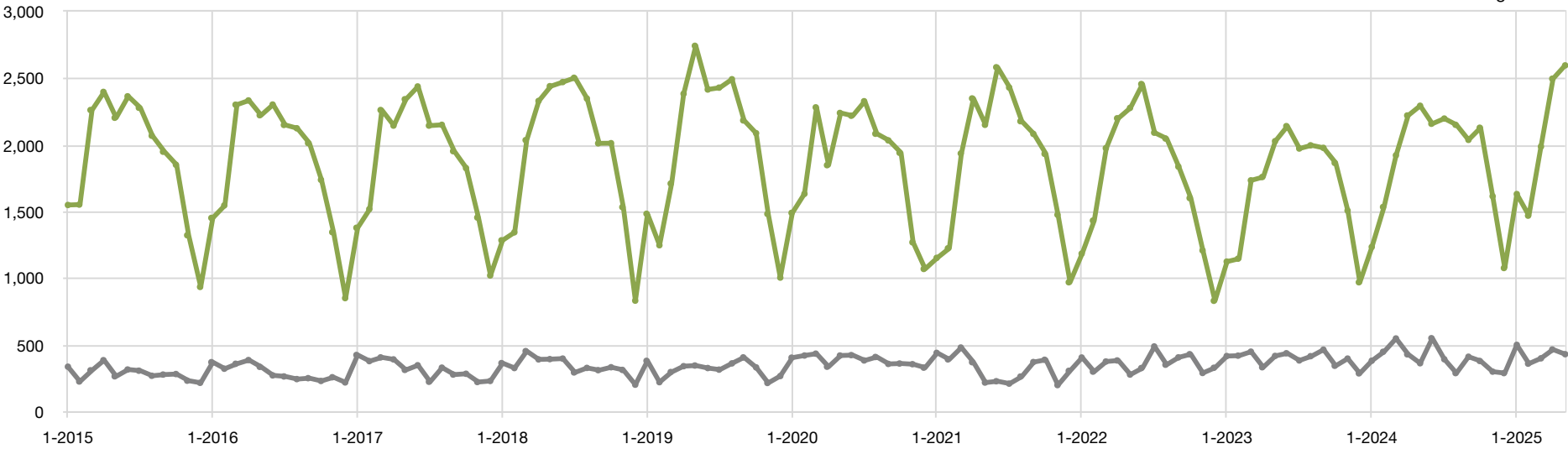
## May

## Year to Date



New Listings	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jun-2024	548	+ 26.0%	2,158	+ 0.8%
Jul-2024	390	+ 2.4%	2,197	+ 11.4%
Aug-2024	286	- 30.8%	2,150	+ 7.7%
Sep-2024	409	- 11.5%	2,037	+ 3.0%
Oct-2024	377	+ 10.6%	2,128	+ 14.2%
Nov-2024	297	- 24.8%	1,614	+ 7.2%
Dec-2024	286	+ 0.7%	1,075	+ 11.1%
Jan-2025	498	+ 31.4%	1,630	+ 32.2%
Feb-2025	357	- 20.0%	1,468	- 4.2%
Mar-2025	397	- 27.3%	1,987	+ 3.4%
Apr-2025	463	+ 8.4%	2,496	+ 12.4%
May-2025	428	+ 18.9%	2,596	+ 13.2%
12-Month Avg	395	- 2.7%	1,961	+ 8.8%

