

# Monthly Indicators

Great Plains Regional MLS



## June 2025

U.S. existing-home sales edged up 0.8% month-over-month to a seasonally adjusted annual rate of 4.03 million units, exceeding economists' expectations, although sales were down 0.7% year-over-year, according to the National Association of REALTORS® (NAR). On a monthly basis, sales increased in the Midwest, Northeast, and South but decreased in the West.

New Listings decreased 44.0 percent for New Construction but increased 13.7 percent for Existing Homes. Pending Sales decreased 15.1 percent for New Construction and 1.9 percent for Existing Homes. Inventory decreased 3.5 percent for New Construction but increased 26.3 percent for Existing Homes.

Median Closed Price decreased 1.9 percent for New Construction but increased 0.7 percent for Existing Homes. Days on Market decreased 1.4 percent for New Construction but increased 25.0 percent for Existing Homes. Months Supply of Inventory decreased 3.0 percent for New Construction but increased 26.7 percent for Existing Homes.

Heading into June, there were 1.54 million units for sale across the country, a 6.2% increase from the previous month and a 20.3% improvement over the same period last year, representing a 4.6-month supply at the current sales pace, according to NAR. Despite the additional supply, home prices have continued to rise nationwide, albeit at a slower pace than during the pandemic, climbing 1.3% year-over-year to \$422,800 as of last measure.

## Quick Facts

<b>+ 8.8%</b>	<b>0.0%</b>	<b>+ 14.0%</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.

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.



Key Metrics	Historical Sparkbars	6-2024	6-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		548	307	- 44.0%	2,706	2,463	- 9.0%
Pending Sales		192	163	- 15.1%	1,474	1,369	- 7.1%
Closed Sales		265	248	- 6.4%	1,280	1,292	+ 0.9%
Days on Market Until Sale		71	70	- 1.4%	66	83	+ 25.8%
Median Closed Price		\$424,995	\$417,070	- 1.9%	\$426,305	\$425,395	- 0.2%
Average Closed Price		\$473,889	\$478,054	+ 0.9%	\$471,037	\$476,933	+ 1.3%
Percent of List Price Received		100.6%	100.3%	- 0.3%	100.5%	100.6%	+ 0.1%
Housing Affordability Index		82	84	+ 2.4%	81	82	+ 1.2%
Inventory of Homes for Sale		1,330	1,283	- 3.5%	—	—	—
Months Supply of Inventory		6.6	6.4	- 3.0%	—	—	—

# 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	6-2024	6-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		2,159	<b>2,454</b>	+ 13.7%	11,359	<b>12,710</b>	+ 11.9%
Pending Sales		1,485	<b>1,457</b>	- 1.9%	7,993	<b>8,265</b>	+ 3.4%
Closed Sales		1,466	<b>1,635</b>	+ 11.5%	7,209	<b>7,336</b>	+ 1.8%
Days on Market Until Sale		12	<b>15</b>	+ 25.0%	17	<b>20</b>	+ 17.6%
Median Closed Price		\$300,000	<b>\$302,000</b>	+ 0.7%	\$280,250	<b>\$290,000</b>	+ 3.5%
Average Closed Price		\$344,778	<b>\$351,653</b>	+ 2.0%	\$322,924	<b>\$332,069</b>	+ 2.8%
Percent of List Price Received		99.9%	<b>99.2%</b>	- 0.7%	99.1%	<b>98.8%</b>	- 0.3%
Housing Affordability Index		115	<b>116</b>	+ 0.9%	124	<b>120</b>	- 3.2%
Inventory of Homes for Sale		1,900	<b>2,399</b>	+ 26.3%	—	—	—
Months Supply of Inventory		1.5	<b>1.9</b>	+ 26.7%	—	—	—

