Monthly Indicators

Lincoln Area Region

GREAT PLAINS REGIONAL MLS

August 2026

U.S. existing-home sales edged down 1.7% from the previous month to a seasonally adjusted annual rate of 4.06 million units, according to the National Association of REALTORS® (NAR). Regionally, sales increased in the Northeast, held steady in the West, and declined in the Midwest and South. On a year-over-year basis, sales rose in the Midwest and West while remaining flat in the Northeast and South.

New Listings increased 4.6 percent for New Construction and 4.6 percent for Existing Homes. Pending Sales decreased 21.7 percent for New Construction and 15.1 percent for Existing Homes. Inventory increased 11.7 percent for New Construction and 18.4 percent for Existing Homes.

Median Closed Price decreased 0.3 percent for New Construction but increased 3.1 percent for Existing Homes. Days on Market increased 93.1 percent for New Construction but decreased 11.1 percent for Existing Homes. Months Supply of Inventory increased 2.9 percent for New Construction and 21.1 percent for Existing Homes.

Nationally, the median existing-home sales price climbed to $431,400, as inventory remained at a 4.6-month supply at the current sales pace, NAR reported. Year-to-date sales are up 2.4%, reflecting stable demand even amid elevated mortgage rates. Homes are sitting on the market longer and fewer buyers are bidding above asking price compared to a year earlier, though local market conditions vary widely.

Quick Facts

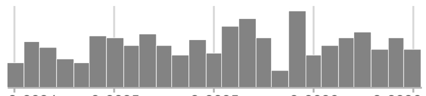
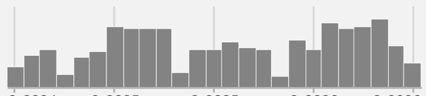
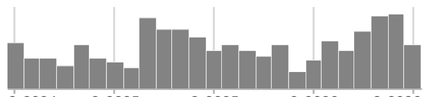
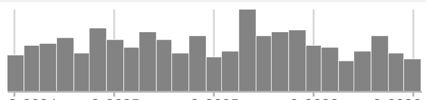
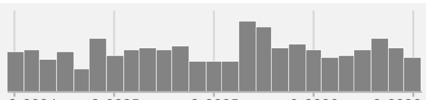
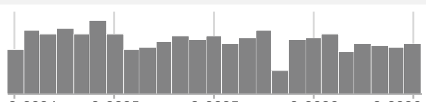
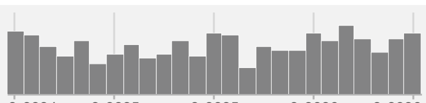
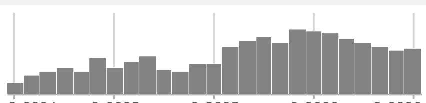
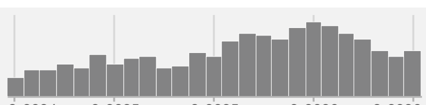
- 9.9%	- 0.0%	+ 16.2%
Change in **Closed Sales** All Properties	Change in **Median Closed Price** All Properties	Change in **Homes for Sale** All Properties

This report covers residential real estate activity in the 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.

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

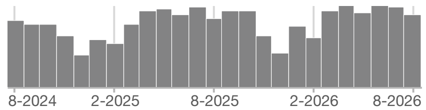
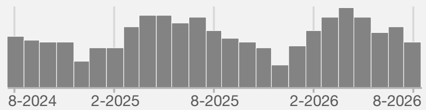
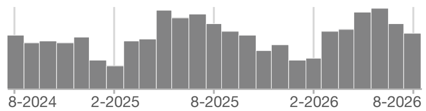
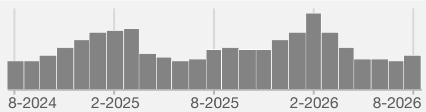
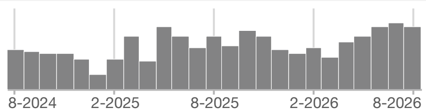
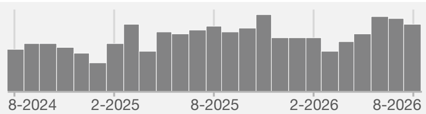
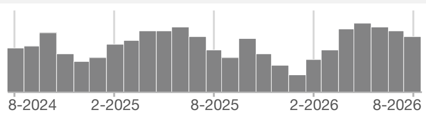
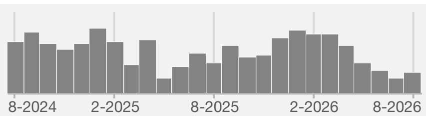
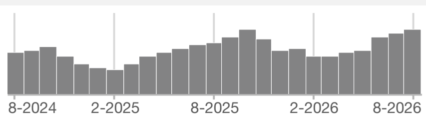
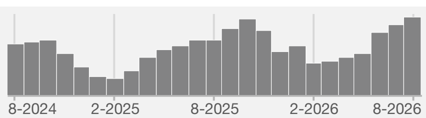
Key Metrics	Historical Sparkbars	8-2025	8-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		108	**113**	+ 4.6%	986	**1,037**	+ 5.2%
Pending Sales		46	**36**	- 21.7%	404	**432**	+ 6.9%
Closed Sales		46	**49**	+ 6.5%	400	**413**	+ 3.3%
Days on Market Until Sale		29	**56**	+ 93.1%	40	**49**	+ 22.5%
Median Closed Price		$425,848	**$424,415**	- 0.3%	$459,950	**$445,950**	- 3.0%
Average Closed Price		$468,511	**$477,183**	+ 1.9%	$489,766	**$493,117**	+ 0.7%
Percent of List Price Received		100.6%	**100.2%**	- 0.4%	100.4%	**100.2%**	- 0.2%
Housing Affordability Index		87	**87**	0.0%	81	**83**	+ 2.5%
Inventory of Homes for Sale		316	**353**	+ 11.7%	—	**—**	—
Months Supply of Inventory		6.8	**7.0**	+ 2.9%	—	**—**	—

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.