## Historical New Listings by Month



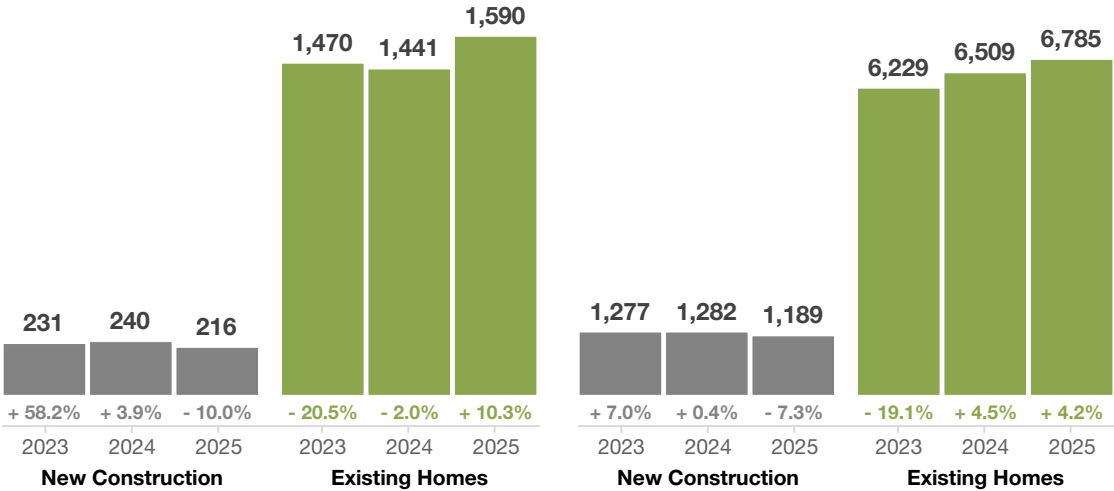
# Pending Sales

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



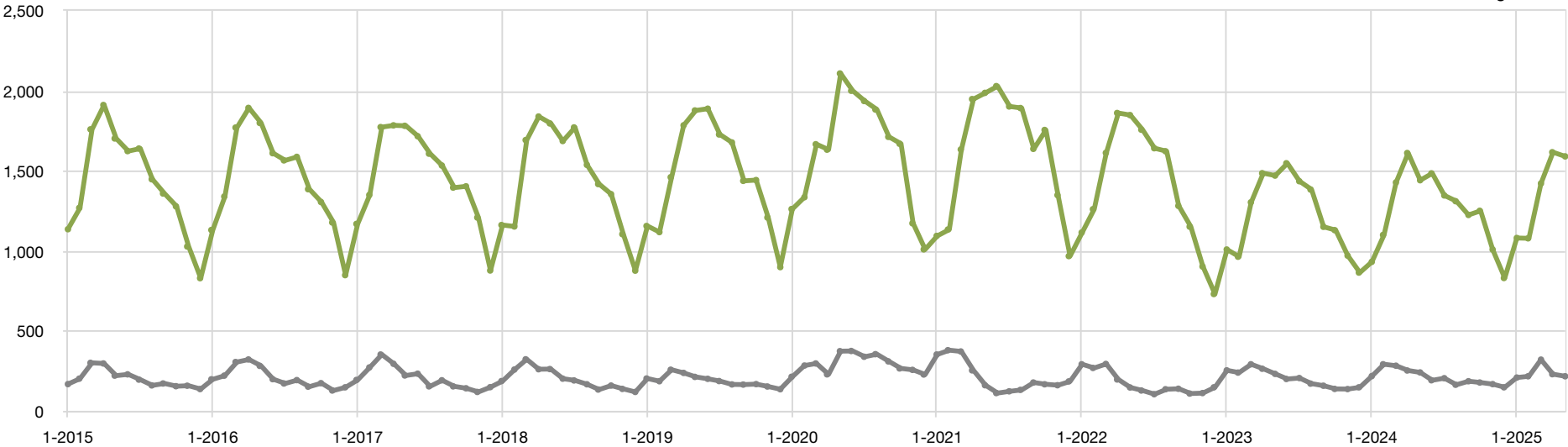
May

Year to Date



Pending Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jun-2024	191	- 4.0%	1,484	- 4.1%
Jul-2024	204	- 0.5%	1,346	- 6.2%
Aug-2024	163	- 4.1%	1,310	- 5.3%
Sep-2024	185	+ 17.8%	1,224	+ 6.4%
Oct-2024	177	+ 29.2%	1,250	+ 10.7%
Nov-2024	167	+ 22.8%	1,008	+ 3.9%
Dec-2024	147	0.0%	830	- 3.9%
Jan-2025	208	- 4.1%	1,080	+ 16.0%
Feb-2025	216	- 25.8%	1,078	- 1.9%
Mar-2025	320	+ 13.5%	1,421	- 0.4%
Apr-2025	229	- 9.1%	1,616	+ 0.3%
May-2025	216	- 10.0%	1,590	+ 10.3%
12-Month Avg	202	- 0.5%	1,270	+ 1.7%

