

Monthly Indicators

Lincoln Area Region



May 2026

U.S. existing-home sales edged up 0.2% from the previous month to a seasonally adjusted annual rate of 4.02 million, according to the National Association of REALTORS® (NAR). Sales remained unchanged year-over-year. Regionally, existing-home sales rose in the Midwest and South, were flat in the Northeast, and declined in the West. Year-over-year, sales increased in the South, held steady in the West, and fell in the Northeast and Midwest.

New Listings increased 15.7 percent for New Construction but decreased 9.8 percent for Existing Homes. Pending Sales decreased 1.7 percent for New Construction and 5.0 percent for Existing Homes. Inventory increased 19.7 percent for New Construction but decreased 1.4 percent for Existing Homes.

Median Closed Price decreased 5.5 percent for New Construction and 3.2 percent for Existing Homes. Days on Market increased 2.4 percent for New Construction but decreased 7.1 percent for Existing Homes. Months Supply of Inventory increased 22.2 percent for New Construction but decreased 11.1 percent for Existing Homes.

National inventory climbed 5.8% month-over-month and 1.4% year-over-year, with approximately 1.47 million properties listed for sale heading into May, NAR reported. At the current sales pace, that represents a 4.4-month supply, reflecting a modest improvement in inventory conditions compared to a year earlier. Homes spent a median of 32 days on the market, down from 41 days the previous month, while the median existing-home price increased to \$417,700, up 0.9% from a year ago.

Quick Facts

- 5.3%

Change in
Closed Sales
All Properties

- 2.6%

Change in
Median Closed Price
All Properties

+ 5.9%

Change in
Homes for Sale
All Properties

This report covers residential real estate activity in the Lincoln area, which includes all of Lancaster and Seward counties, as well as the following ZIP codes: 68003, 68304, 68347, 68349, 68366, 68407, 68418, 68454, 68461 and 68462. 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.



Lincoln Area Region

Key Metrics	Historical Sparkbars	5-2025	5-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		121	140	+ 15.7%	645	666	+ 3.3%
Pending Sales		59	58	- 1.7%	282	275	- 2.5%
Closed Sales		60	58	- 3.3%	240	226	- 5.8%
Days on Market Until Sale		41	42	+ 2.4%	45	45	0.0%
Median Closed Price		\$465,955	\$440,156	- 5.5%	\$470,244	\$445,950	- 5.2%
Average Closed Price		\$492,153	\$491,983	- 0.0%	\$496,050	\$487,889	- 1.6%
Percent of List Price Received		100.3%	100.2%	- 0.1%	100.4%	100.3%	- 0.1%
Housing Affordability Index		78	85	+ 9.0%	77	84	+ 9.1%
Inventory of Homes for Sale		305	365	+ 19.7%	—	—	—
Months Supply of Inventory		6.3	7.7	+ 22.2%	—	—	—

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.



Lincoln Area Region

Key Metrics	Historical Sparkbars	5-2025	5-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		697	629	- 9.8%	2,754	3,018	+ 9.6%
Pending Sales		420	399	- 5.0%	1,778	1,905	+ 7.1%
Closed Sales		450	425	- 5.6%	1,515	1,608	+ 6.1%
Days on Market Until Sale		14	13	- 7.1%	21	22	+ 4.8%
Median Closed Price		\$310,000	\$300,000	- 3.2%	\$285,000	\$289,000	+ 1.4%
Average Closed Price		\$346,087	\$342,402	- 1.1%	\$329,725	\$330,361	+ 0.2%
Percent of List Price Received		99.1%	99.3%	+ 0.2%	98.8%	98.6%	- 0.2%
Housing Affordability Index		117	124	+ 6.0%	127	129	+ 1.6%
Inventory of Homes for Sale		578	570	- 1.4%	—	—	—
Months Supply of Inventory		1.8	1.6	- 11.1%	—	—	—

New Listings

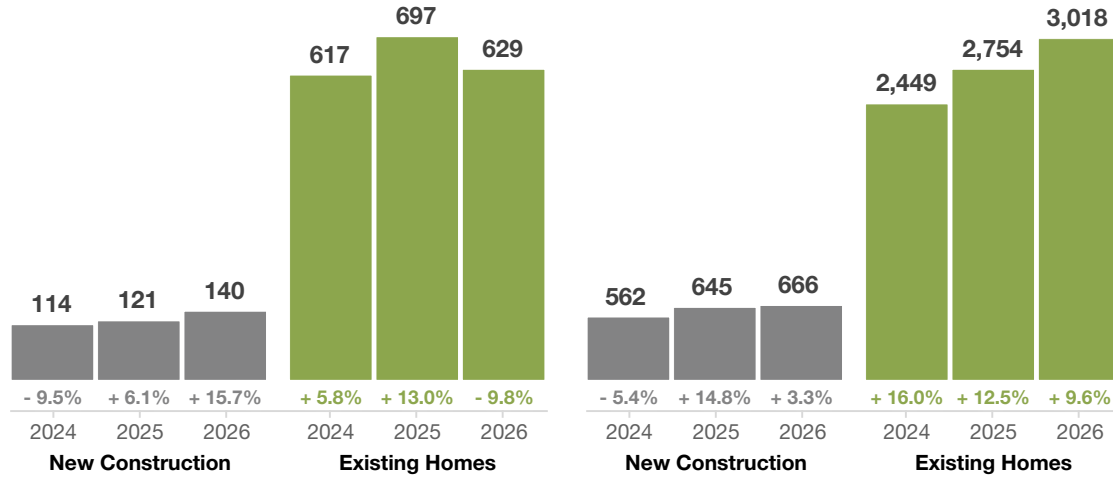
A count of the properties that have been newly listed on the market in a given month.