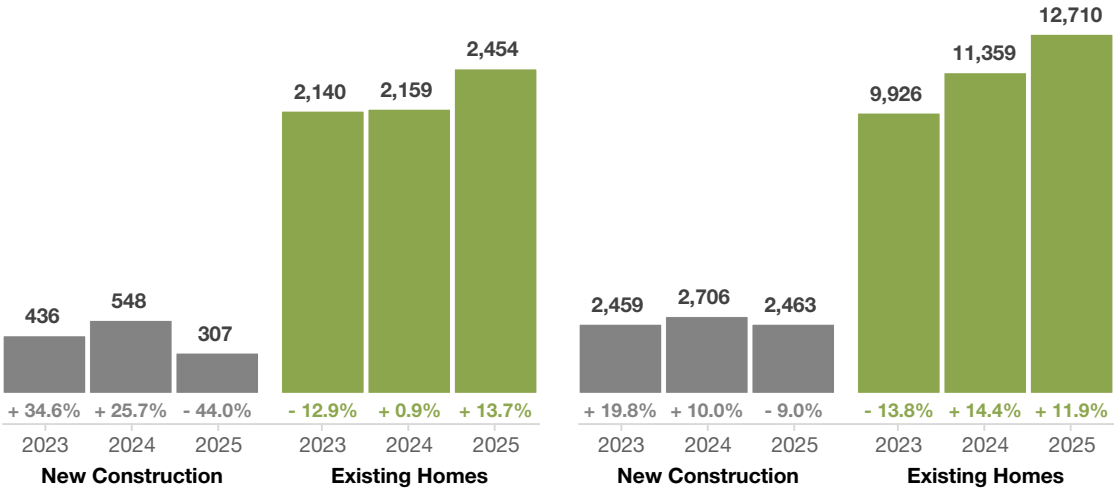
# New Listings

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



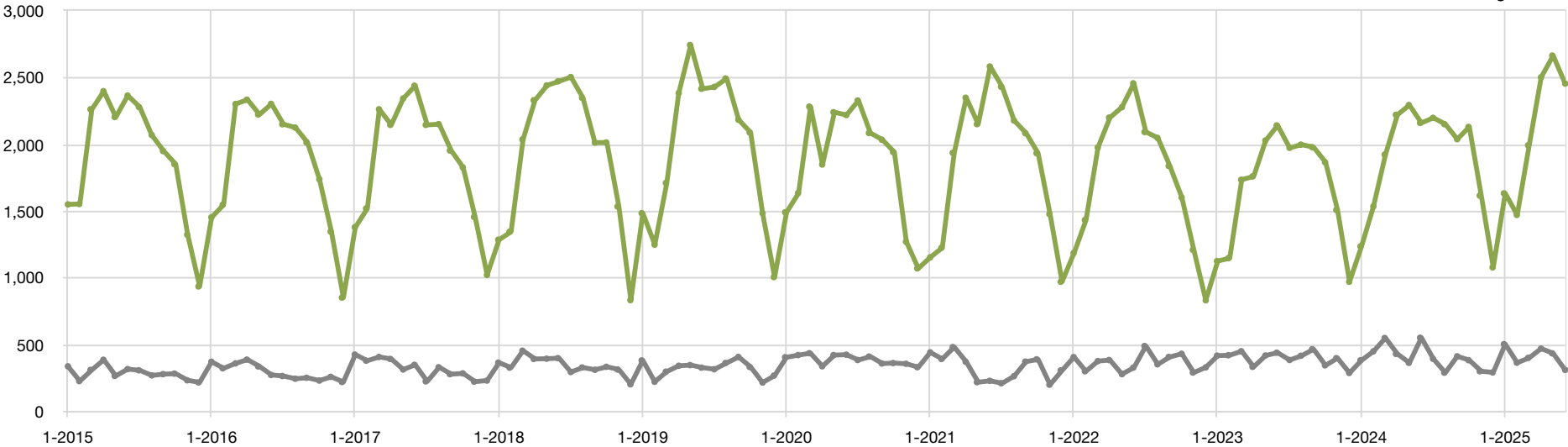
## June

## Year to Date



New Listings	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	380	+ 11.4%	2,129	+ 14.2%
Nov-2024	297	- 24.8%	1,614	+ 7.2%
Dec-2024	288	+ 1.4%	1,076	+ 11.2%
Jan-2025	500	+ 31.9%	1,631	+ 32.3%
Feb-2025	361	- 19.1%	1,469	- 4.2%
Mar-2025	397	- 27.3%	1,991	+ 3.6%
Apr-2025	467	+ 9.4%	2,501	+ 12.7%
May-2025	431	+ 19.7%	2,664	+ 16.2%
Jun-2025	307	- 44.0%	2,454	+ 13.7%
12-Month Avg	376	- 9.4%	1,993	+ 10.5%

## Historical New Listings by Month



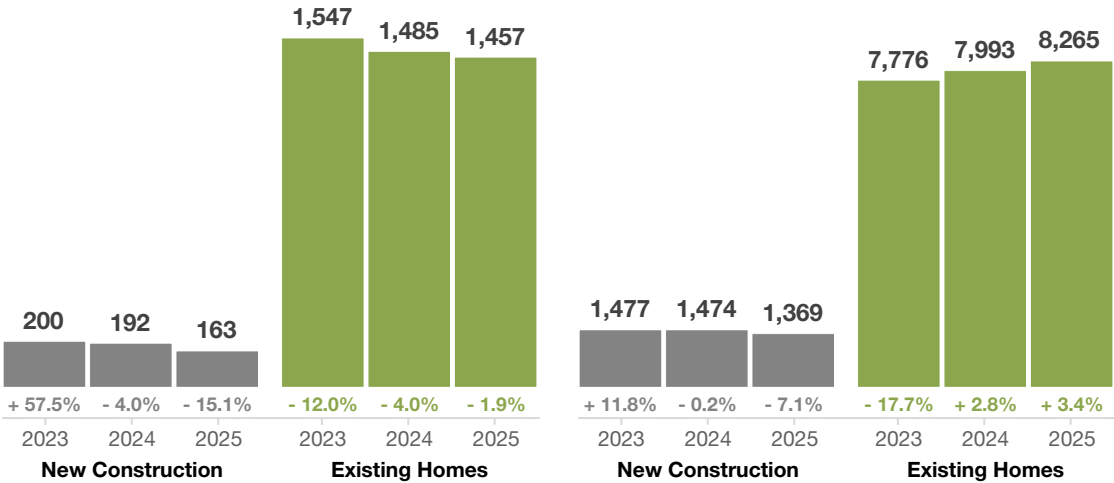
# Pending Sales

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



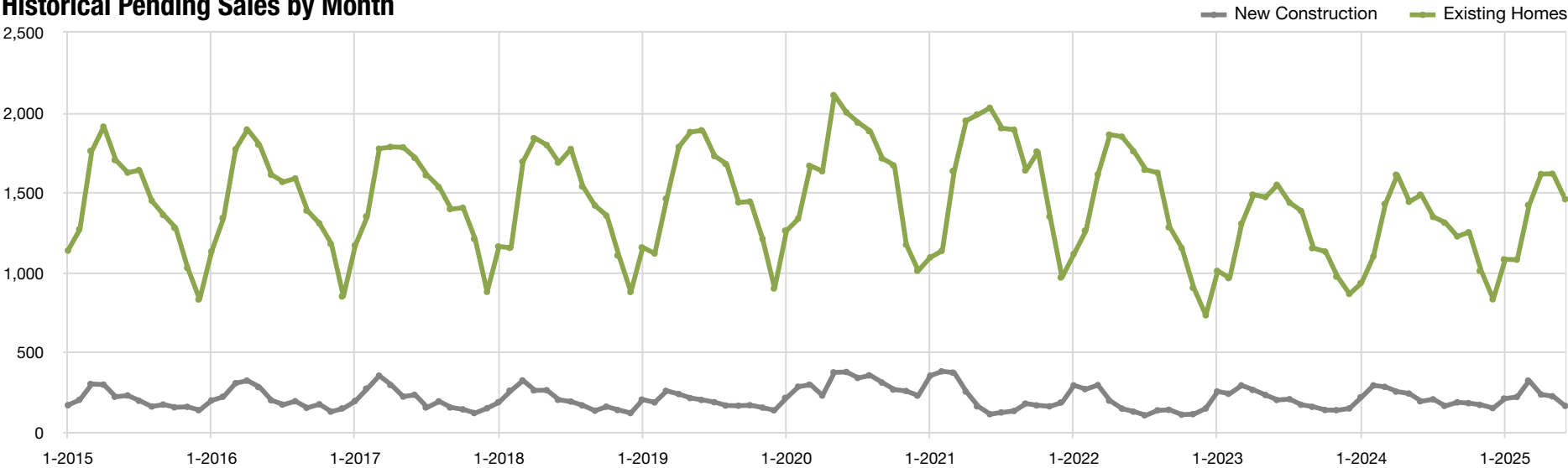
## June

## Year to Date



Pending Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	180	+ 31.4%	1,250	+ 10.7%
Nov-2024	169	+ 24.3%	1,008	+ 3.7%
Dec-2024	149	+ 1.4%	830	- 3.9%
Jan-2025	209	- 3.7%	1,080	+ 16.0%
Feb-2025	219	- 24.7%	1,078	- 1.9%
Mar-2025	321	+ 13.8%	1,420	- 0.5%
Apr-2025	234	- 7.1%	1,614	+ 0.2%
May-2025	223	- 7.1%	1,616	+ 12.1%
Jun-2025	163	- 15.1%	1,457	- 1.9%
12-Month Avg	202	0.0%	1,269	+ 2.0%