## Historical Pending Sales by Month



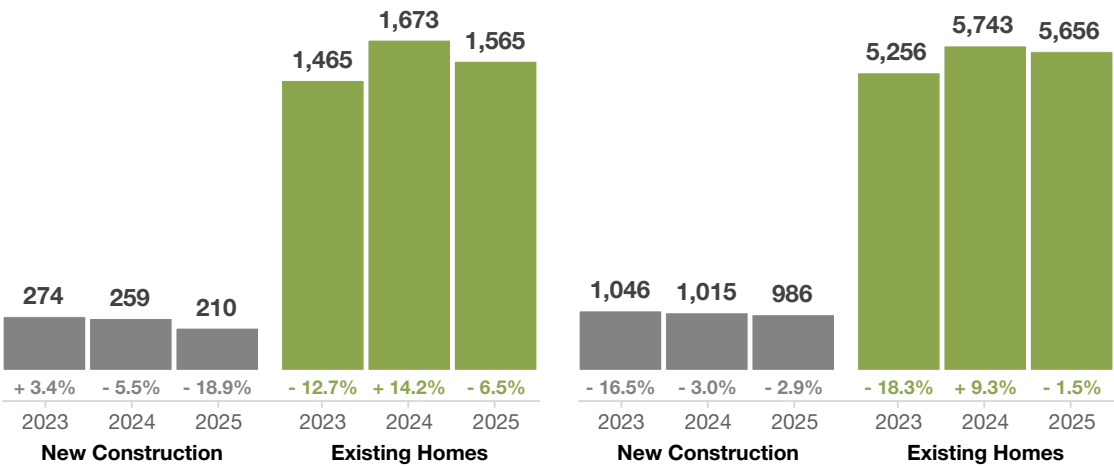
# Closed Sales

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



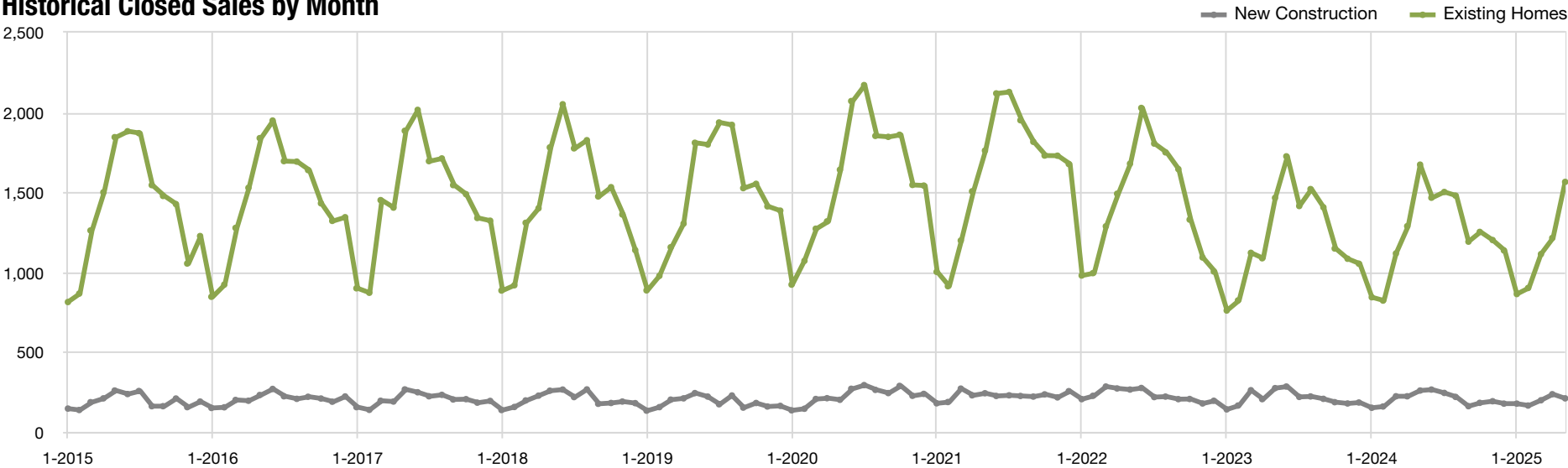
## May

## Year to Date



Closed Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jun-2024	265	- 6.7%	1,466	- 15.0%
Jul-2024	244	+ 11.4%	1,502	+ 6.2%
Aug-2024	219	- 1.4%	1,479	- 2.7%
Sep-2024	161	- 22.2%	1,191	- 15.3%
Oct-2024	182	- 2.2%	1,252	+ 9.1%
Nov-2024	192	+ 7.9%	1,201	+ 10.8%
Dec-2024	177	- 3.8%	1,136	+ 7.9%
Jan-2025	177	+ 17.2%	863	+ 2.4%
Feb-2025	165	+ 3.8%	901	+ 9.6%
Mar-2025	198	- 11.2%	1,113	- 0.4%
Apr-2025	236	+ 5.8%	1,214	- 5.7%
May-2025	210	- 18.9%	1,565	- 6.5%
12-Month Avg	202	- 2.9%	1,240	- 1.4%

## Historical Closed Sales by Month

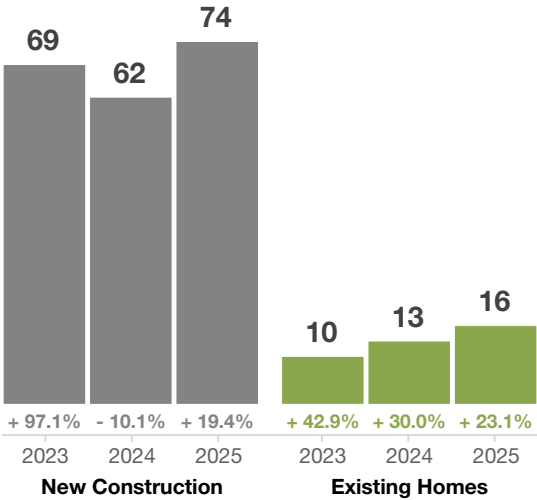


# Days on Market Until Sale

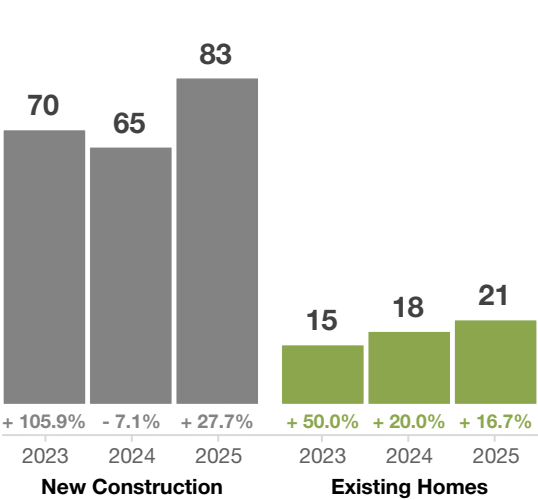
Average number of days between when a property is listed and when an offer is accepted in a given month.



## May



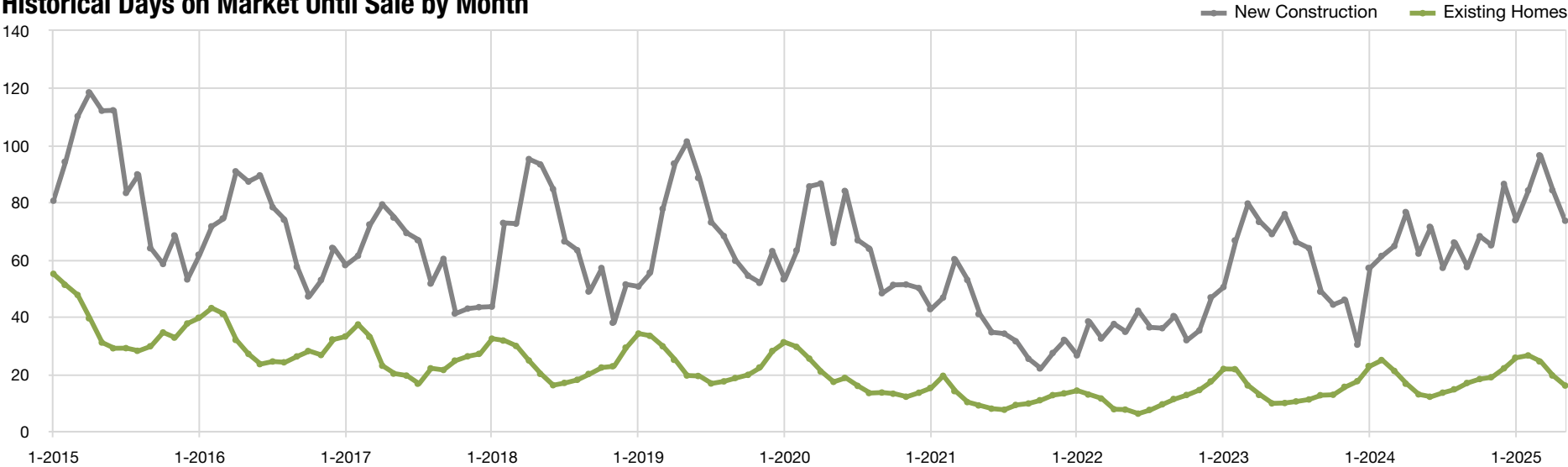
## Year to Date



Days on Market	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	57	+ 16.3%	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	84	+ 37.7%	26	+ 4.0%
Mar-2025	96	+ 47.7%	24	+ 14.3%
Apr-2025	84	+ 9.1%	19	+ 18.8%
May-2025	74	+ 19.4%	16	+ 23.1%
12-Month Avg*	73	+ 23.6%	18	+ 24.3%