Lincoln Area Region

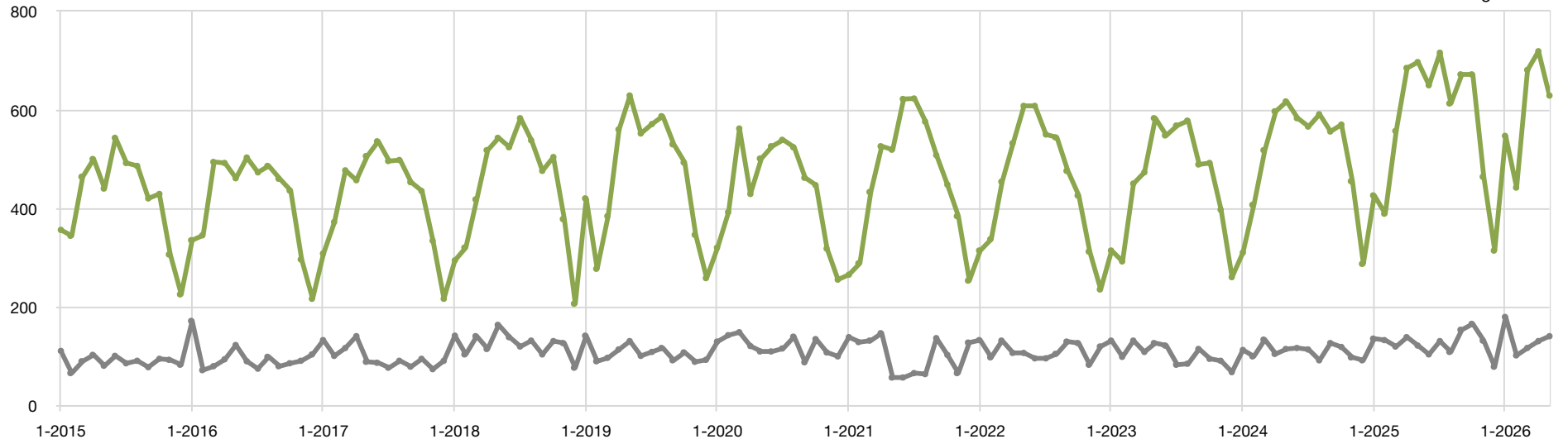
May

Year to Date



New Listings	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jun-2025	103	- 11.2%	650	+ 11.5%
Jul-2025	130	+ 15.0%	716	+ 26.5%
Aug-2025	108	+ 18.7%	613	+ 3.7%
Sep-2025	153	+ 21.4%	672	+ 20.9%
Oct-2025	165	+ 39.8%	672	+ 17.9%
Nov-2025	131	+ 35.1%	464	+ 2.0%
Dec-2025	78	- 14.3%	314	+ 9.4%
Jan-2026	179	+ 32.6%	547	+ 28.4%
Feb-2026	101	- 23.5%	442	+ 13.6%
Mar-2026	116	- 2.5%	681	+ 22.3%
Apr-2026	130	- 5.8%	719	+ 5.0%
May-2026	140	+ 15.7%	629	- 9.8%
12-Month Avg	128	+ 10.3%	593	+ 11.9%

Historical New Listings by Month



Pending Sales

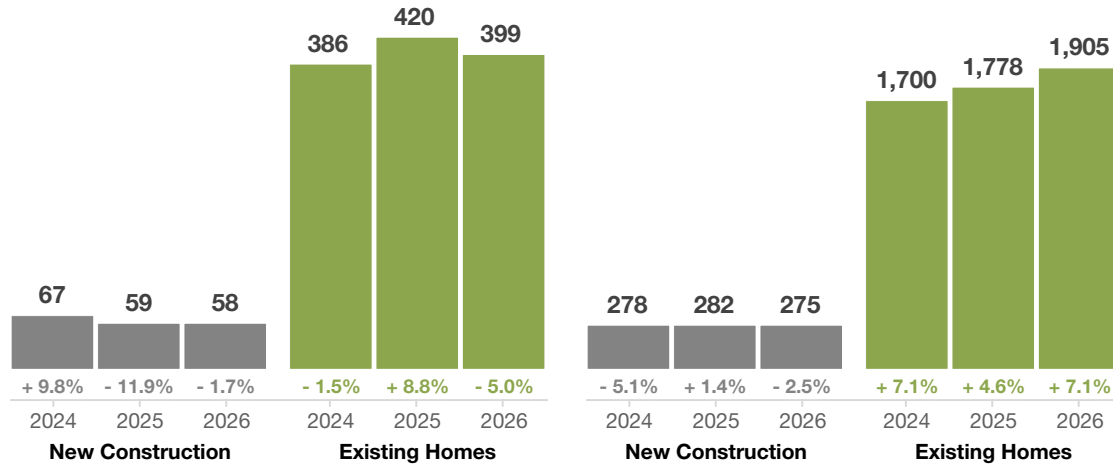
A count of the properties on which offers have been accepted in a given month.



Lincoln Area Region

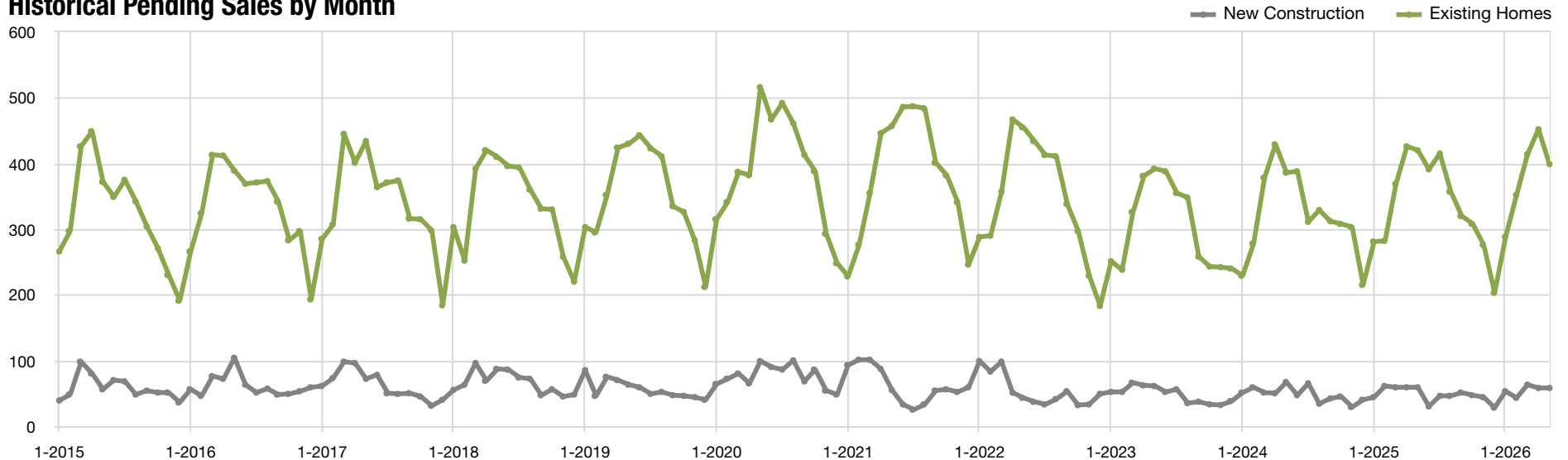
May

Year to Date



Pending Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jun-2025	30	-36.2%	391	+0.8%
Jul-2025	46	-29.2%	415	+33.4%
Aug-2025	46	+35.3%	357	+8.5%
Sep-2025	51	+21.4%	320	+2.6%
Oct-2025	47	+4.4%	308	0.0%
Nov-2025	44	+51.7%	276	-8.9%
Dec-2025	28	-30.0%	203	-5.6%
Jan-2026	53	+20.5%	288	+2.5%
Feb-2026	43	-29.5%	352	+24.8%
Mar-2026	63	+6.8%	414	+12.2%
Apr-2026	58	-1.7%	452	+6.1%
May-2026	58	-1.7%	399	-5.0%
12-Month Avg	47	-4.1%	348	+5.8%