## Historical Pending Sales by Month

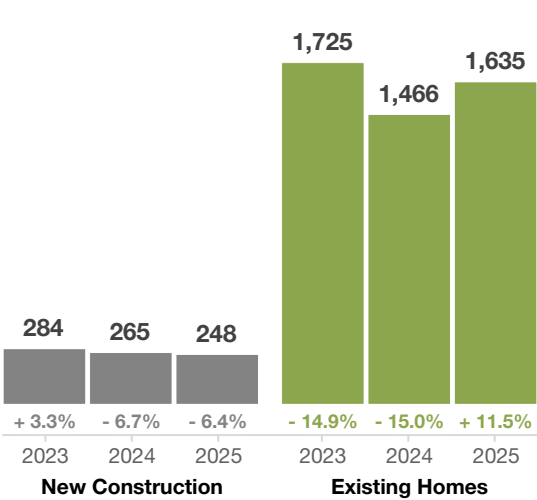


# Closed Sales

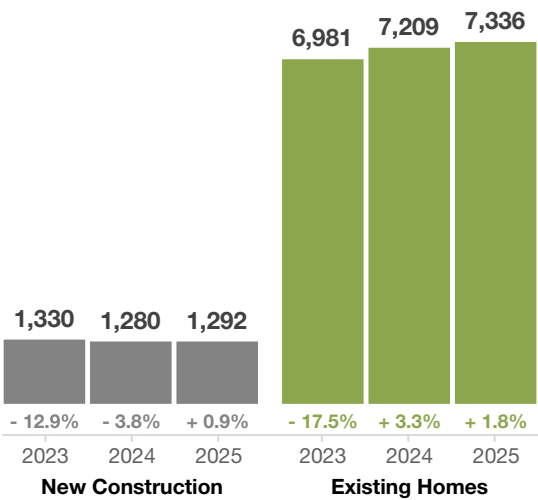
A count of the actual sales that closed in a given month.



## June

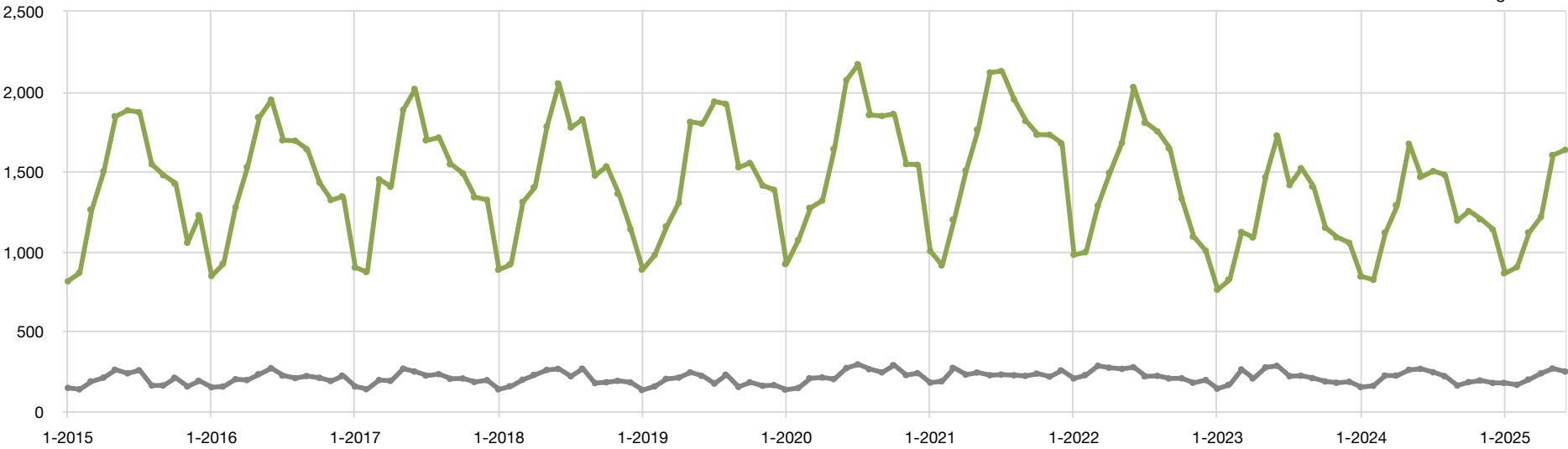


## Year to Date



Closed Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jul-2024	244	+ 11.4%	1,502	+ 6.2%
Aug-2024	219	- 1.4%	1,479	- 2.7%
Sep-2024	161	- 22.2%	1,192	- 15.2%
Oct-2024	182	- 2.2%	1,252	+ 9.1%
Nov-2024	192	+ 7.9%	1,201	+ 10.4%
Dec-2024	177	- 3.8%	1,137	+ 8.0%
Jan-2025	177	+ 17.2%	863	+ 2.4%
Feb-2025	165	+ 3.8%	902	+ 9.7%
Mar-2025	198	- 11.2%	1,118	+ 0.1%
Apr-2025	237	+ 6.3%	1,216	- 5.6%
May-2025	267	+ 3.1%	1,602	- 4.2%
Jun-2025	248	- 6.4%	1,635	+ 11.5%
12-Month Avg	206	0.0%	1,258	+ 1.7%

## Historical Closed Sales by Month

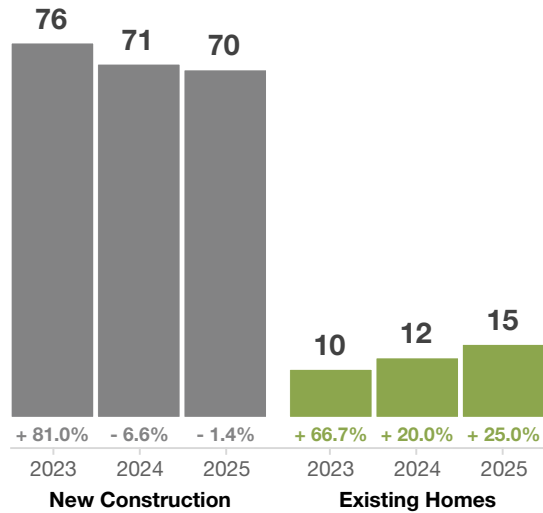


# Days on Market Until Sale

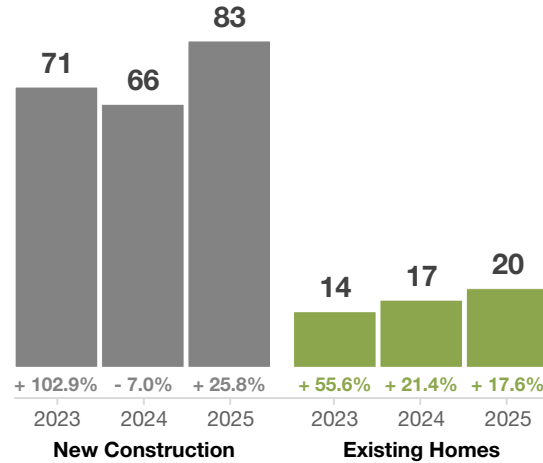
Average number of days between when a property is listed and when an offer is accepted in a given month.