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

## Historical Days on Market Until Sale by Month

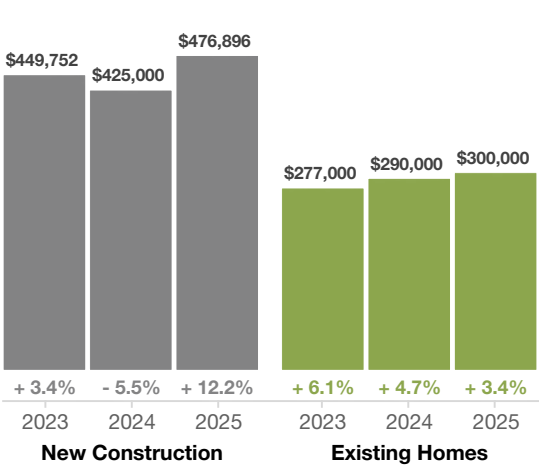


# Median Closed Price

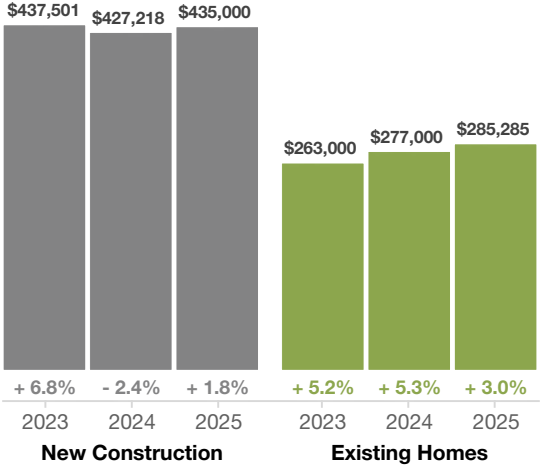
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## May



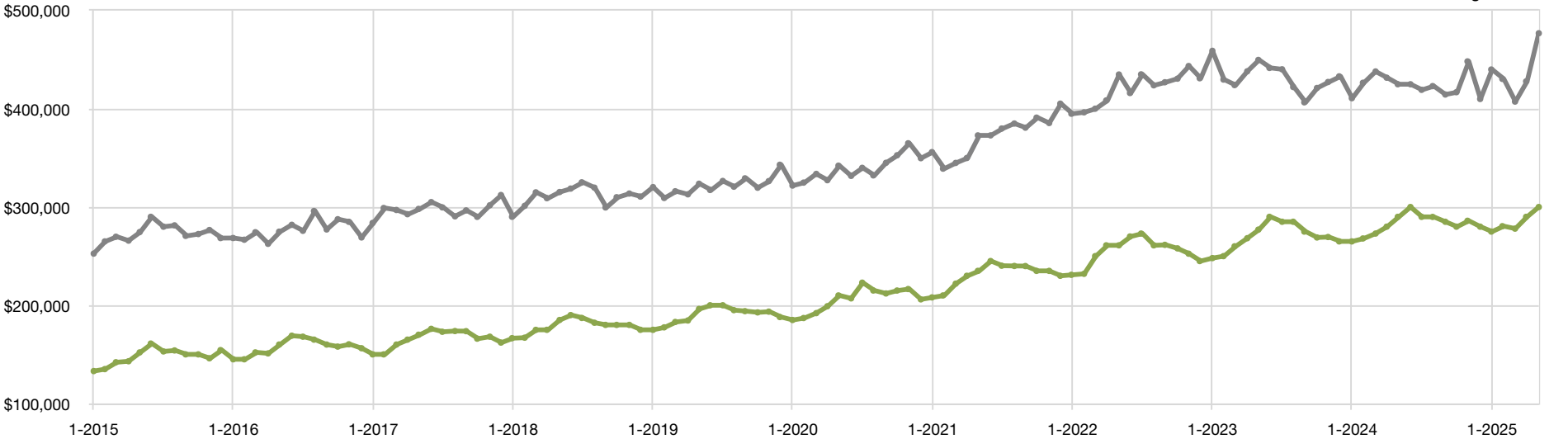
## Year to Date



Median Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	\$414,547	+ 2.0%	\$285,000	+ 3.6%
Oct-2024	\$416,894	- 1.0%	\$280,000	+ 4.1%
Nov-2024	\$448,243	+ 4.9%	\$286,000	+ 6.1%
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%	\$280,500	+ 4.7%
Mar-2025	\$407,337	- 7.0%	\$278,000	+ 1.8%
Apr-2025	\$427,890	- 0.9%	\$290,000	+ 3.6%
May-2025	\$476,896	+ 12.2%	\$300,000	+ 3.4%
12-Month Avg*	\$426,257	- 0.2%	\$287,000	+ 3.6%

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

## Historical Median Closed Price by Month



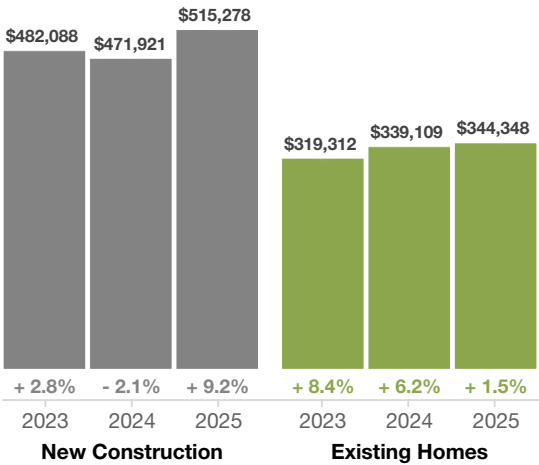


# Average Closed Price

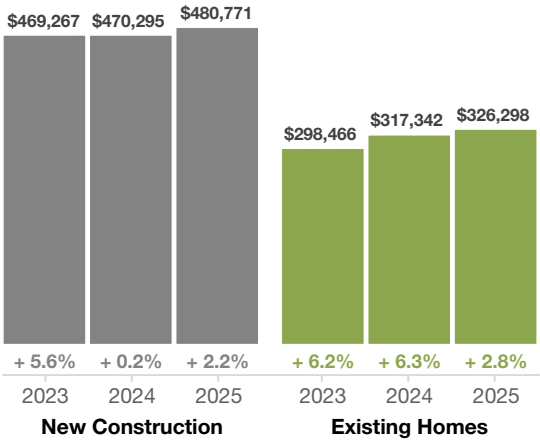
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## May