Historical Pending Sales by Month



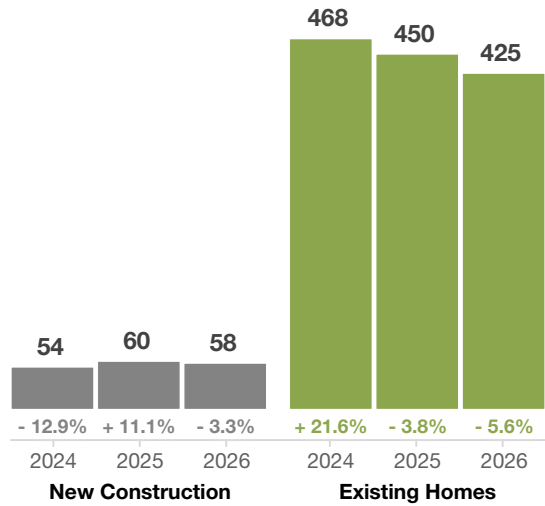
Closed Sales

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

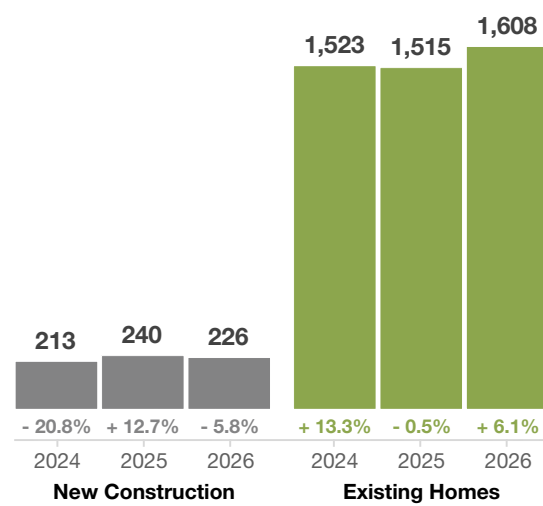


Lincoln Area Region

May

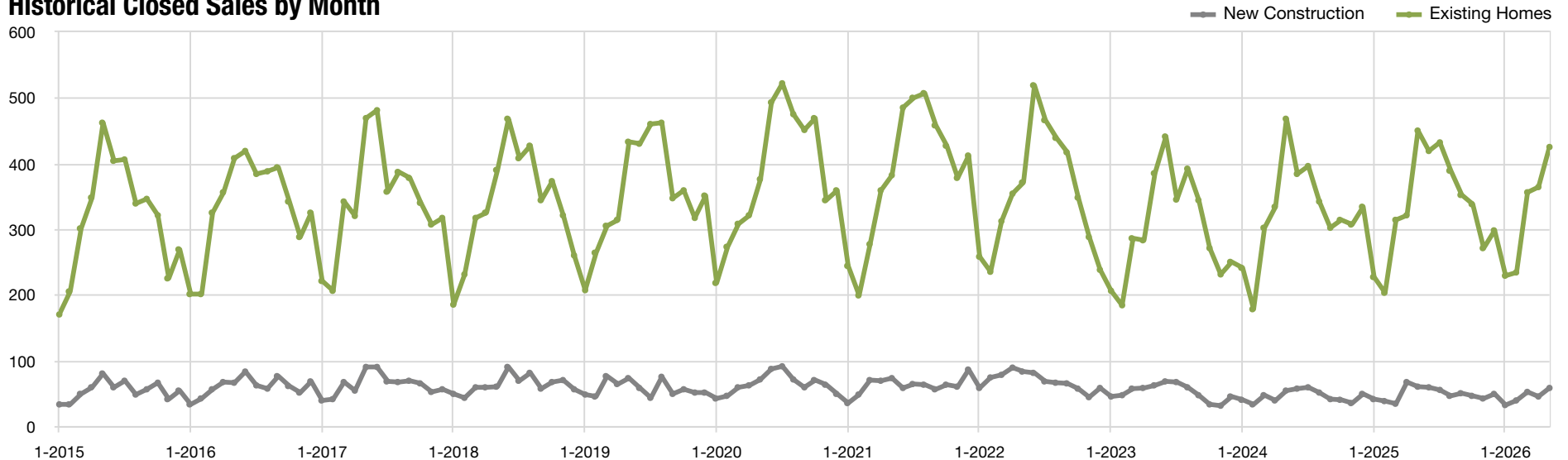


Year to Date



Closed Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jun-2025	59	+ 3.5%	419	+ 9.1%
Jul-2025	55	- 6.8%	432	+ 9.1%
Aug-2025	46	- 9.8%	389	+ 13.7%
Sep-2025	50	+ 22.0%	352	+ 16.6%
Oct-2025	46	+ 15.0%	338	+ 7.6%
Nov-2025	42	+ 20.0%	271	- 11.7%
Dec-2025	49	0.0%	298	- 10.8%
Jan-2026	32	- 22.0%	229	+ 0.9%
Feb-2026	39	+ 2.6%	234	+ 15.3%
Mar-2026	52	+ 52.9%	356	+ 13.4%
Apr-2026	45	- 32.8%	364	+ 13.4%
May-2026	58	- 3.3%	425	- 5.6%
12-Month Avg	48	0.0%	342	+ 5.2%