GREAT PLAINS
REGIONAL MLS

Lincoln Area Region

Key Metrics	Historical Sparkbars	8-2025	8-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		613	**641**	+ 4.6%	4,735	**5,158**	+ 8.9%
Pending Sales		357	**303**	- 15.1%	2,940	**2,947**	+ 0.2%
Closed Sales		389	**343**	- 11.8%	2,756	**2,823**	+ 2.4%
Days on Market Until Sale		18	**16**	- 11.1%	18	**19**	+ 5.6%
Median Closed Price		$300,500	**$309,900**	+ 3.1%	$290,000	**$299,900**	+ 3.4%
Average Closed Price		$356,069	**$359,228**	+ 0.9%	$338,341	**$346,052**	+ 2.3%
Percent of List Price Received		98.4%	**98.8%**	+ 0.4%	98.8%	**98.8%**	0.0%
Housing Affordability Index		124	**119**	- 4.0%	128	**123**	- 3.9%
Inventory of Homes for Sale		659	**780**	+ 18.4%	—	**—**	—
Months Supply of Inventory		1.9	**2.3**	+ 21.1%	—	**—**	—

New Listings

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

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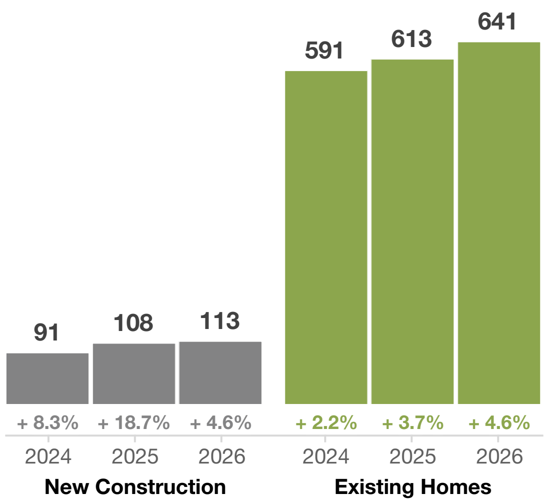
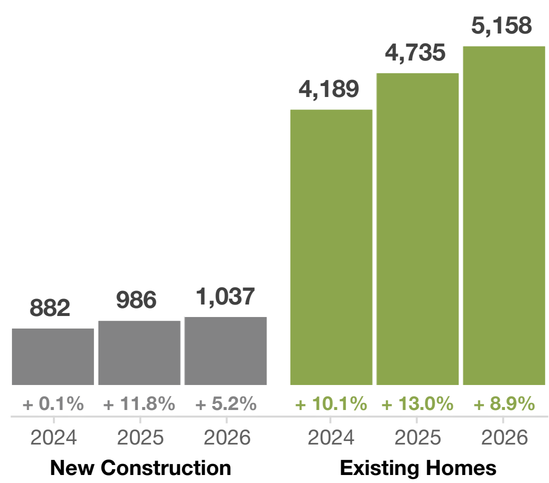
Lincoln Area Region

August

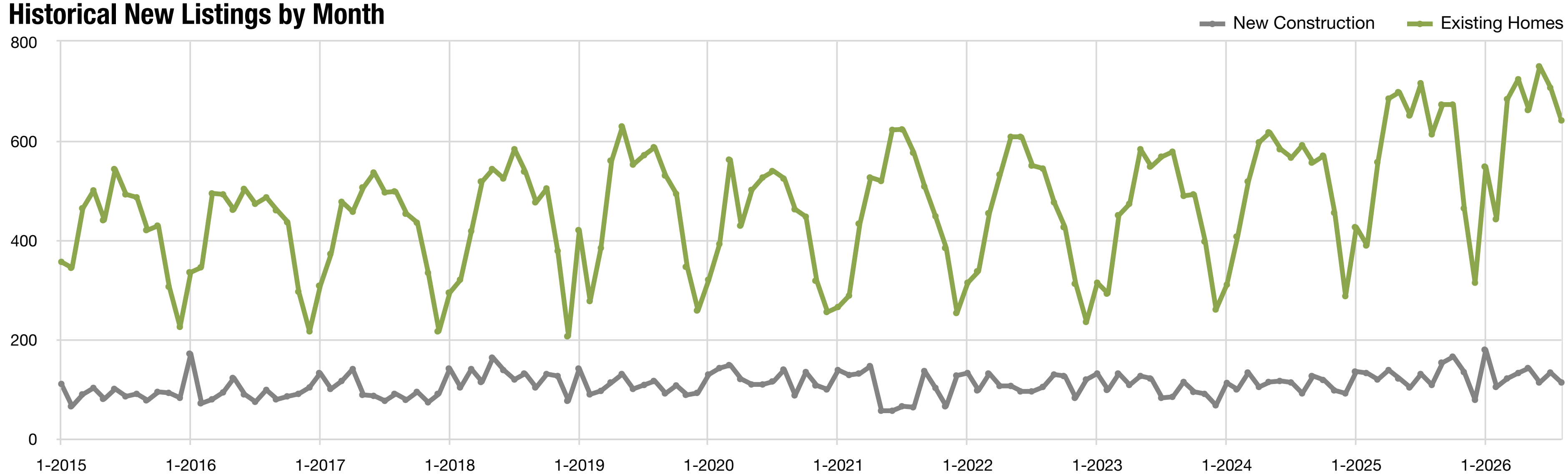


Year to Date



New Listings	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Sep-2025	153	+ 21.4%	673	+ 21.0%
Oct-2025	165	+ 39.8%	673	+ 18.1%
Nov-2025	134	+ 38.1%	464	+ 2.0%
Dec-2025	78	- 14.3%	314	+ 9.4%
Jan-2026	179	+ 32.6%	548	+ 28.6%
Feb-2026	104	- 21.2%	442	+ 13.6%
Mar-2026	121	+ 1.7%	684	+ 22.8%
Apr-2026	132	- 4.3%	724	+ 5.7%
May-2026	142	+ 17.4%	662	- 5.2%
Jun-2026	113	+ 9.7%	750	+ 15.2%
Jul-2026	133	+ 2.3%	707	- 1.3%
Aug-2026	**113**	**+ 4.6%**	**641**	**+ 4.6%**
12-Month Avg	131	+ 11.0%	607	+ 10.4%