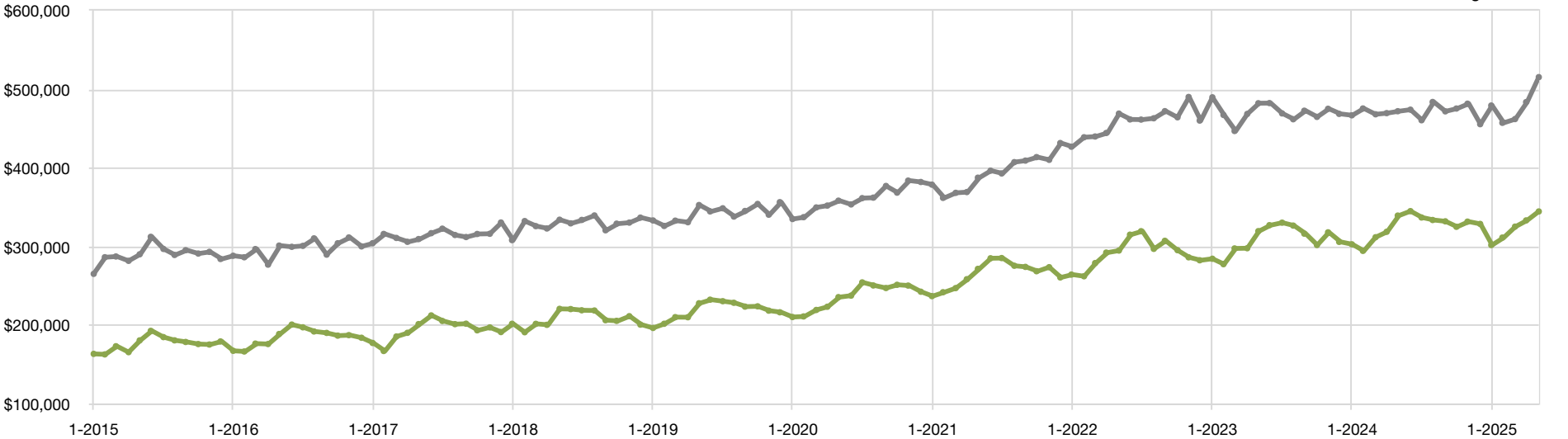
## Year to Date



Average Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jun-2024	\$473,889	- 1.7%	\$344,778	+ 5.5%
Jul-2024	\$460,419	- 1.9%	\$336,667	+ 2.0%
Aug-2024	\$483,662	+ 4.8%	\$333,458	+ 2.2%
Sep-2024	\$471,738	- 0.2%	\$331,815	+ 5.0%
Oct-2024	\$475,326	+ 2.3%	\$324,850	+ 7.7%
Nov-2024	\$481,482	+ 1.4%	\$331,403	+ 4.3%
Dec-2024	\$455,417	- 2.8%	\$328,491	+ 7.5%
Jan-2025	\$479,161	+ 2.7%	\$301,635	- 0.3%
Feb-2025	\$457,150	- 3.8%	\$311,121	+ 5.8%
Mar-2025	\$461,916	- 1.3%	\$325,035	+ 4.3%
Apr-2025	\$483,508	+ 3.0%	\$332,968	+ 4.5%
May-2025	\$515,278	+ 9.2%	\$344,348	+ 1.5%
12-Month Avg*	\$475,430	+ 1.0%	\$330,777	+ 3.9%

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

## Historical Average Closed Price by Month



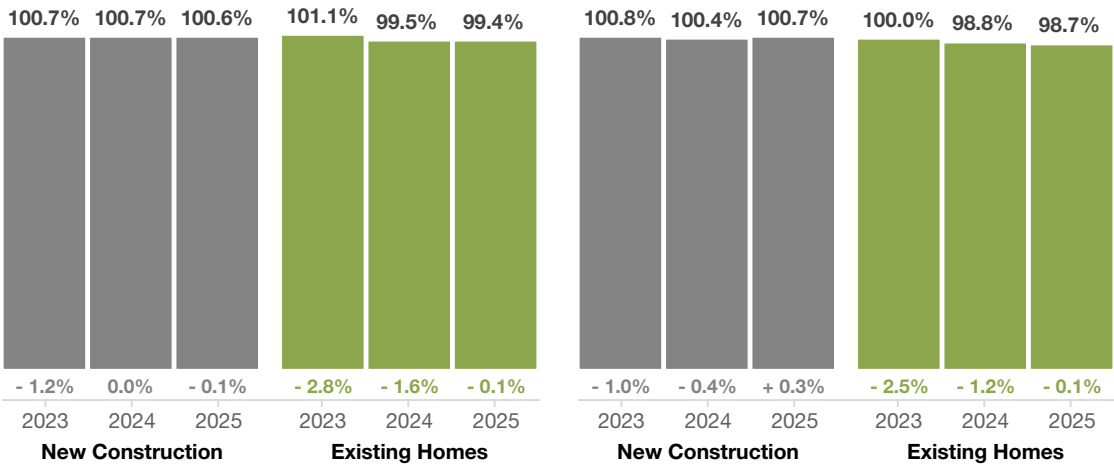
# Percent of List Price Received

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.