Historical Closed Sales by Month



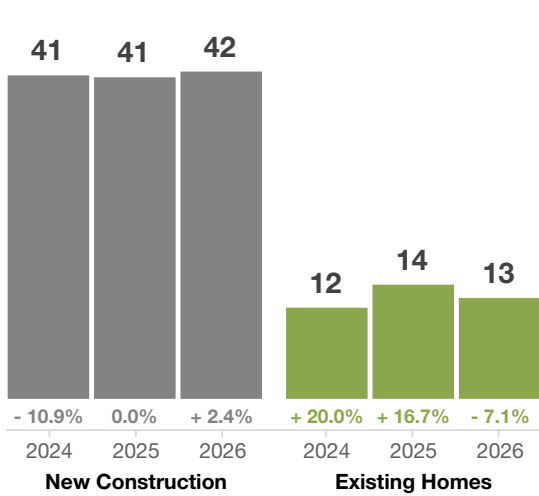
Days on Market Until Sale

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

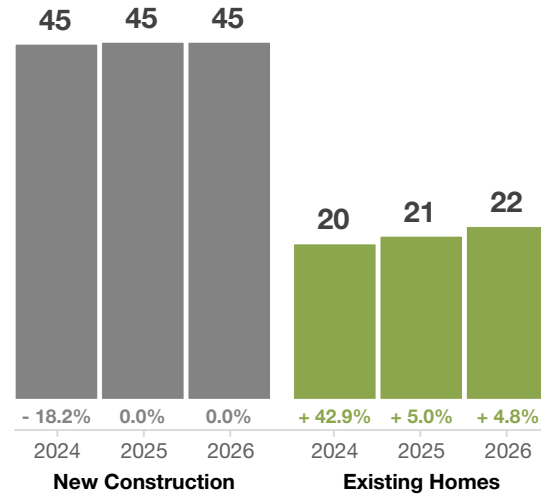


Lincoln Area Region

May



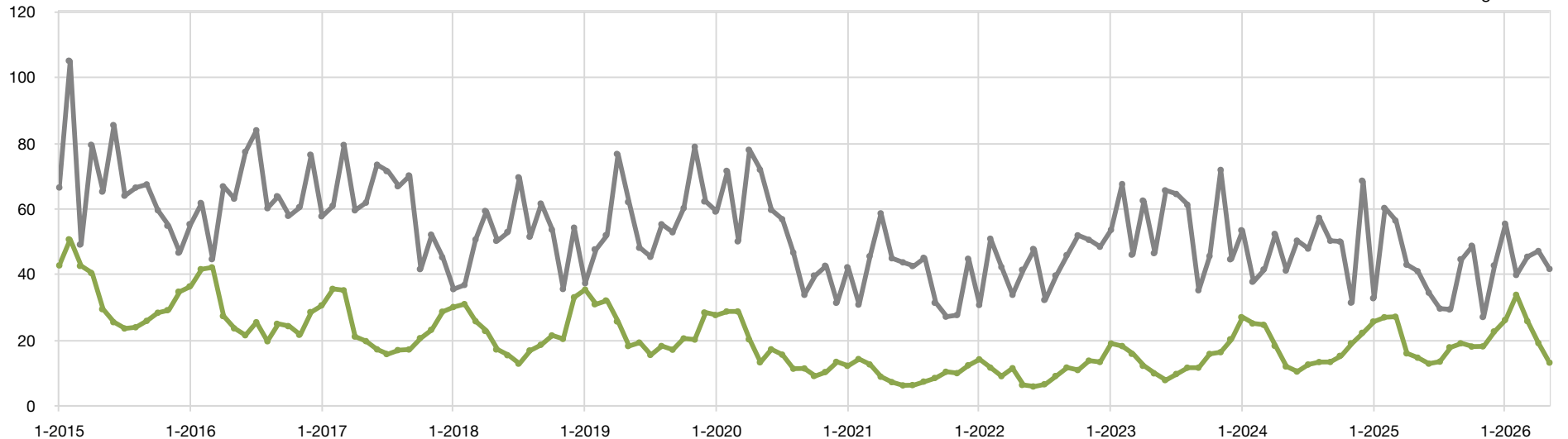
Year to Date



Days on Market	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jun-2025	34	-32.0%	13	+30.0%
Jul-2025	29	-39.6%	13	+8.3%
Aug-2025	29	-49.1%	18	+38.5%
Sep-2025	44	-12.0%	19	+46.2%
Oct-2025	49	-2.0%	18	+20.0%
Nov-2025	27	-12.9%	18	-5.3%
Dec-2025	43	-36.8%	22	0.0%
Jan-2026	55	+66.7%	26	+4.0%
Feb-2026	40	-33.3%	34	+25.9%
Mar-2026	45	-19.6%	26	-3.7%
Apr-2026	47	+9.3%	19	+18.8%
May-2026	42	+2.4%	13	-7.1%
12-Month Avg*	40	-18.3%	19	+10.6%

* Days on Market for all properties from June 2025 through May 2026. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month