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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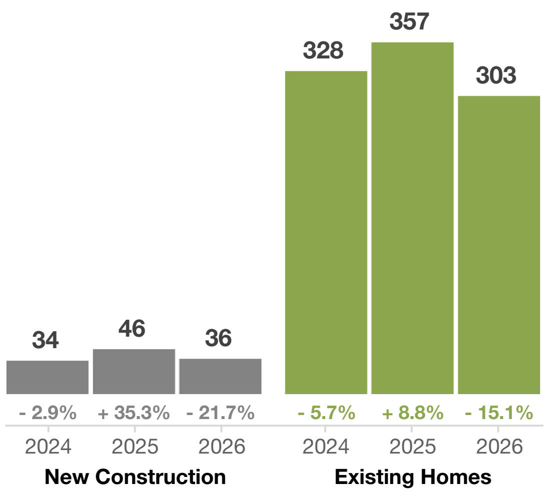
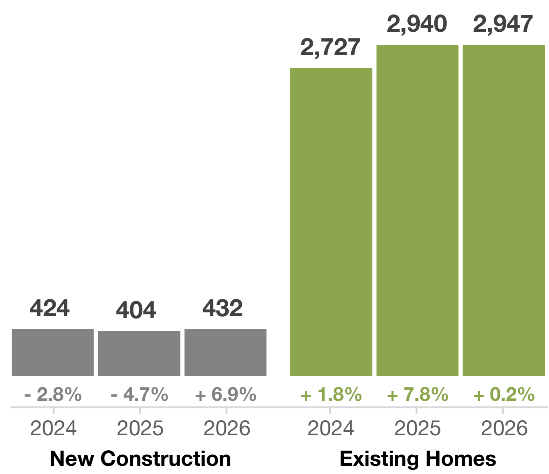
Lincoln Area Region

August

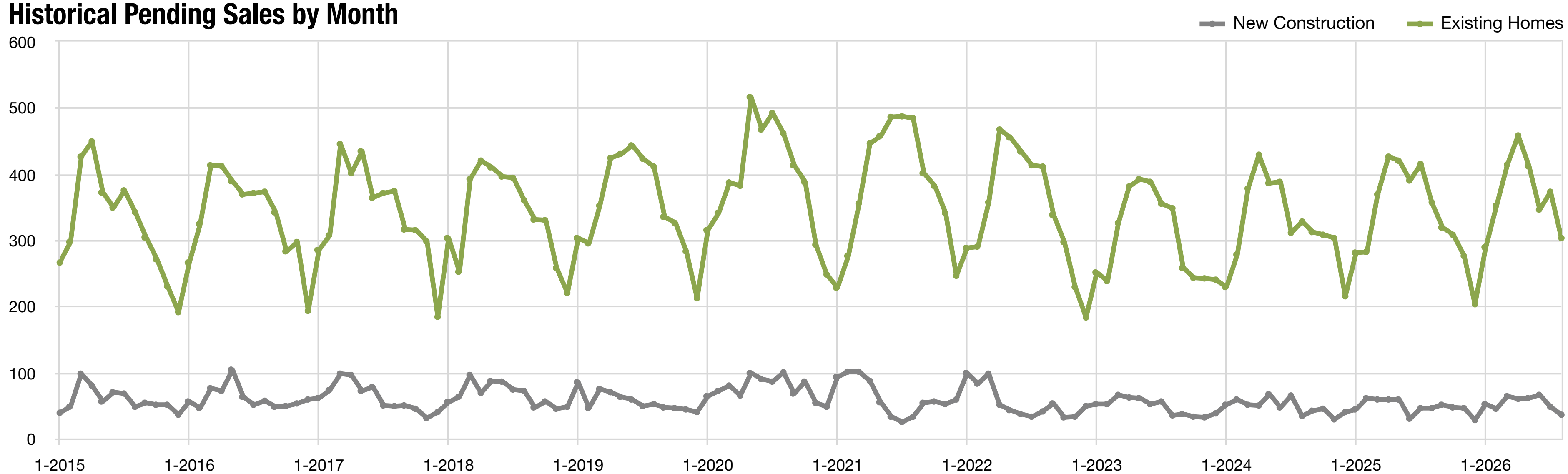


Year to Date



Pending Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Sep-2025	51	+ 21.4%	319	+ 2.2%
Oct-2025	47	+ 4.4%	308	0.0%
Nov-2025	46	+ 58.6%	276	- 8.9%
Dec-2025	28	- 30.0%	203	- 5.6%
Jan-2026	52	+ 18.2%	289	+ 2.8%
Feb-2026	45	- 26.2%	352	+ 24.8%
Mar-2026	64	+ 8.5%	414	+ 12.2%
Apr-2026	60	+ 1.7%	458	+ 7.5%
May-2026	61	+ 3.4%	412	- 1.9%
Jun-2026	66	+ 120.0%	346	- 11.3%
Jul-2026	48	+ 4.3%	373	- 10.1%
Aug-2026	**36**	**- 21.7%**	**303**	**- 15.1%**
12-Month Avg	50	+ 6.4%	338	- 0.6%