## June



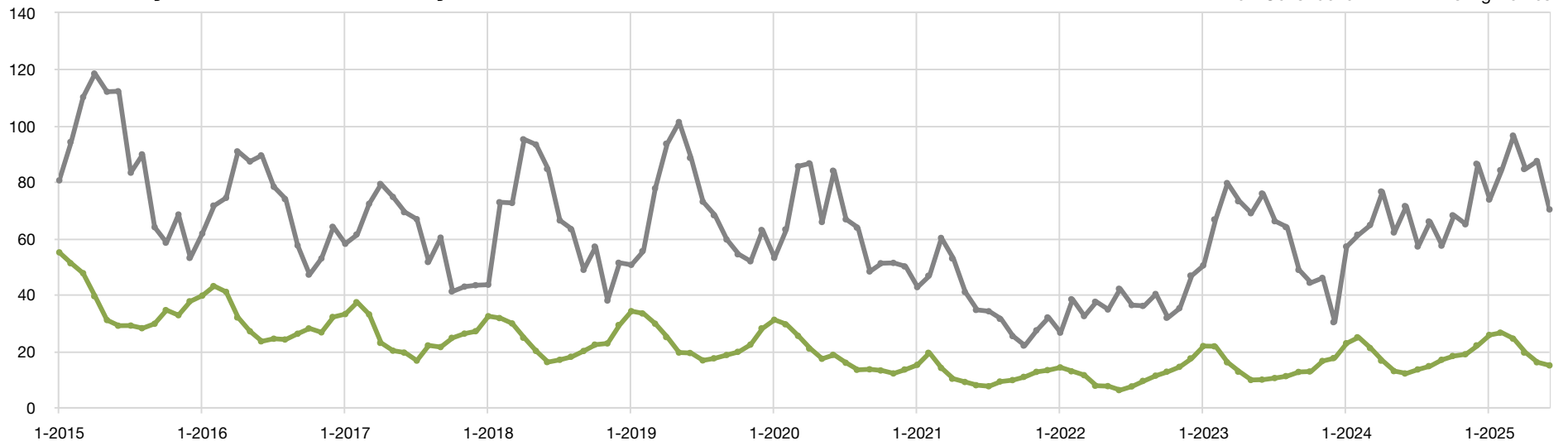
## Year to Date



Days on Market	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	+ 18.8%
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	85	+ 10.4%	19	+ 18.8%
May-2025	87	+ 40.3%	16	+ 23.1%
<b>Jun-2025</b>	<b>70</b>	<b>- 1.4%</b>	<b>15</b>	<b>+ 25.0%</b>
12-Month Avg*	75	+ 27.3%	18	+ 22.9%

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

## Historical Days on Market Until Sale by Month

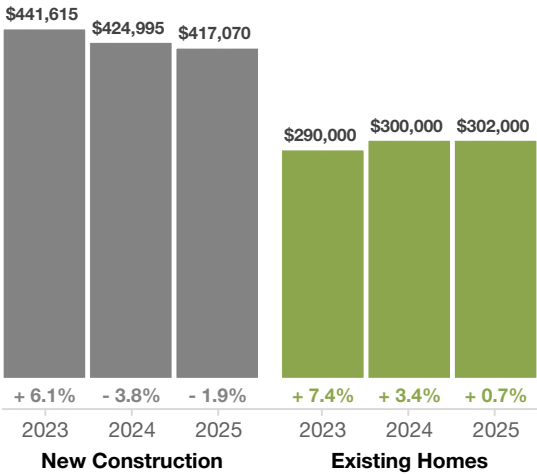


# Median Closed Price

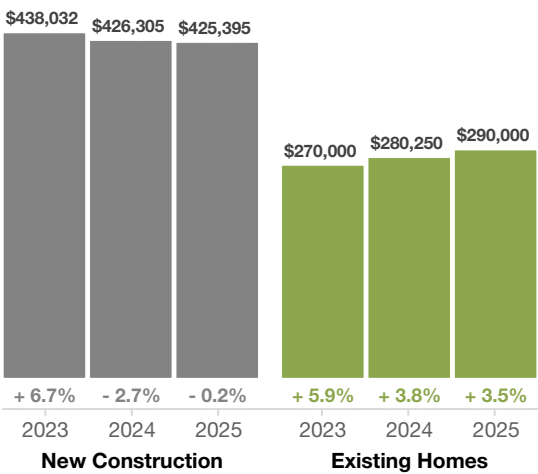
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## June