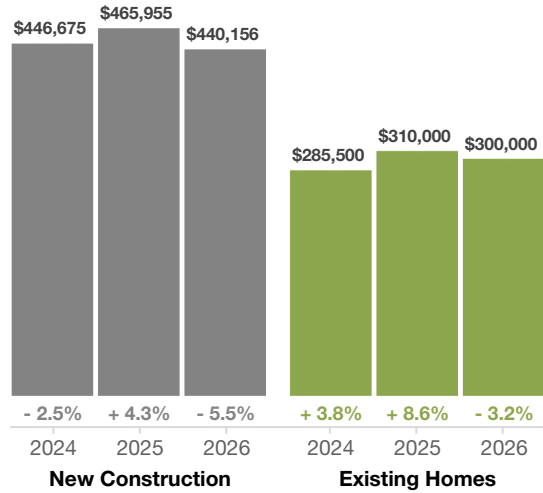
Median Closed Price

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

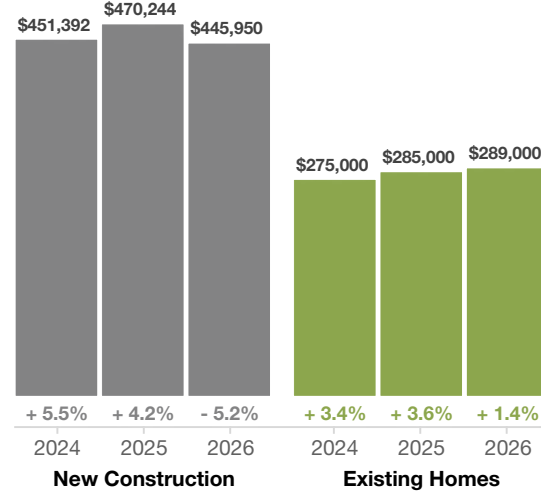


Lincoln Area Region

May



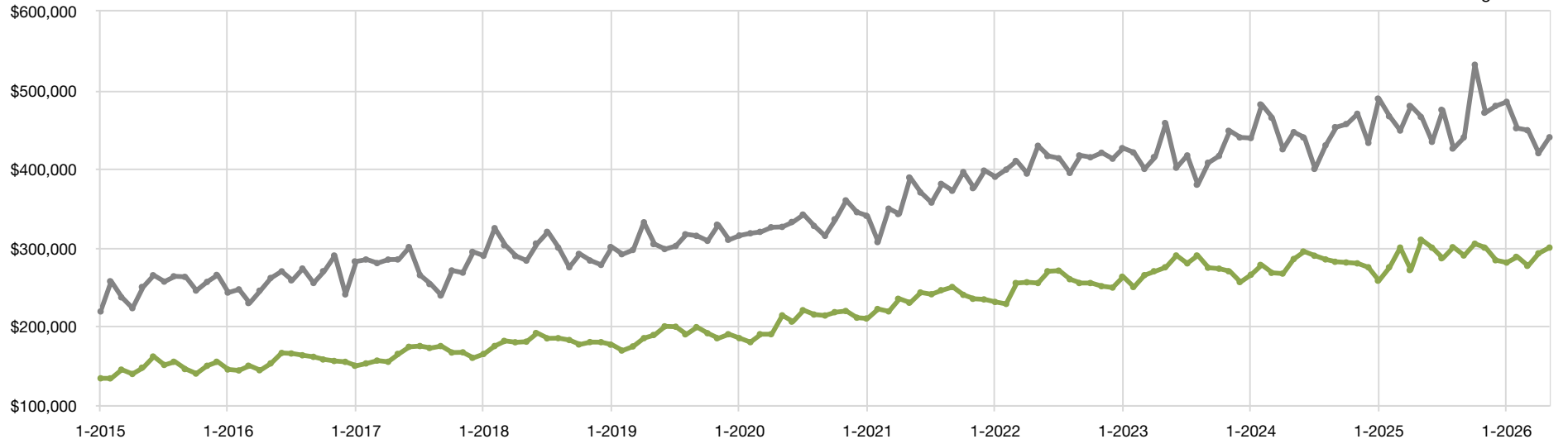
Year to Date



Median Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jun-2025	\$434,350	- 1.3%	\$299,900	+ 1.7%
Jul-2025	\$475,000	+ 18.8%	\$286,500	- 1.1%
Aug-2025	\$425,848	- 0.9%	\$300,500	+ 5.4%
Sep-2025	\$439,950	- 2.9%	\$290,000	+ 2.8%
Oct-2025	\$532,274	+ 16.5%	\$304,950	+ 8.5%
Nov-2025	\$471,373	+ 0.3%	\$300,000	+ 7.1%
Dec-2025	\$480,000	+ 10.8%	\$283,950	+ 3.3%
Jan-2026	\$485,152	- 0.8%	\$281,000	+ 8.9%
Feb-2026	\$451,665	- 3.2%	\$288,250	+ 4.8%
Mar-2026	\$449,117	+ 0.1%	\$276,850	- 7.7%
Apr-2026	\$419,950	- 12.5%	\$292,750	+ 7.8%
May-2026	\$440,156	- 5.5%	\$300,000	- 3.2%
12-Month Avg*	\$451,593	- 0.8%	\$290,000	+ 1.8%

* Median Closed Price for all properties from June 2025 through May 2026. This is not the average of the individual figures above.

Historical Median Closed Price by Month



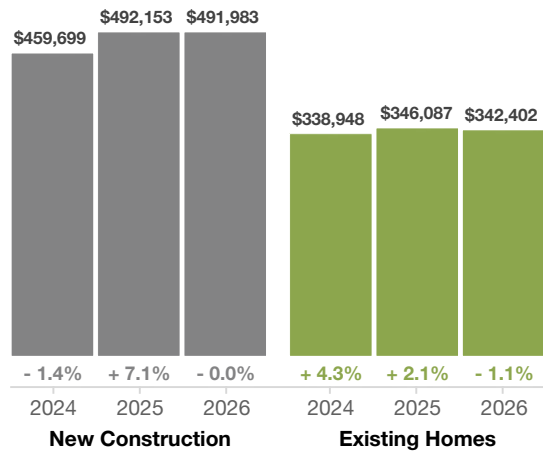
Average Closed Price

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

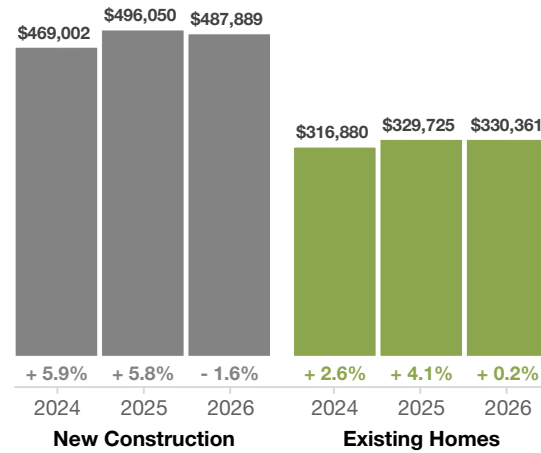


Lincoln Area Region

May



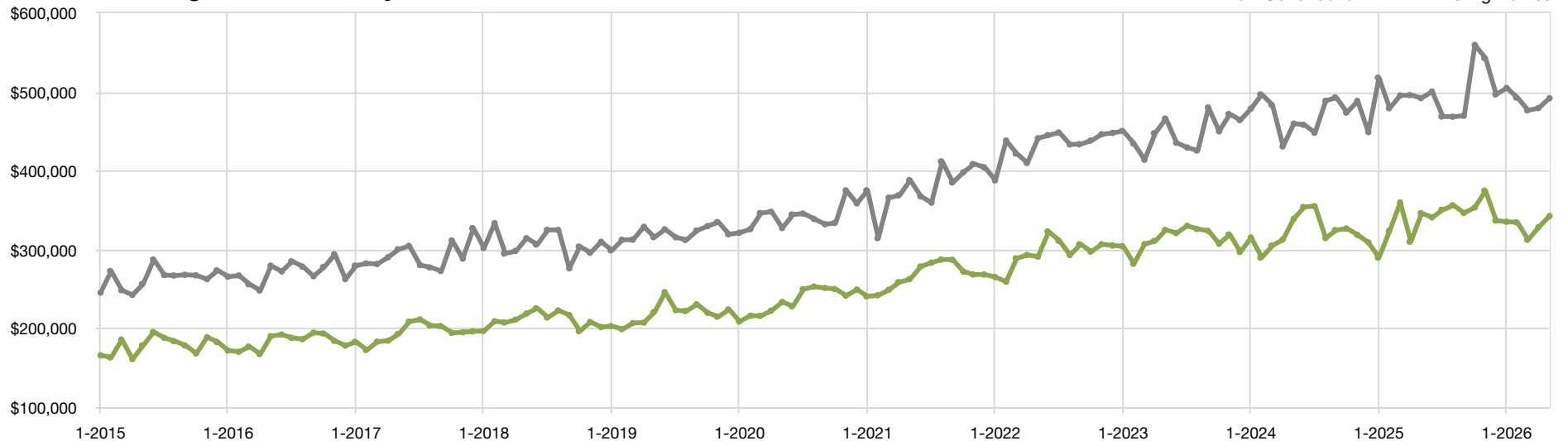
Year to Date



Average Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jun-2025	\$500,403	+ 9.2%	\$340,707	- 3.7%
Jul-2025	\$468,706	+ 4.6%	\$350,357	- 1.3%
Aug-2025	\$468,511	- 4.1%	\$356,069	+ 13.3%
Sep-2025	\$469,664	- 4.7%	\$346,336	+ 6.7%
Oct-2025	\$559,555	+ 18.1%	\$353,353	+ 8.2%
Nov-2025	\$542,915	+ 11.1%	\$374,579	+ 17.6%
Dec-2025	\$496,766	+ 10.7%	\$336,729	+ 9.0%
Jan-2026	\$504,923	- 2.5%	\$335,150	+ 15.7%
Feb-2026	\$492,722	+ 2.8%	\$334,412	+ 3.3%
Mar-2026	\$476,554	- 3.8%	\$312,365	- 13.1%
Apr-2026	\$479,408	- 3.3%	\$328,283	+ 6.0%
May-2026	\$491,983	- 0.0%	\$342,402	- 1.1%
12-Month Avg*	\$494,736	+ 3.0%	\$342,596	+ 3.8%

* Average Closed Price for all properties from June 2025 through May 2026. This is not the average of the individual figures above.