Historical Pending Sales by Month



Closed Sales

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

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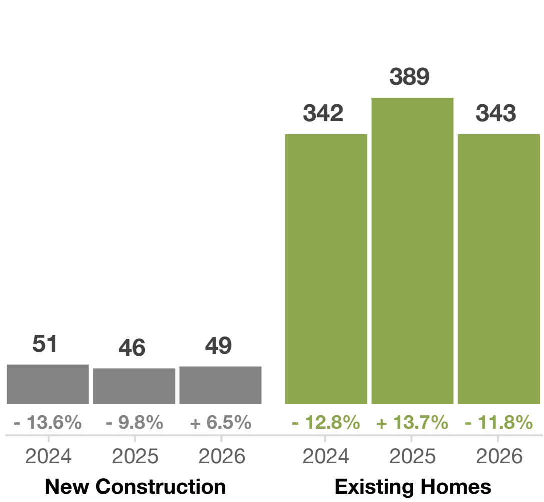
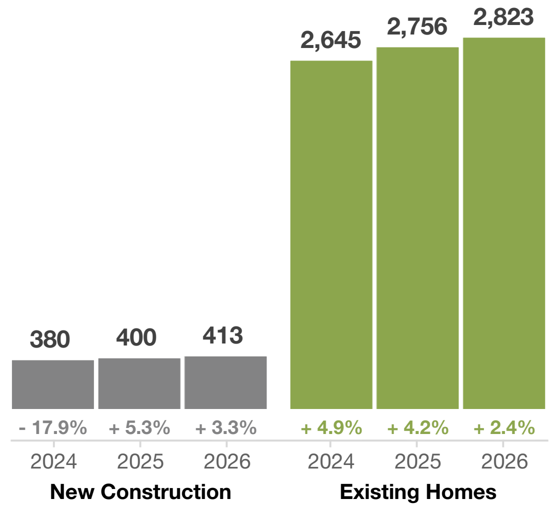
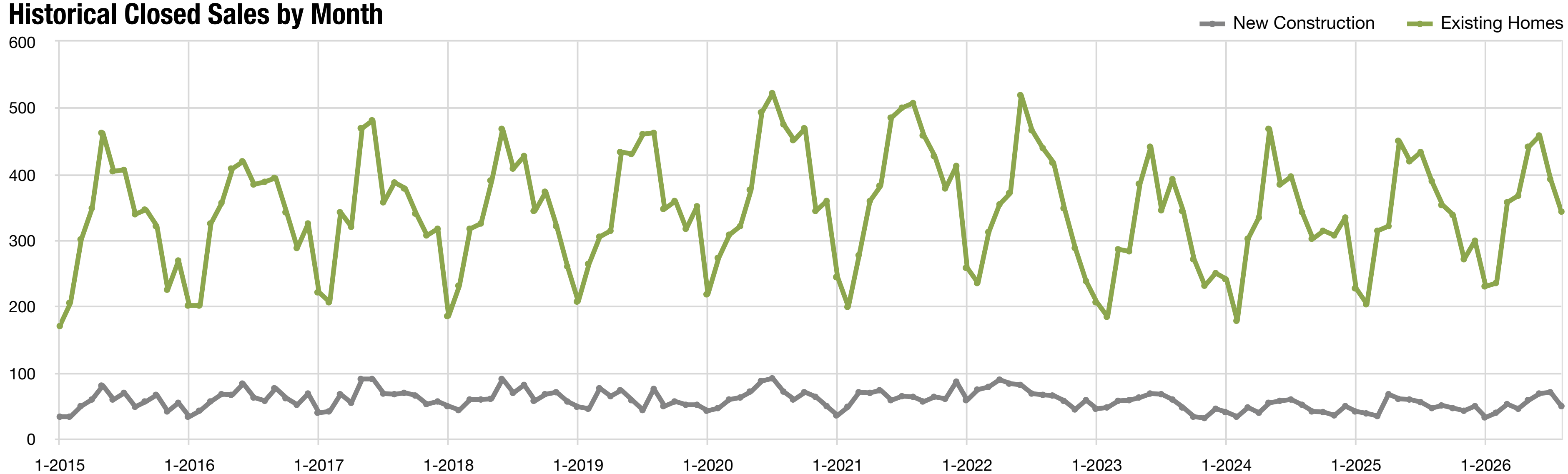


Year to Date



Closed Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Sep-2025	50	+ 22.0%	353	+ 16.9%
Oct-2025	46	+ 15.0%	338	+ 7.6%
Nov-2025	42	+ 20.0%	271	- 11.7%
Dec-2025	49	0.0%	299	- 10.5%
Jan-2026	32	- 22.0%	230	+ 1.3%
Feb-2026	39	+ 2.6%	235	+ 15.8%
Mar-2026	52	+ 52.9%	357	+ 13.7%
Apr-2026	45	- 32.8%	367	+ 14.3%
May-2026	58	- 3.3%	441	- 2.0%
Jun-2026	68	+ 15.3%	458	+ 9.3%
Jul-2026	70	+ 27.3%	392	- 9.5%
Aug-2026	**49**	**+ 6.5%**	**343**	**- 11.8%**
12-Month Avg	50	+ 6.4%	340	+ 1.8%

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.

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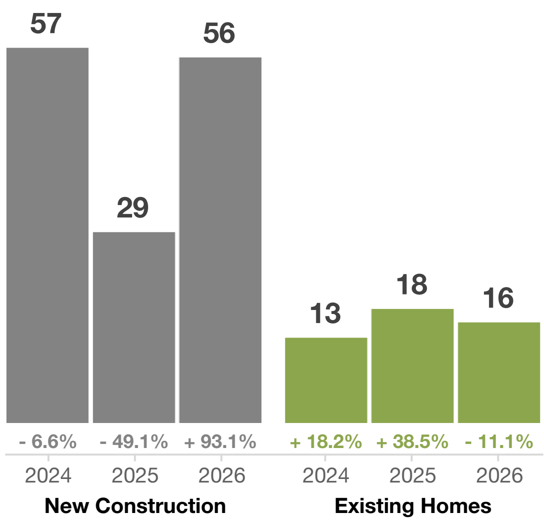
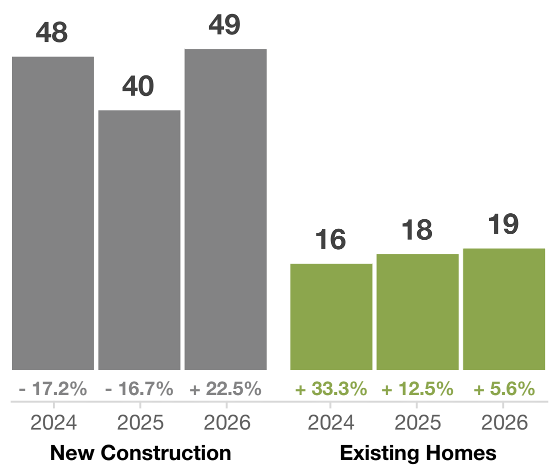