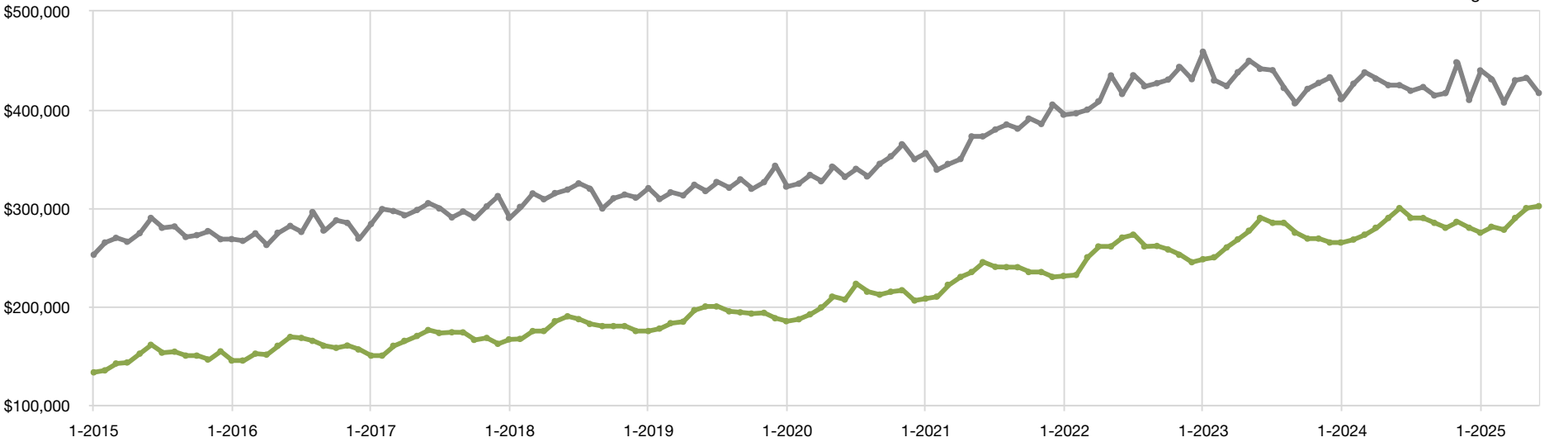
## Year to Date



Median Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	+ 6.3%
Dec-2024	\$409,992	- 5.3%	\$280,000	+ 5.7%
Jan-2025	\$439,990	+ 7.1%	\$275,000	+ 3.8%
Feb-2025	\$430,990	+ 1.1%	\$281,000	+ 4.9%
Mar-2025	\$407,337	- 7.0%	\$278,000	+ 1.8%
Apr-2025	\$429,990	- 0.4%	\$290,000	+ 3.6%
May-2025	\$432,365	+ 1.7%	\$300,000	+ 3.4%
Jun-2025	\$417,070	- 1.9%	\$302,000	+ 0.7%
12-Month Avg*	\$423,100	- 0.4%	\$287,000	+ 2.9%

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

## Historical Median Closed Price by Month



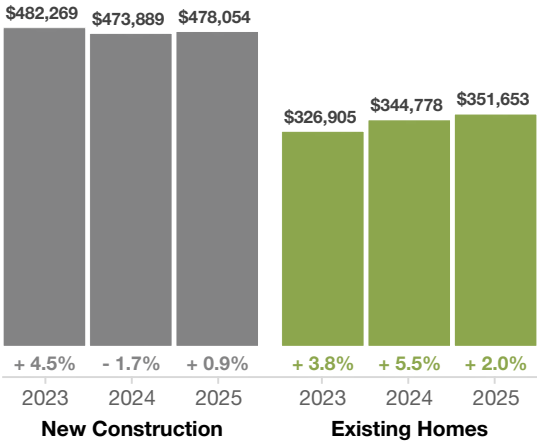


# Average Closed Price

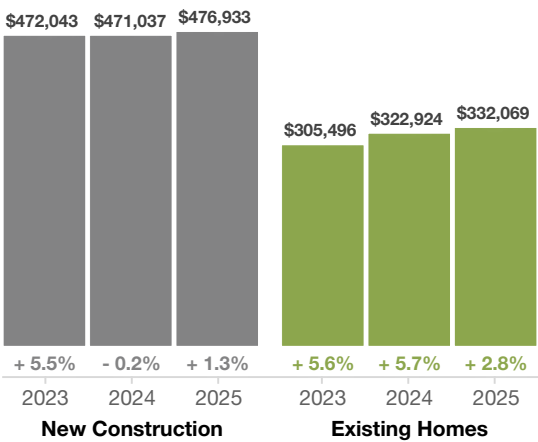
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## June



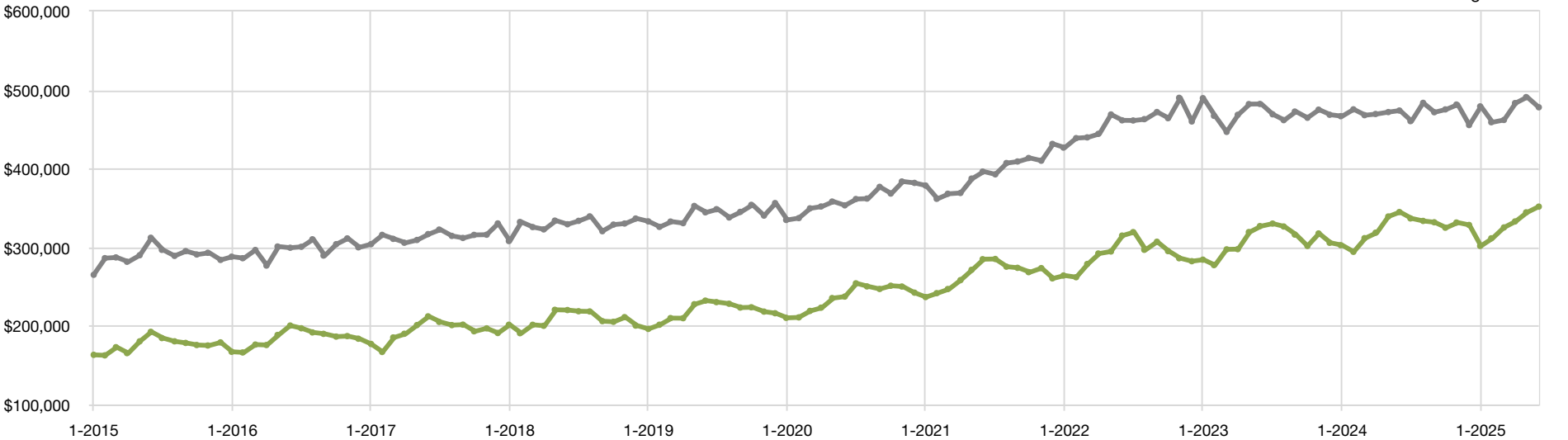
## Year to Date



Average Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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%	\$331,767	+ 5.0%
Oct-2024	\$475,326	+ 2.3%	\$324,850	+ 7.7%
Nov-2024	\$481,482	+ 1.4%	\$331,403	+ 4.4%
Dec-2024	\$455,417	- 2.8%	\$328,330	+ 7.4%
Jan-2025	\$479,161	+ 2.7%	\$301,635	- 0.3%
Feb-2025	\$459,008	- 3.4%	\$311,373	+ 5.8%
Mar-2025	\$461,916	- 1.3%	\$325,170	+ 4.4%
Apr-2025	\$483,366	+ 3.0%	\$332,810	+ 4.5%
May-2025	\$490,973	+ 4.0%	\$344,385	+ 1.6%
Jun-2025	\$478,054	+ 0.9%	\$351,653	+ 2.0%
12-Month Avg*	\$474,247	+ 1.0%	\$331,706	+ 3.6%