Historical Average Closed Price by Month



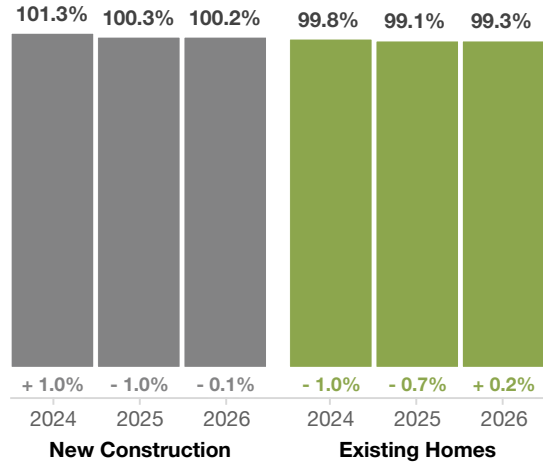
Percent of List Price Received

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.

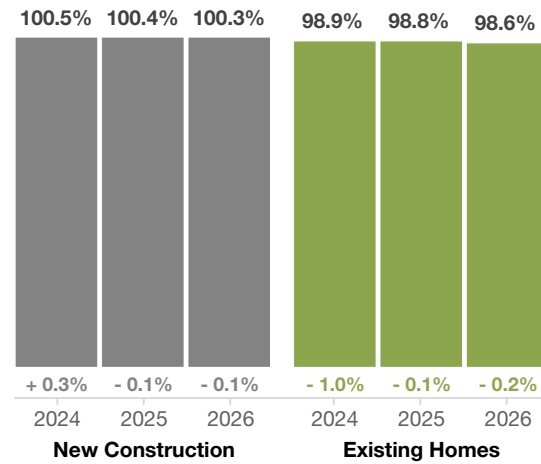


Lincoln Area Region

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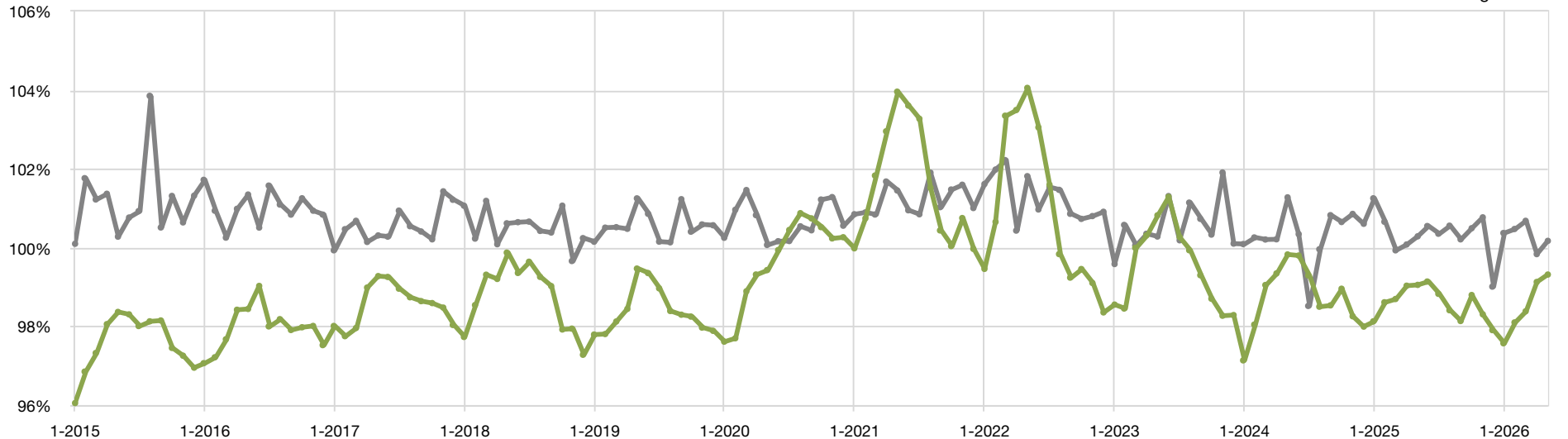
Year to Date



Pct. of List Price Received	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jun-2025	100.5%	+ 0.2%	99.1%	- 0.7%
Jul-2025	100.4%	+ 1.9%	98.8%	- 0.5%
Aug-2025	100.6%	+ 0.6%	98.4%	- 0.1%
Sep-2025	100.2%	- 0.6%	98.1%	- 0.4%
Oct-2025	100.5%	- 0.2%	98.8%	- 0.2%
Nov-2025	100.8%	- 0.1%	98.3%	0.0%
Dec-2025	99.0%	- 1.6%	97.9%	- 0.1%
Jan-2026	100.4%	- 0.9%	97.6%	- 0.5%
Feb-2026	100.5%	- 0.2%	98.1%	- 0.5%
Mar-2026	100.7%	+ 0.8%	98.4%	- 0.3%
Apr-2026	99.8%	- 0.3%	99.1%	+ 0.1%
May-2026	100.2%	- 0.1%	99.3%	+ 0.2%
12-Month Avg*	100.3%	+ 0.0%	98.6%	- 0.2%

* Pct. of List Price Received for all properties from June 2025 through May 2026. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month



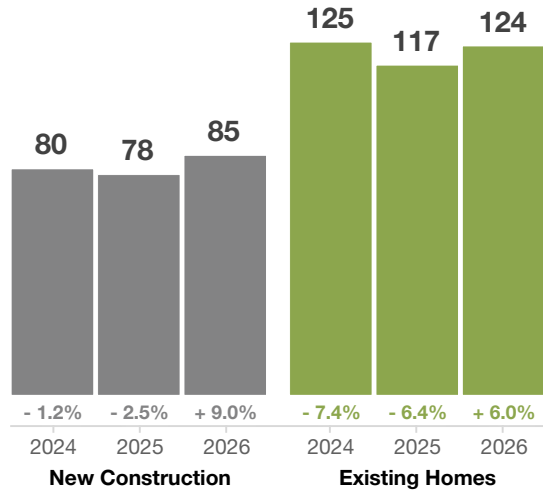
Housing Affordability Index

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.