## May

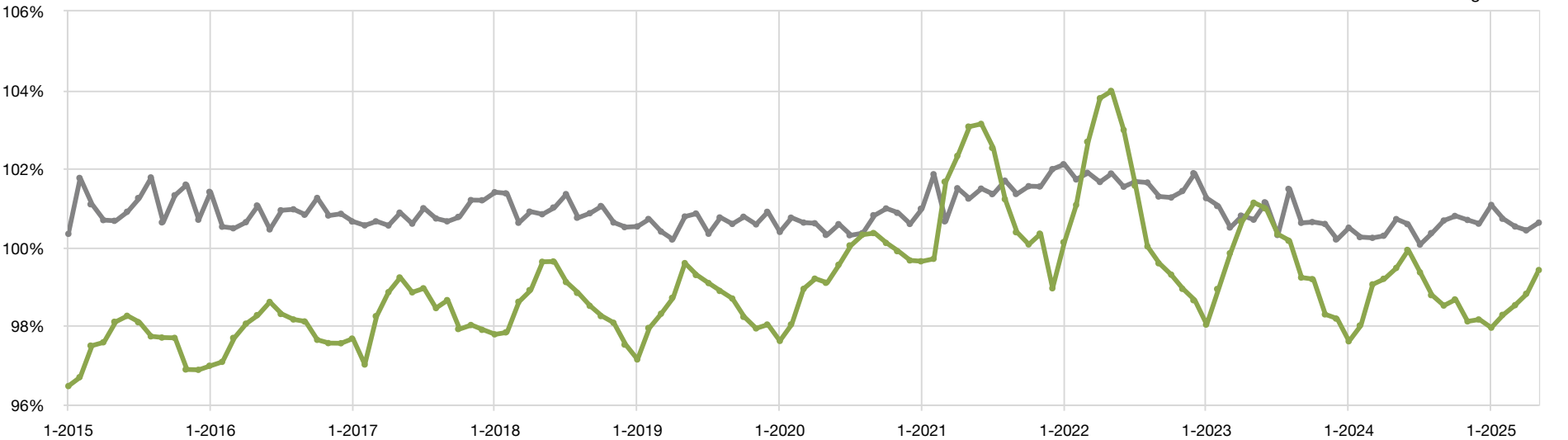
## Year to Date



Pct. of List Price Received	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	100.4%	+ 0.1%	98.8%	- 0.4%
May-2025	100.6%	- 0.1%	99.4%	- 0.1%
12-Month Avg*	100.6%	- 0.0%	98.8%	- 0.5%

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

## Historical Percent of List Price Received by Month



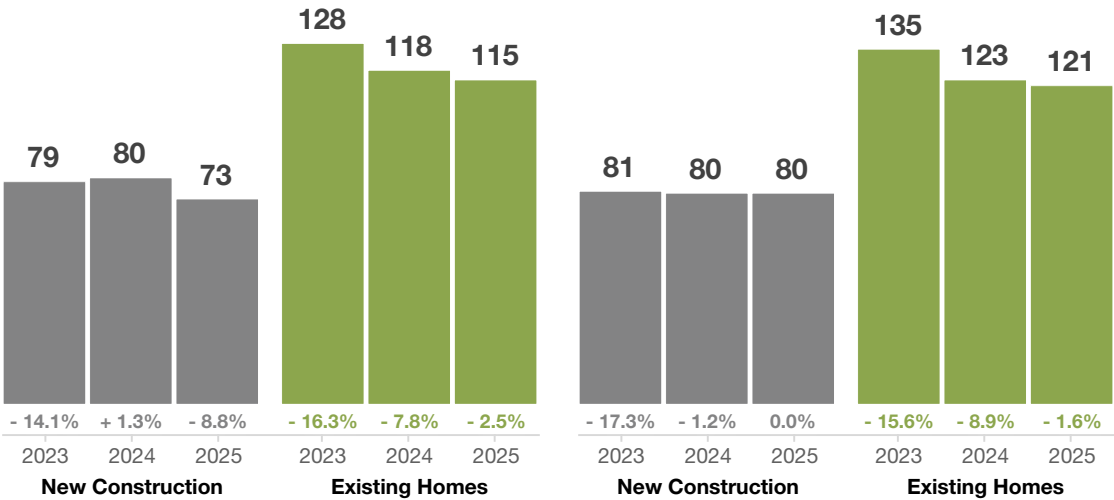
# Housing Affordability Index

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.



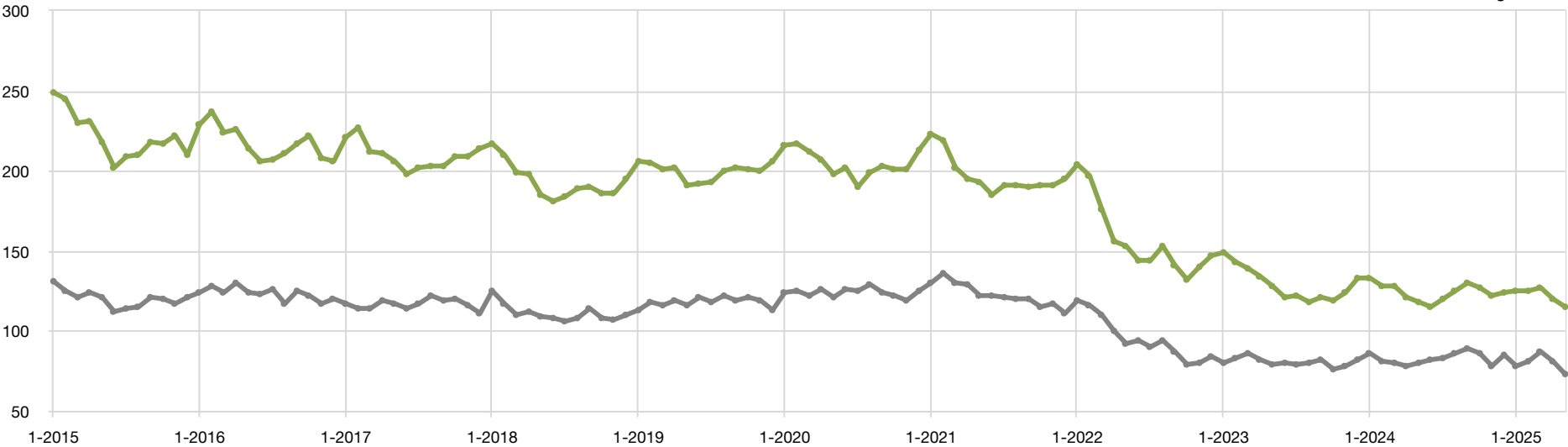
May

Year to Date



Affordability Index	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	89	+ 8.5%	130	+ 7.4%
Oct-2024	86	+ 13.2%	127	+ 6.7%
Nov-2024	78	0.0%	122	- 1.6%
Dec-2024	85	+ 3.7%	124	- 6.8%
Jan-2025	78	- 9.3%	125	- 6.0%
Feb-2025	81	0.0%	125	- 2.3%
Mar-2025	87	+ 8.8%	127	- 0.8%
Apr-2025	81	+ 3.8%	120	- 0.8%
May-2025	73	- 8.8%	115	- 2.5%
12-Month Avg	82	+ 2.5%	123	- 0.8%