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

## Historical Average Closed Price by Month

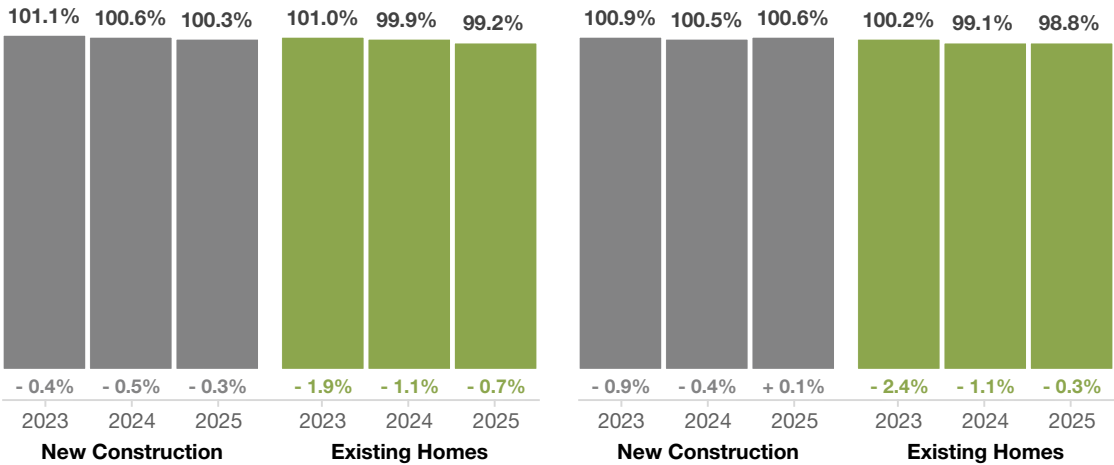


# Percent of List Price Received

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.



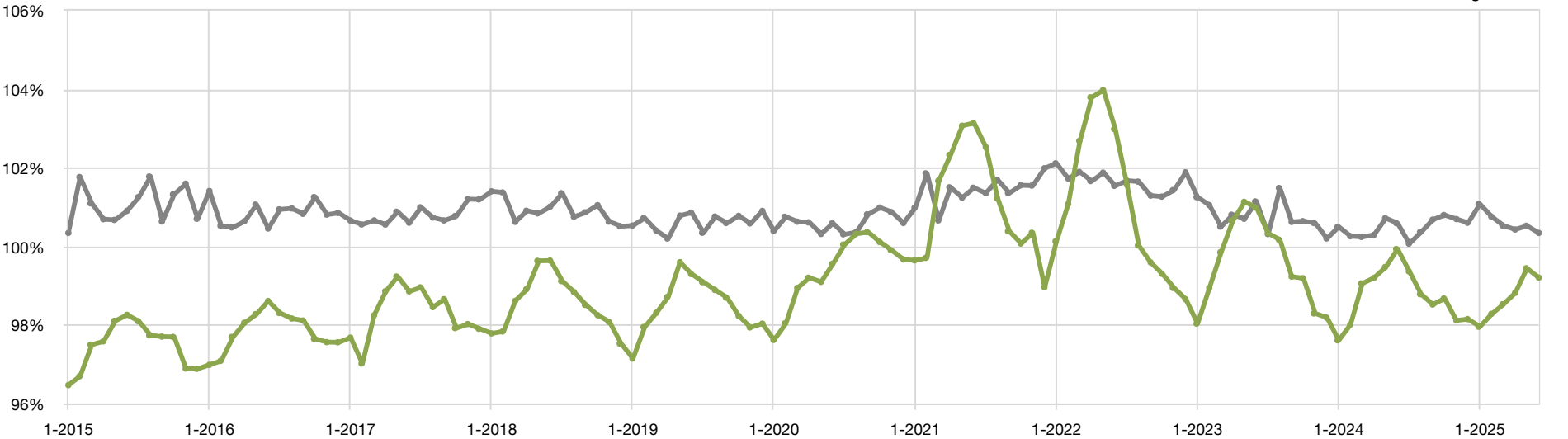
## June



Pct. of List Price Received	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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%	98.1%	- 0.1%
Jan-2025	101.1%	+ 0.6%	98.0%	+ 0.4%
Feb-2025	100.8%	+ 0.5%	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	100.5%	- 0.2%	99.4%	- 0.1%
Jun-2025	100.3%	- 0.3%	99.2%	- 0.7%
12-Month Avg*	100.5%	- 0.0%	98.7%	- 0.5%

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

## Historical Percent of List Price Received by Month

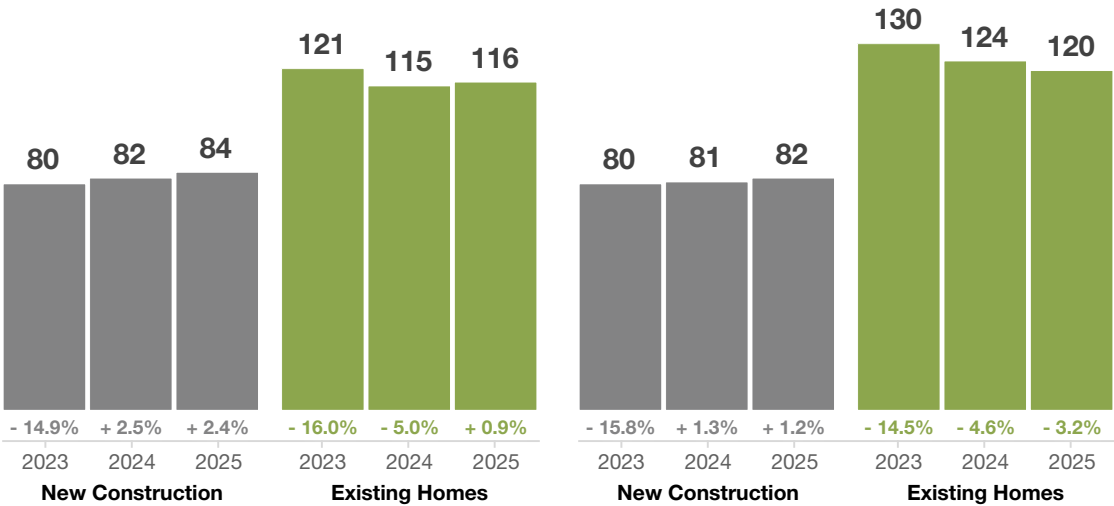


# Housing Affordability Index

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.