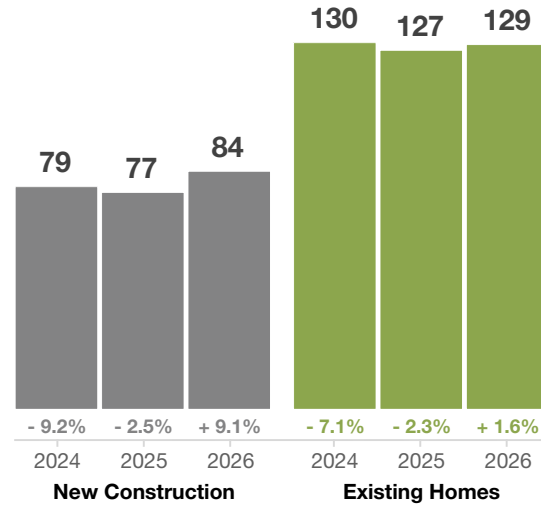


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May

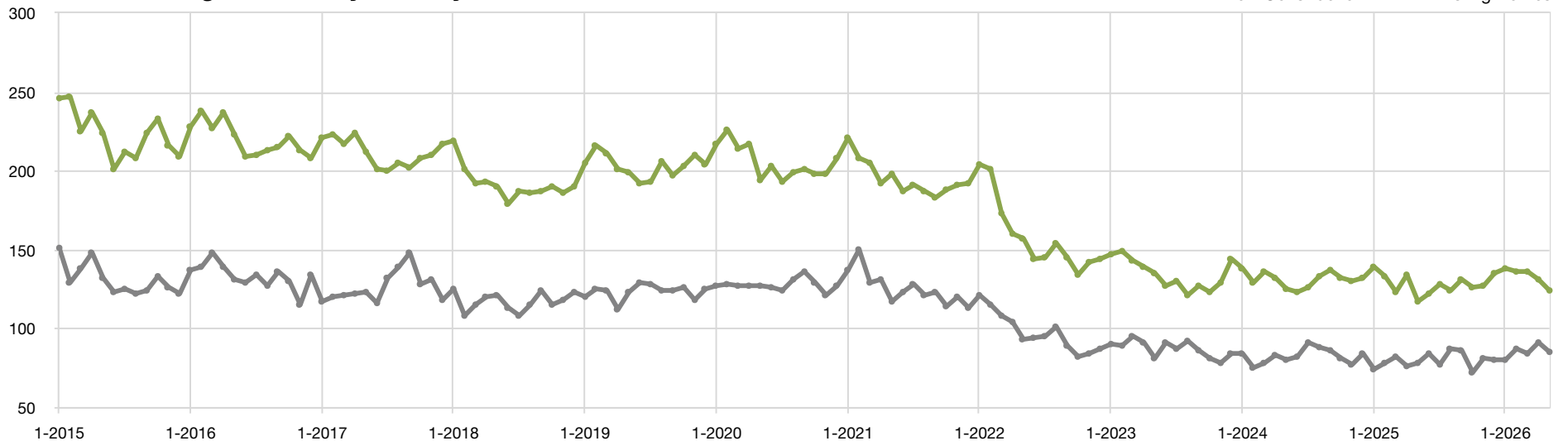


Year to Date



Affordability Index	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jun-2025	84	+ 2.4%	122	- 0.8%
Jul-2025	77	- 15.4%	128	+ 1.6%
Aug-2025	87	- 1.1%	124	- 6.8%
Sep-2025	86	0.0%	131	- 4.4%
Oct-2025	72	- 11.1%	126	- 4.5%
Nov-2025	81	+ 5.2%	127	- 2.3%
Dec-2025	80	- 4.8%	135	+ 2.3%
Jan-2026	80	+ 8.1%	138	- 0.7%
Feb-2026	87	+ 11.5%	136	+ 2.3%
Mar-2026	84	+ 2.4%	136	+ 10.6%
Apr-2026	91	+ 19.7%	131	- 2.2%
May-2026	85	+ 9.0%	124	+ 6.0%
12-Month Avg	83	+ 2.5%	130	0.0%

Historical Housing Affordability Index by Month



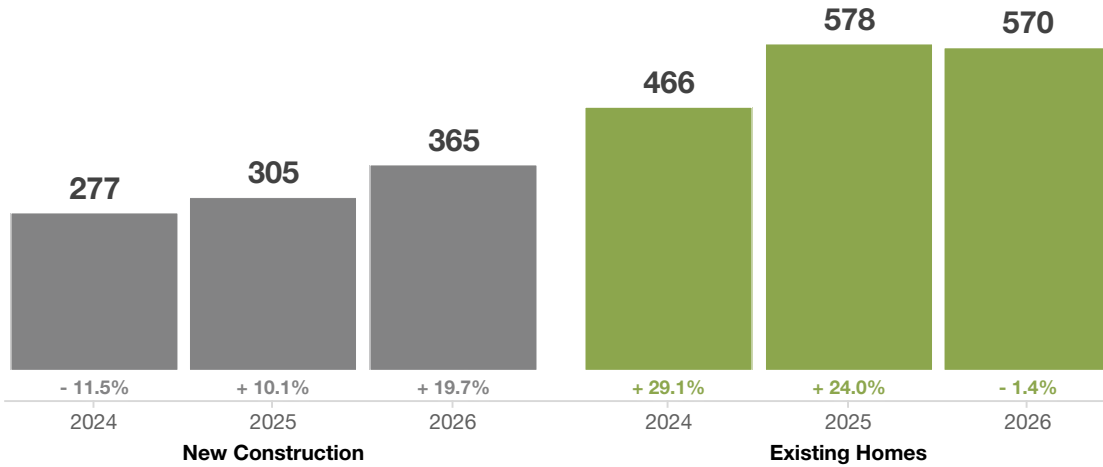
Inventory of Homes for Sale

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



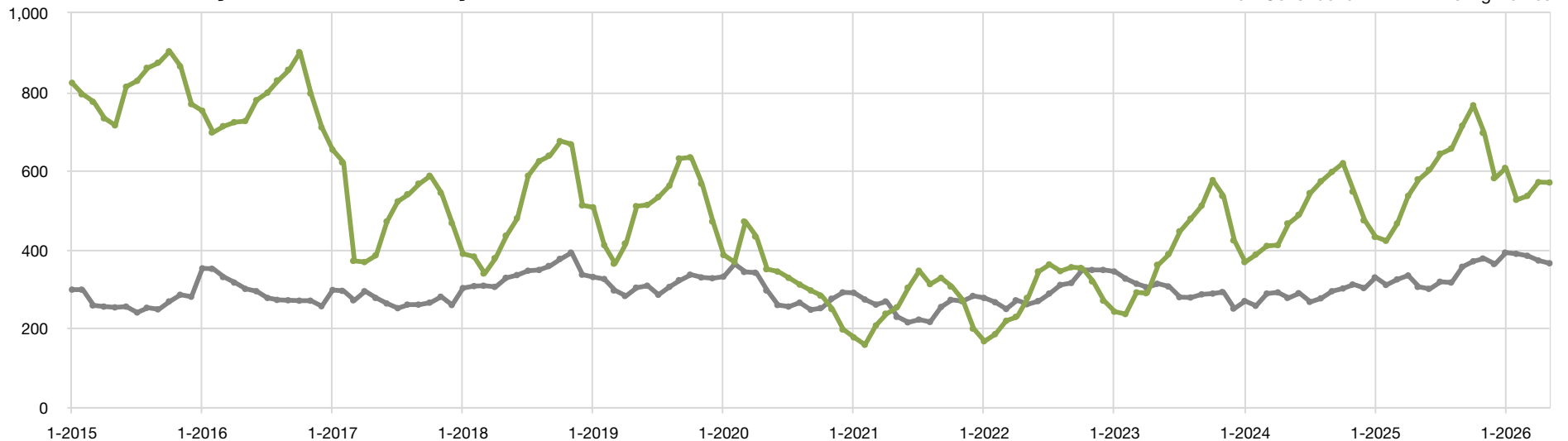
Lincoln Area Region

May



Homes for Sale	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jun-2025	300	+ 3.8%	602	+ 23.4%
Jul-2025	318	+ 19.1%	643	+ 18.4%
Aug-2025	316	+ 14.5%	656	+ 14.5%
Sep-2025	356	+ 21.1%	714	+ 19.6%
Oct-2025	370	+ 22.9%	766	+ 23.7%
Nov-2025	377	+ 21.2%	696	+ 27.2%
Dec-2025	363	+ 20.2%	581	+ 22.6%
Jan-2026	392	+ 19.1%	607	+ 40.5%
Feb-2026	389	+ 25.5%	526	+ 24.6%
Mar-2026	384	+ 18.5%	536	+ 15.0%
Apr-2026	372	+ 11.4%	571	+ 6.5%
May-2026	365	+ 19.7%	570	- 1.4%
12-Month Avg	359	+ 18.1%	622	+ 18.9%