## Historical Housing Affordability Index by Month

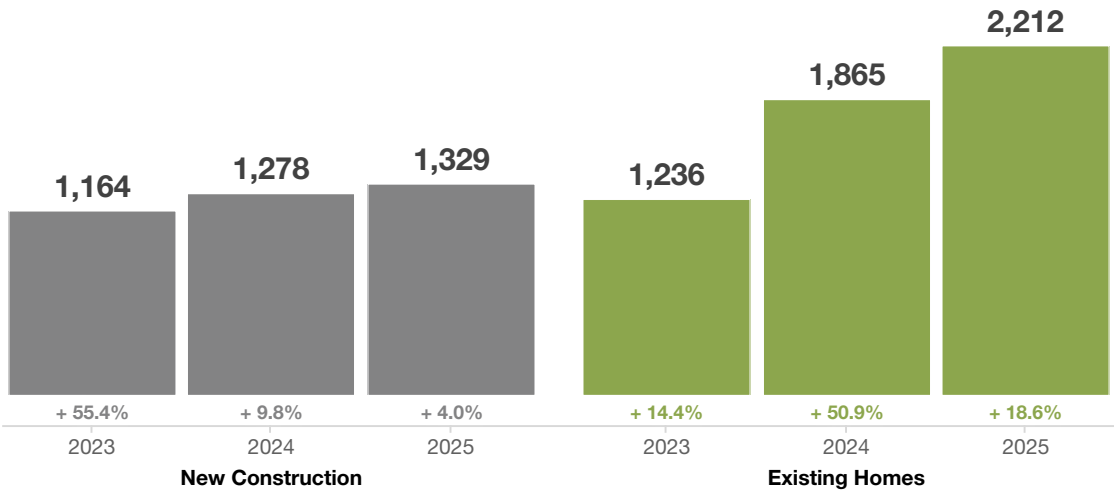


# Inventory of Homes for Sale

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

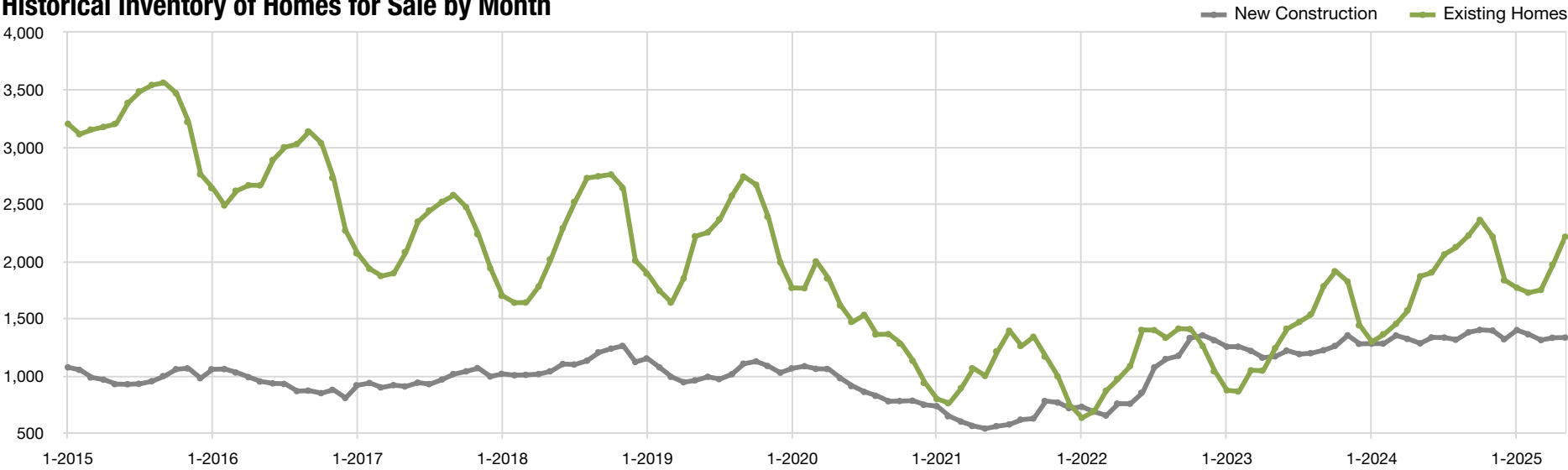


May



Homes for Sale	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jun-2024	1,330	+ 9.6%	1,899	+ 35.1%
Jul-2024	1,329	+ 12.2%	2,057	+ 40.3%
Aug-2024	1,310	+ 9.9%	2,121	+ 38.5%
Sep-2024	1,375	+ 12.9%	2,223	+ 25.1%
Oct-2024	1,396	+ 11.2%	2,359	+ 23.5%
Nov-2024	1,390	+ 3.1%	2,212	+ 21.6%
Dec-2024	1,314	+ 3.1%	1,831	+ 27.5%
Jan-2025	1,394	+ 9.2%	1,766	+ 36.7%
Feb-2025	1,357	+ 6.3%	1,722	+ 26.9%
Mar-2025	1,307	- 3.0%	1,746	+ 20.5%
Apr-2025	1,327	+ 0.8%	1,967	+ 25.5%
May-2025	1,329	+ 4.0%	2,212	+ 18.6%
12-Month Avg	1,347	+ 6.5%	2,010	+ 27.8%