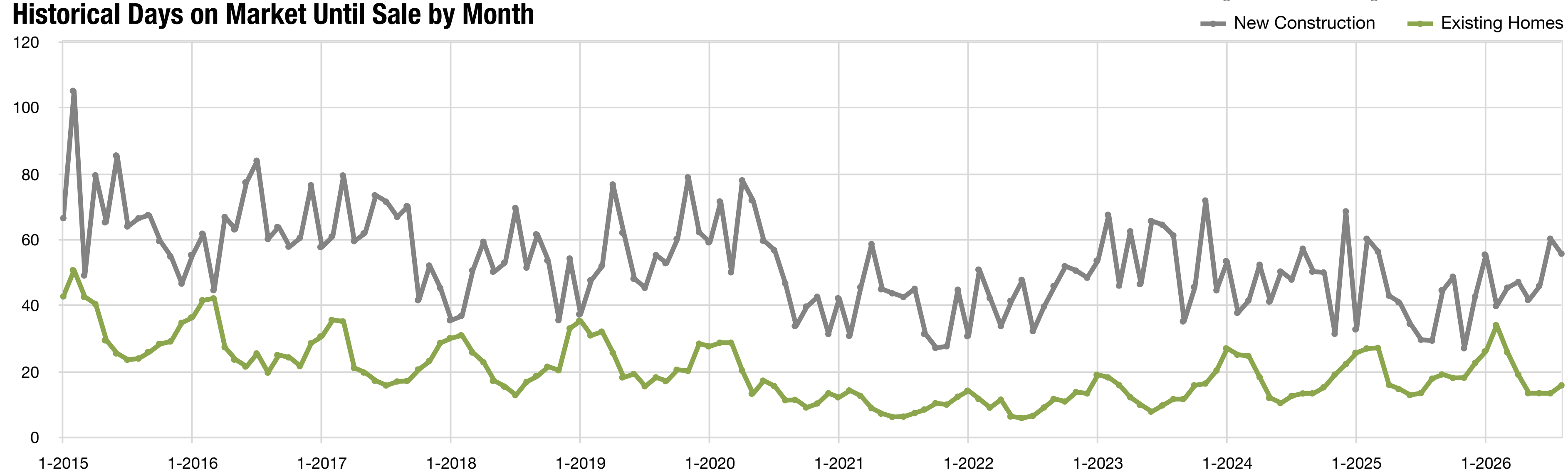
Year to Date



Days on Market	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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%
Jun-2026	46	+ 35.3%	13	0.0%
Jul-2026	60	+ 106.9%	13	0.0%
Aug-2026	**56**	**+ 93.1%**	**16**	**- 11.1%**
12-Month Avg*	46	+ 8.0%	19	+ 6.1%

* Days on Market for all properties from September 2025 through August 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.

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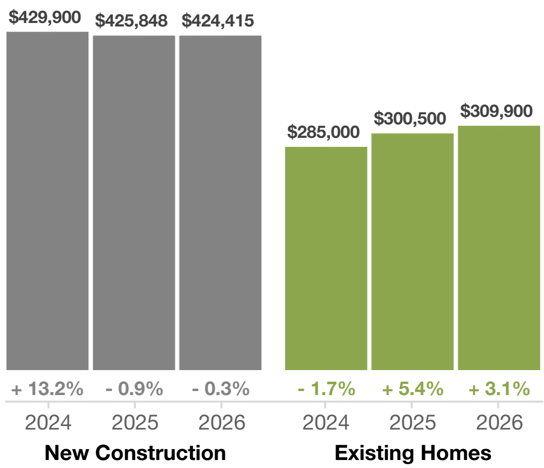
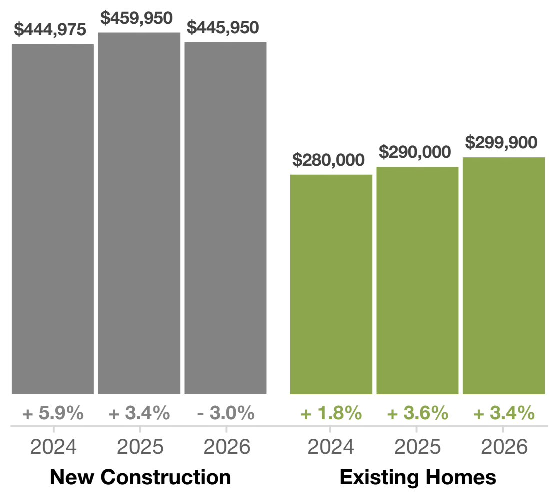
August



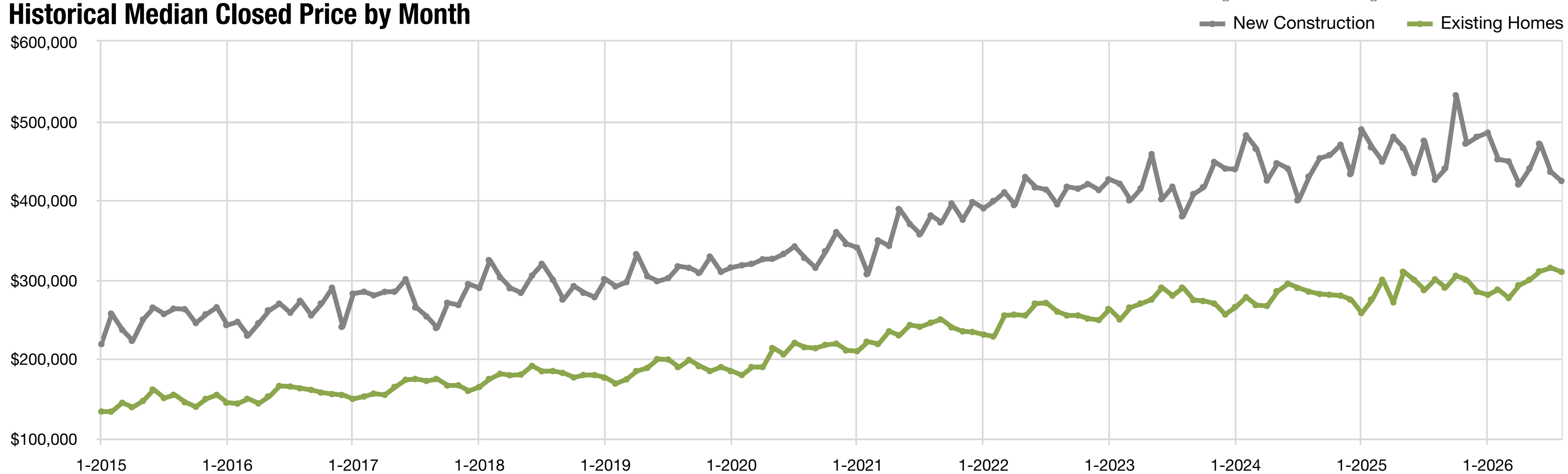
Year to Date



Median Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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%	$284,900	+ 3.6%
Jan-2026	$485,152	- 0.8%	$281,000	+ 8.9%
Feb-2026	$451,665	- 3.2%	$287,500	+ 4.5%
Mar-2026	$449,117	+ 0.1%	$277,000	- 7.7%
Apr-2026	$419,950	- 12.5%	$293,000	+ 7.9%
May-2026	$440,156	- 5.5%	$300,000	- 3.2%
Jun-2026	$471,298	+ 8.5%	$310,550	+ 3.6%
Jul-2026	$435,925	- 8.2%	$315,000	+ 9.8%
Aug-2026	**$424,415**	**- 0.3%**	**$309,900**	**+ 3.1%**
12-Month Avg*	$459,828	+ 0.2%	$298,500	+ 4.0%

* Median Closed Price for all properties from September 2025 through August 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.