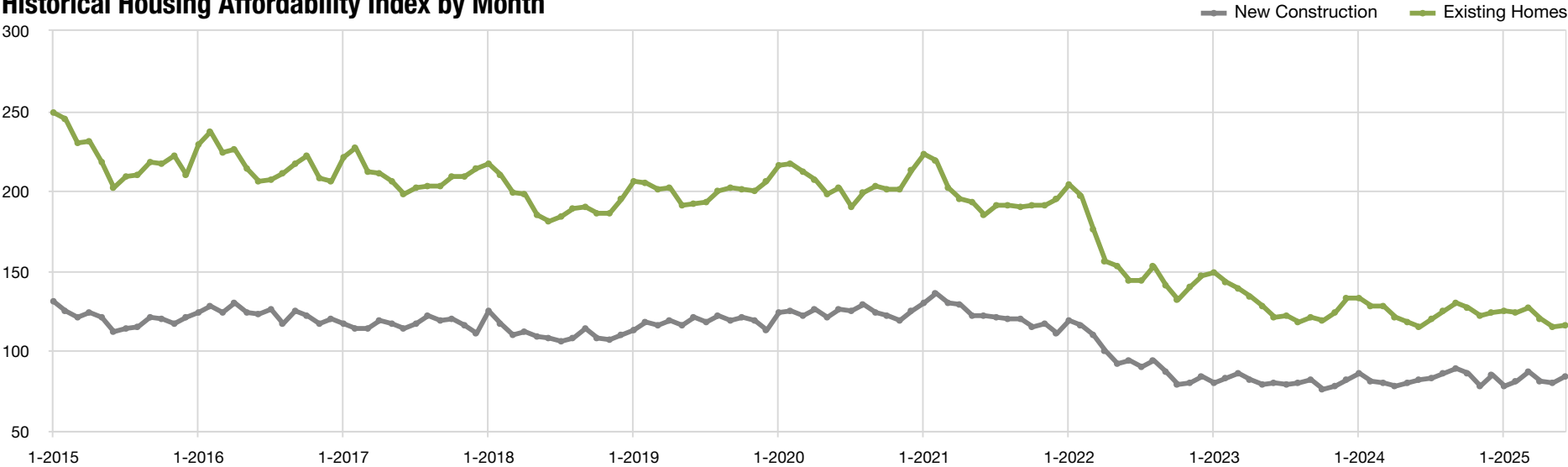
## June



## Year to Date

Affordability Index	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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%	124	- 3.1%
Mar-2025	87	+ 8.8%	127	- 0.8%
Apr-2025	81	+ 3.8%	120	- 0.8%
May-2025	80	0.0%	115	- 2.5%
Jun-2025	84	+ 2.4%	116	+ 0.9%
12-Month Avg	83	+ 3.8%	123	0.0%

## Historical Housing Affordability Index by Month

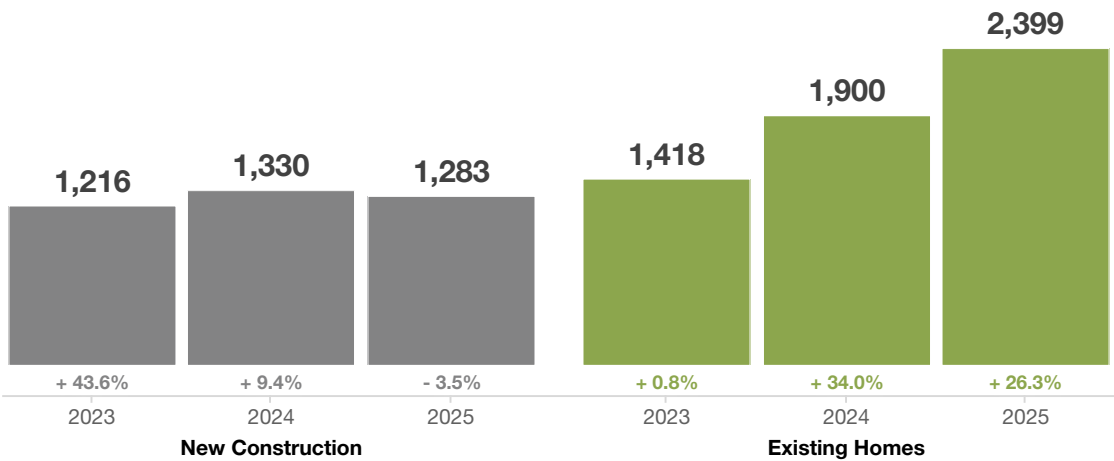


# Inventory of Homes for Sale

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

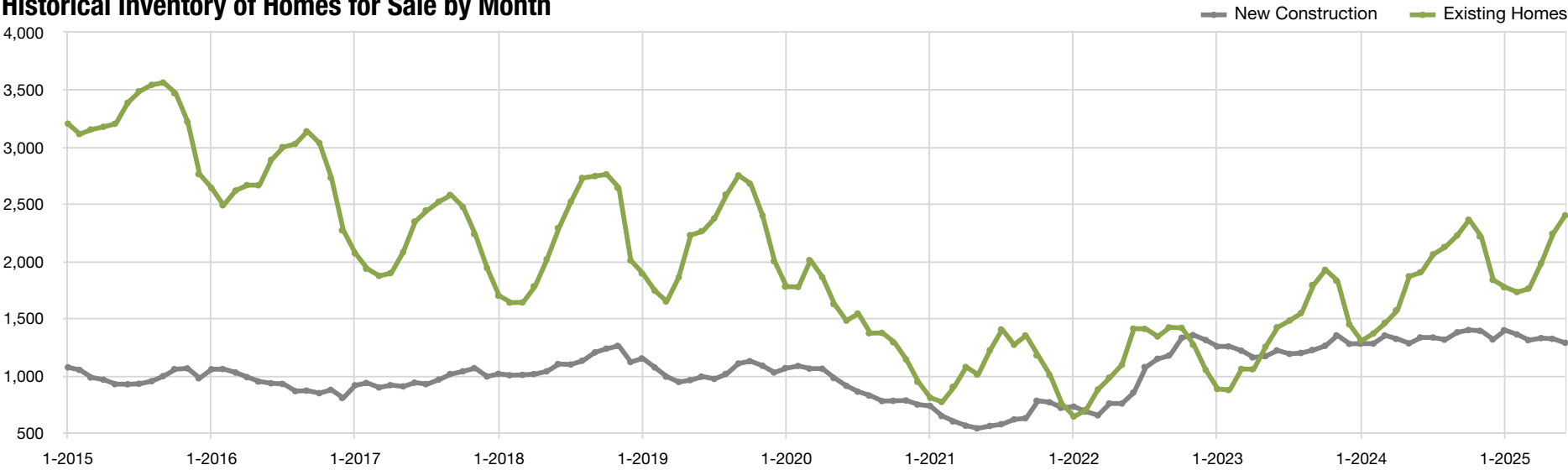


June



Homes for Sale	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jul-2024	1,329	+ 12.1%	2,058	+ 39.2%
Aug-2024	1,310	+ 9.7%	2,122	+ 37.5%
Sep-2024	1,375	+ 12.7%	2,224	+ 24.3%
Oct-2024	1,395	+ 11.0%	2,361	+ 22.8%
Nov-2024	1,388	+ 3.0%	2,214	+ 21.2%
Dec-2024	1,312	+ 3.0%	1,834	+ 27.0%
Jan-2025	1,393	+ 9.2%	1,770	+ 36.2%
Feb-2025	1,356	+ 6.3%	1,727	+ 26.5%
Mar-2025	1,306	- 3.0%	1,757	+ 20.6%
Apr-2025	1,324	+ 0.5%	1,978	+ 26.2%
May-2025	1,318	+ 3.1%	2,238	+ 20.0%
Jun-2025	1,283	- 3.5%	2,399	+ 26.3%
12-Month Avg	1,341	+ 5.2%	2,057	+ 26.9%