## Historical Inventory of Homes for Sale by Month

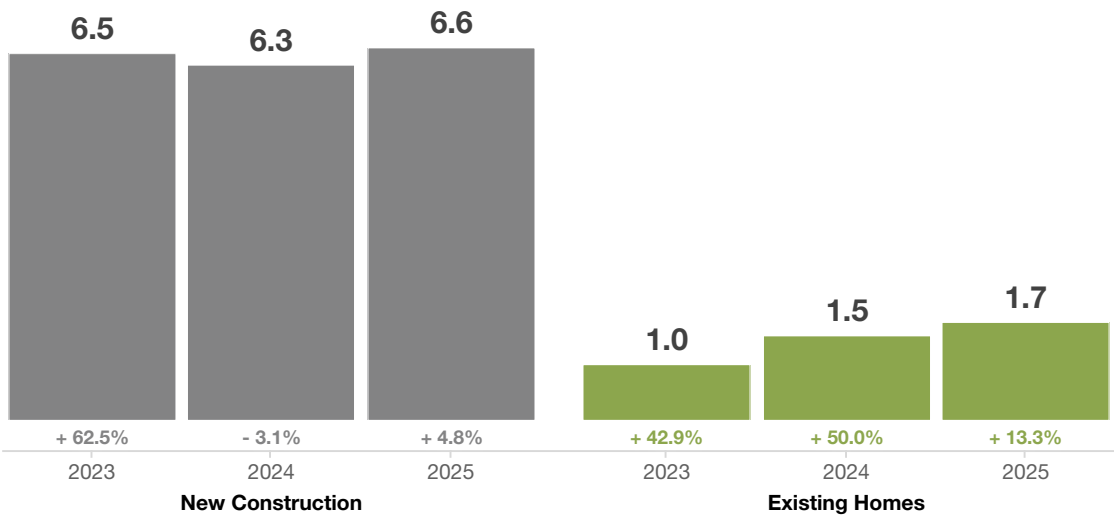


# Months Supply of Inventory

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.



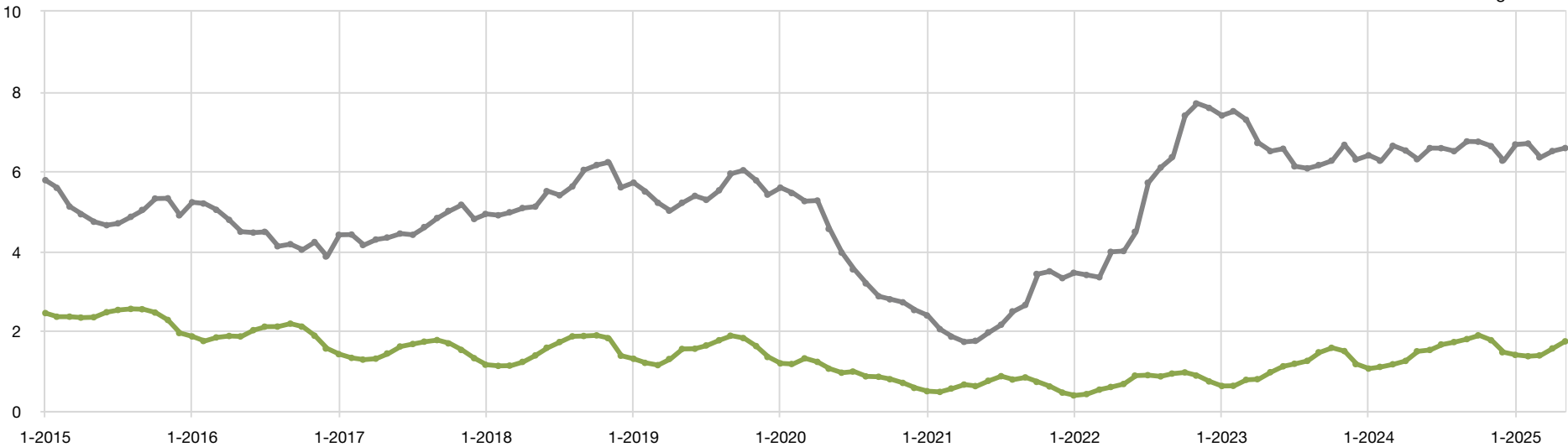
May



Months Supply	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	6.7	+ 8.1%	1.8	+ 20.0%
Oct-2024	6.7	+ 6.3%	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	6.3	- 4.5%	1.4	+ 16.7%
Apr-2025	6.5	0.0%	1.6	+ 23.1%
May-2025	6.6	+ 4.8%	1.7	+ 13.3%
12-Month Avg*	6.6	+ 3.4%	1.6	+ 25.9%

\* Months Supply for all properties from June 2024 through May 2025. This is not the average of the individual figures above.

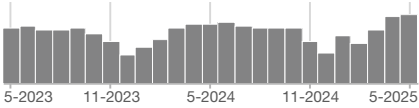

## Historical Months Supply of Inventory by Month



# 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	5-2024	5-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		2,653	3,024	+ 14.0%	11,358	12,320	+ 8.5%
Pending Sales		1,681	1,806	+ 7.4%	7,791	7,974	+ 2.3%
Closed Sales		1,932	1,775	- 8.1%	6,758	6,642	- 1.7%
Days on Market Until Sale		19	23	+ 21.1%	25	31	+ 24.0%
Median Closed Price		\$310,000	\$319,813	+ 3.2%	\$300,000	\$308,500	+ 2.8%
Average Closed Price		\$356,923	\$364,582	+ 2.1%	\$340,325	\$349,226	+ 2.6%
Percent of List Price Received		99.6%	99.6%	0.0%	99.1%	99.0%	- 0.1%
Housing Affordability Index		110	108	- 1.8%	114	112	- 1.8%
Inventory of Homes for Sale		3,143	3,541	+ 12.7%	—	—	—
Months Supply of Inventory		2.2	2.4	+ 9.1%	—	—	—