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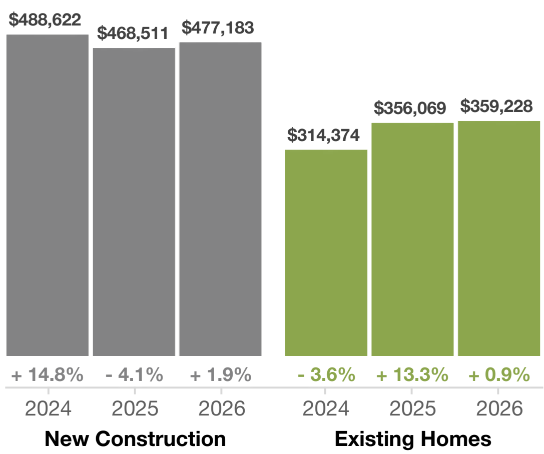
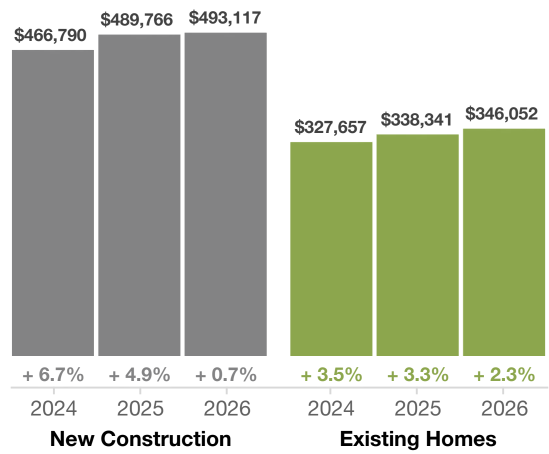


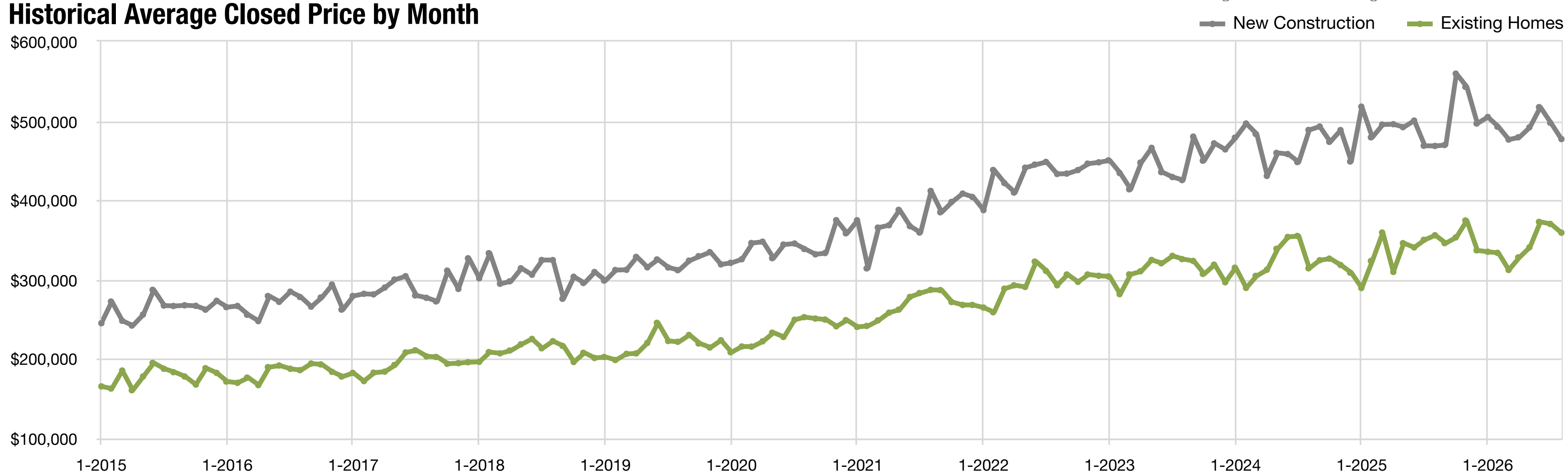
Year to Date



Average Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Sep-2025	$469,664	- 4.7%	$346,063	+ 6.6%
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%	$336,998	+ 9.1%
Jan-2026	$504,923	- 2.5%	$335,214	+ 15.8%
Feb-2026	$492,722	+ 2.8%	$333,879	+ 3.2%
Mar-2026	$476,554	- 3.8%	$312,331	- 13.1%
Apr-2026	$479,408	- 3.3%	$328,079	+ 5.9%
May-2026	$491,983	- 0.0%	$340,816	- 1.5%
Jun-2026	$517,339	+ 3.4%	$372,854	+ 9.4%
Jul-2026	$497,621	+ 6.2%	$370,292	+ 5.7%
Aug-2026	**$477,183**	**+ 1.9%**	**$359,228**	**+ 0.9%**
12-Month Avg*	$500,040	+ 3.1%	$347,887	+ 4.7%

* Average Closed Price for all properties from September 2025 through August 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.

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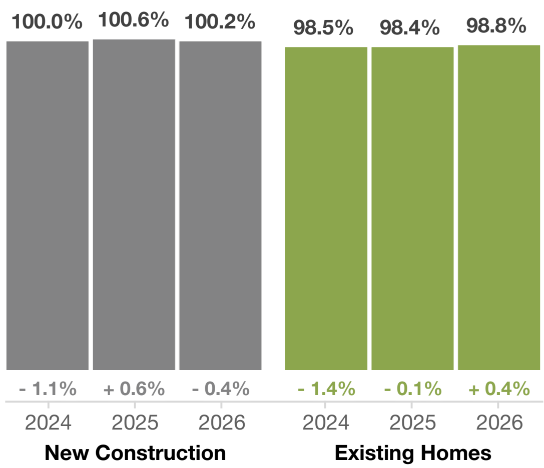
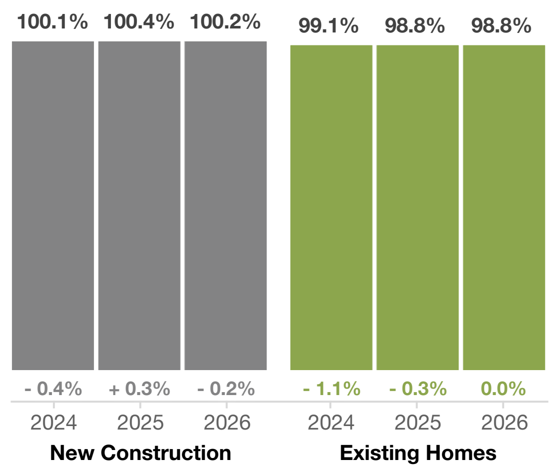