Historical Inventory of Homes for Sale by Month



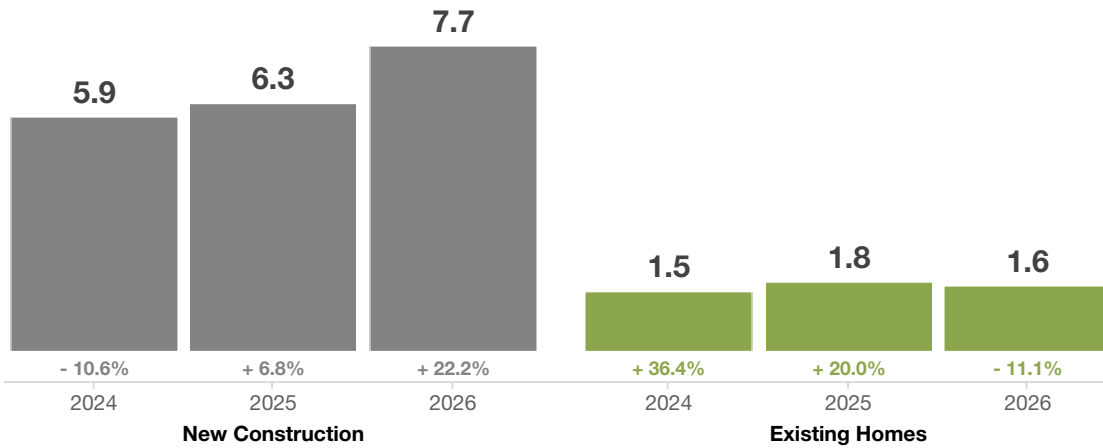
Months Supply of Inventory

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.



Lincoln Area Region

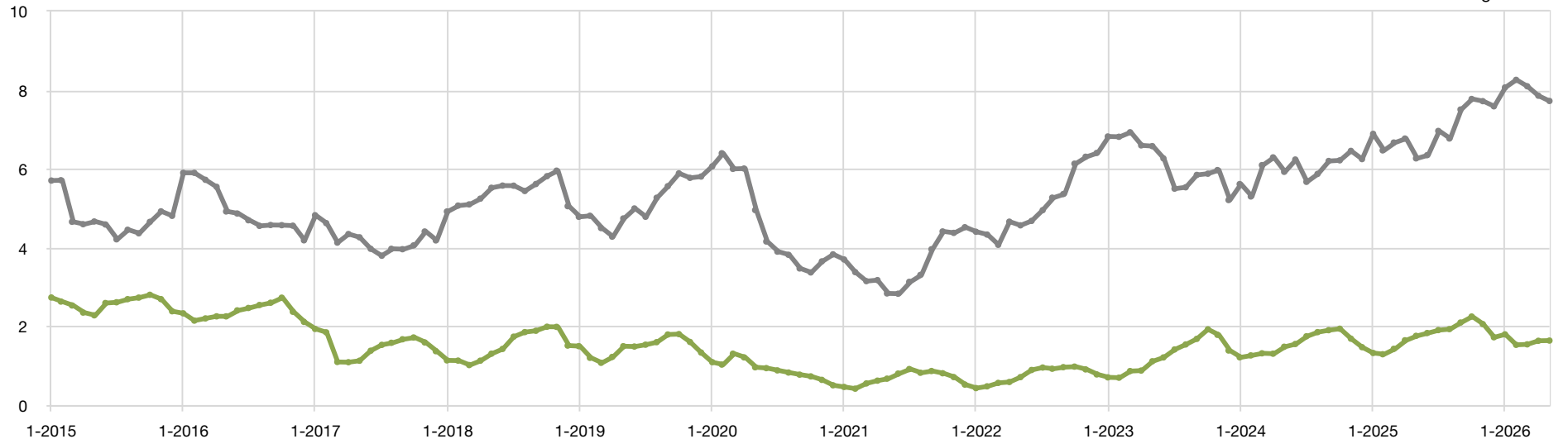
May



Months Supply	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jun-2025	6.3	+ 1.6%	1.8	+ 12.5%
Jul-2025	7.0	+ 22.8%	1.9	+ 11.8%
Aug-2025	6.8	+ 15.3%	1.9	0.0%
Sep-2025	7.5	+ 21.0%	2.1	+ 10.5%
Oct-2025	7.8	+ 25.8%	2.2	+ 15.8%
Nov-2025	7.7	+ 18.5%	2.1	+ 23.5%
Dec-2025	7.6	+ 22.6%	1.7	+ 13.3%
Jan-2026	8.1	+ 17.4%	1.8	+ 38.5%
Feb-2026	8.3	+ 27.7%	1.5	+ 15.4%
Mar-2026	8.1	+ 20.9%	1.5	+ 7.1%
Apr-2026	7.9	+ 16.2%	1.6	0.0%
May-2026	7.7	+ 22.2%	1.6	- 11.1%
12-Month Avg*	7.6	+ 19.4%	1.8	+ 11.9%

* Months Supply for all properties from June 2025 through May 2026. 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.



Lincoln Area Region

Key Metrics	Historical Sparkbars	5-2025	5-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		818	769	- 6.0%	3,399	3,684	+ 8.4%
Pending Sales		479	457	- 4.6%	2,060	2,180	+ 5.8%
Closed Sales		510	483	- 5.3%	1,755	1,834	+ 4.5%
Days on Market Until Sale		18	16	- 11.1%	24	25	+ 4.2%
Median Closed Price		\$323,450	\$315,000	- 2.6%	\$310,000	\$307,750	- 0.7%
Average Closed Price		\$363,271	\$360,364	- 0.8%	\$352,484	\$349,772	- 0.8%
Percent of List Price Received		99.2%	99.4%	+ 0.2%	99.0%	98.8%	- 0.2%
Housing Affordability Index		112	118	+ 5.4%	117	121	+ 3.4%
Inventory of Homes for Sale		883	935	+ 5.9%	—	—	—
Months Supply of Inventory		2.3	2.4	+ 4.3%	—	—	—