## Historical Inventory of Homes for Sale by Month

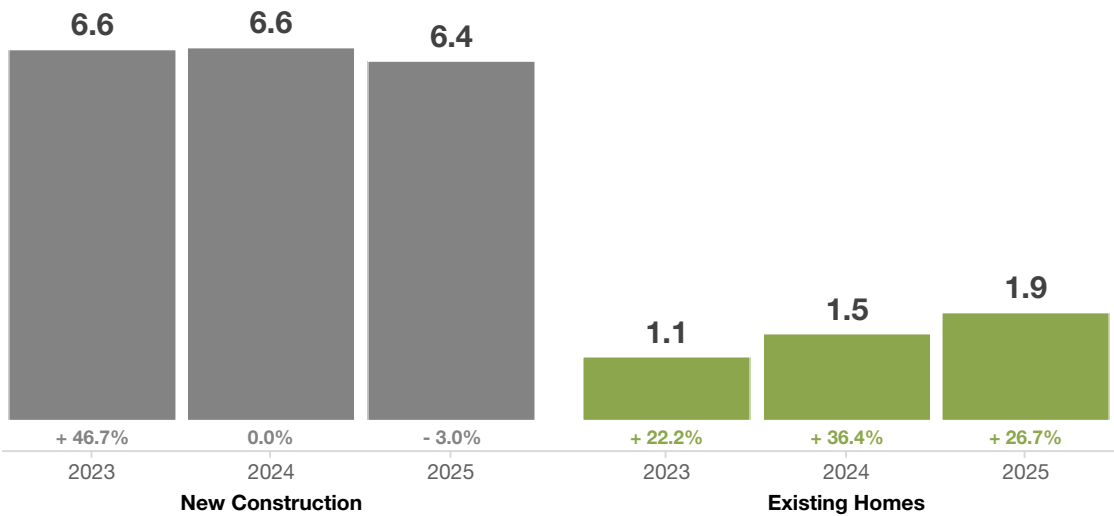


# Months Supply of Inventory

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.



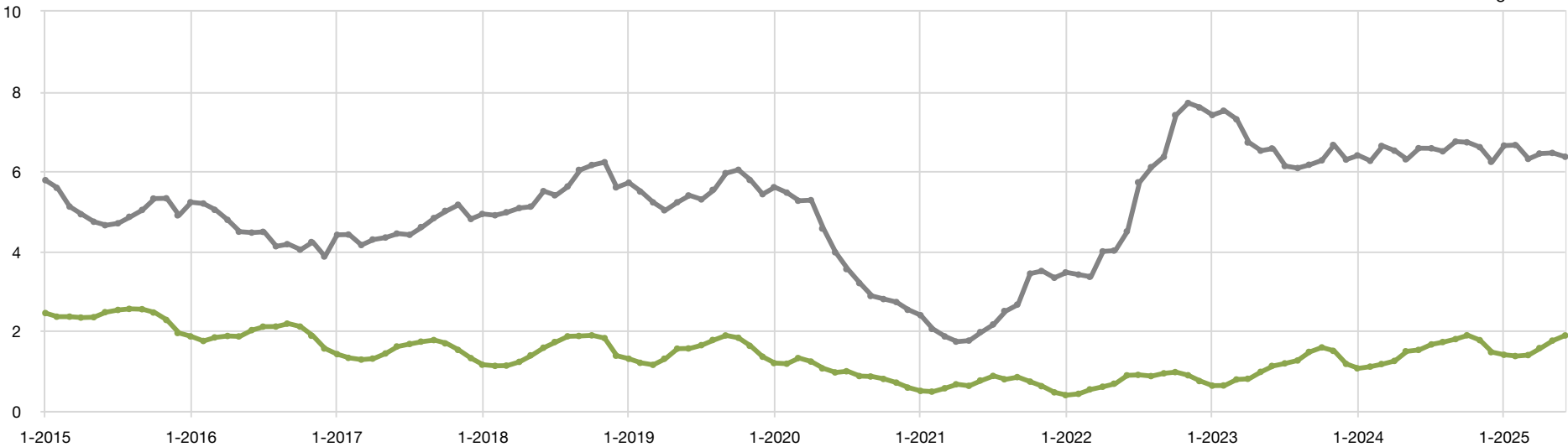
June



Months Supply	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	6.2	- 1.6%	1.5	+ 25.0%
Jan-2025	6.6	+ 3.1%	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	6.4	- 1.5%	1.6	+ 23.1%
May-2025	6.5	+ 3.2%	1.8	+ 20.0%
Jun-2025	6.4	- 3.0%	1.9	+ 26.7%
12-Month Avg*	6.5	+ 2.6%	1.6	+ 24.6%

\* Months Supply for all properties from July 2024 through June 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	6-2024	6-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		2,707	<b>2,761</b>	+ 2.0%	14,065	<b>15,173</b>	+ 7.9%
Pending Sales		1,677	<b>1,620</b>	- 3.4%	9,467	<b>9,634</b>	+ 1.8%
Closed Sales		1,731	<b>1,883</b>	+ 8.8%	8,489	<b>8,628</b>	+ 1.6%
Days on Market Until Sale		21	<b>22</b>	+ 4.8%	24	<b>29</b>	+ 20.8%
Median Closed Price		\$320,000	<b>\$320,000</b>	0.0%	\$303,000	<b>\$313,000</b>	+ 3.3%
Average Closed Price		\$364,480	<b>\$368,260</b>	+ 1.0%	\$345,250	<b>\$353,753</b>	+ 2.5%
Percent of List Price Received		100.0%	<b>99.4%</b>	- 0.6%	99.3%	<b>99.1%</b>	- 0.2%
Housing Affordability Index		108	<b>109</b>	+ 0.9%	114	<b>111</b>	- 2.6%
Inventory of Homes for Sale		3,230	<b>3,682</b>	+ 14.0%	—	—	—
Months Supply of Inventory		2.2	<b>2.5</b>	+ 13.6%	—	—	—