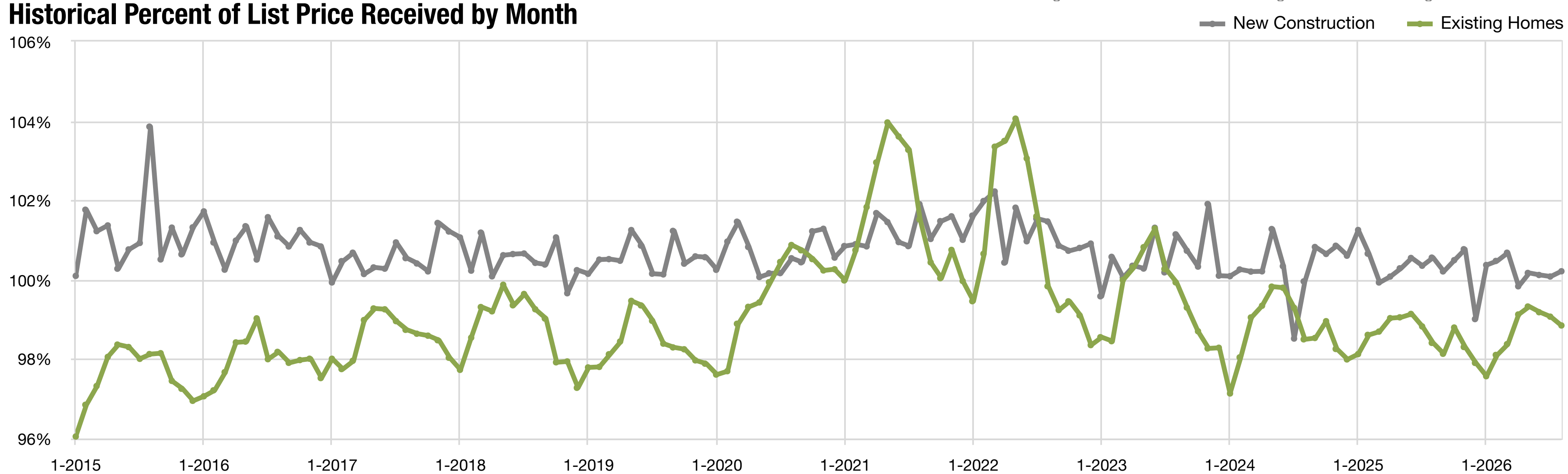
Year to Date



Pct. of List Price Received	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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%
Jun-2026	100.1%	- 0.4%	99.2%	+ 0.1%
Jul-2026	100.1%	- 0.3%	99.1%	+ 0.3%
Aug-2026	**100.2%**	**- 0.4%**	**98.8%**	**+ 0.4%**
12-Month Avg*	100.2%	- 0.3%	98.7%	- 0.0%

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

Historical Percent of List Price Received by Month



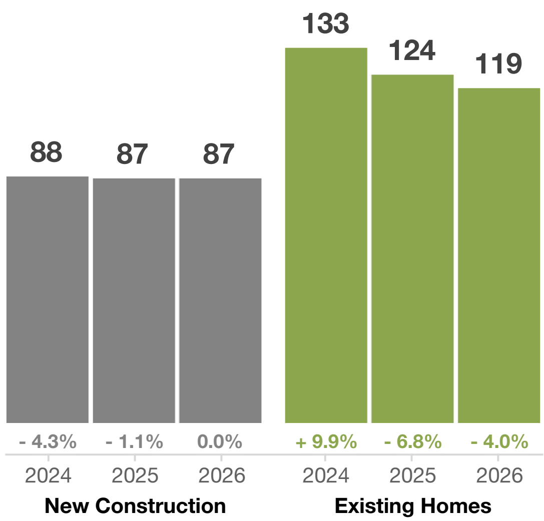
Housing Affordability Index

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.

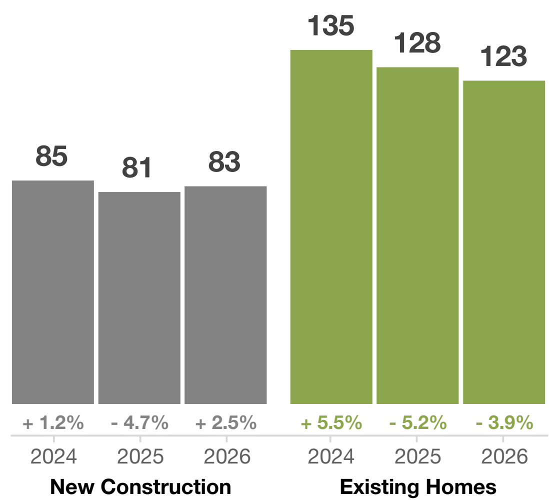
GREAT PLAINS REGIONAL MLS

Lincoln Area Region

August

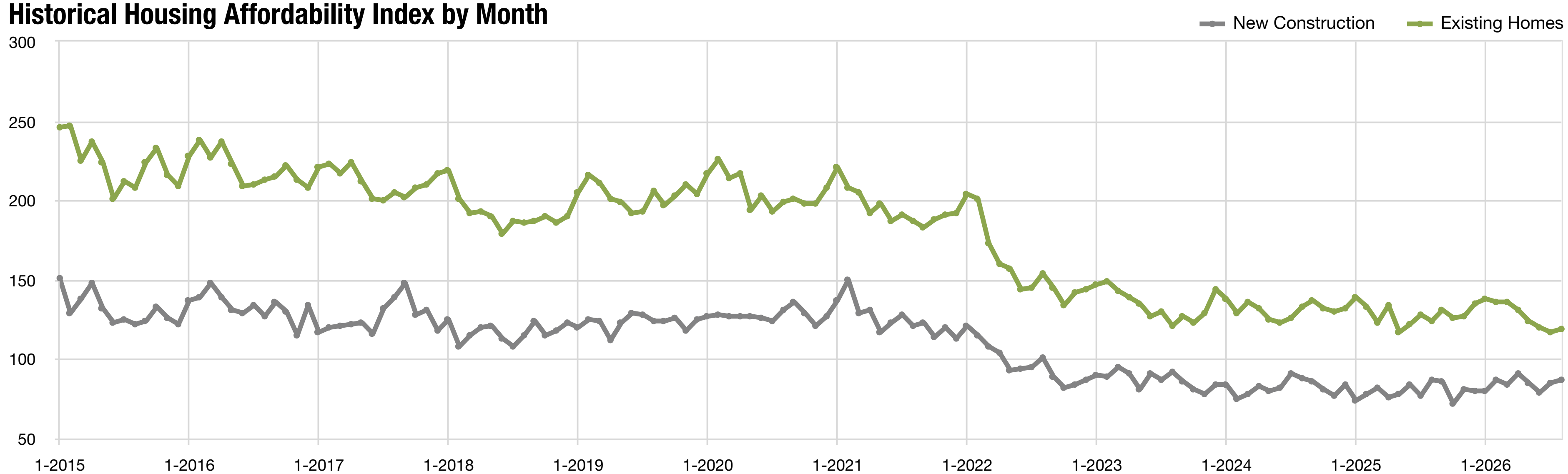


Year to Date



Affordability Index	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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%
Jun-2026	79	- 6.0%	120	- 1.6%
Jul-2026	85	+ 10.4%	117	- 8.6%
Aug-2026	**87**	**0.0%**	**119**	**- 4.0%**
12-Month Avg	83	+ 3.8%	128	- 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.

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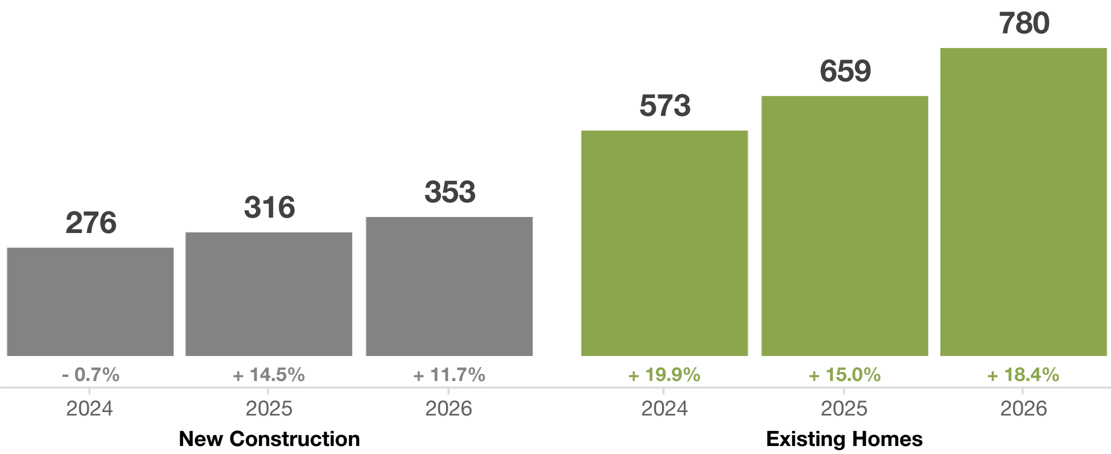
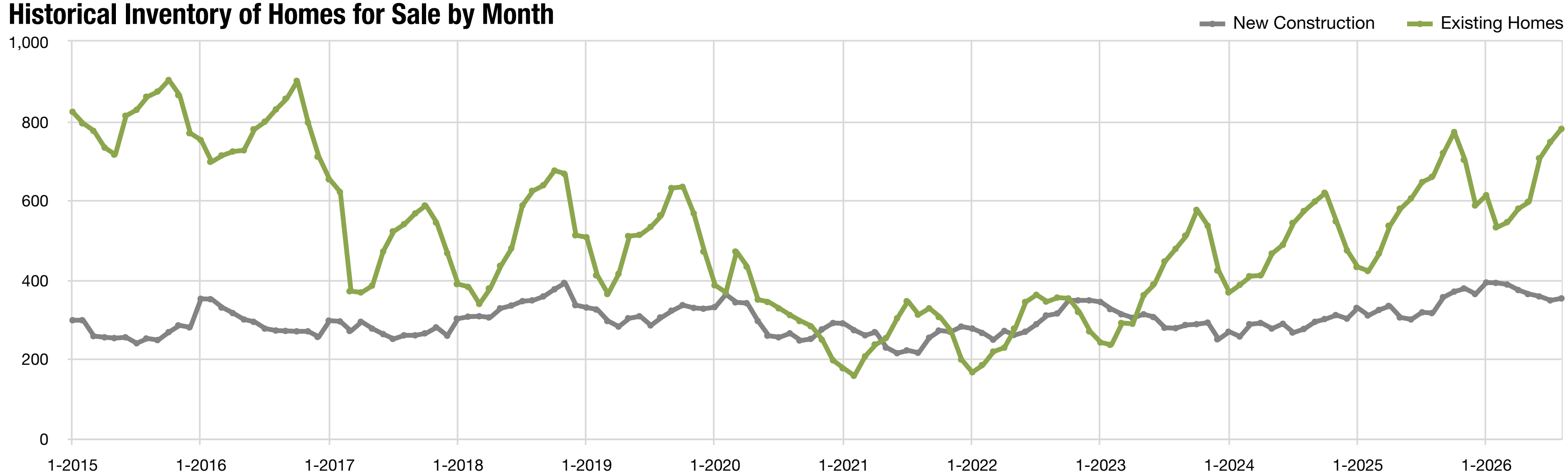
Lincoln Area Region

August



Homes for Sale	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Sep-2025	356	+ 21.1%	719	+ 20.4%
Oct-2025	370	+ 22.9%	772	+ 24.7%
Nov-2025	378	+ 21.5%	702	+ 28.3%
Dec-2025	364	+ 20.5%	587	+ 23.8%
Jan-2026	393	+ 19.5%	613	+ 41.9%
Feb-2026	392	+ 26.5%	532	+ 26.1%
Mar-2026	388	+ 19.8%	545	+ 17.0%
Apr-2026	374	+ 12.0%	579	+ 8.0%
May-2026	364	+ 19.3%	596	+ 2.9%
Jun-2026	358	+ 19.3%	706	+ 16.7%
Jul-2026	348	+ 9.4%	747	+ 15.6%
Aug-2026	**353**	**+ 11.7%**	**780**	**+ 18.4%**
12-Month Avg	370	+ 18.6%	657	+ 19.7%

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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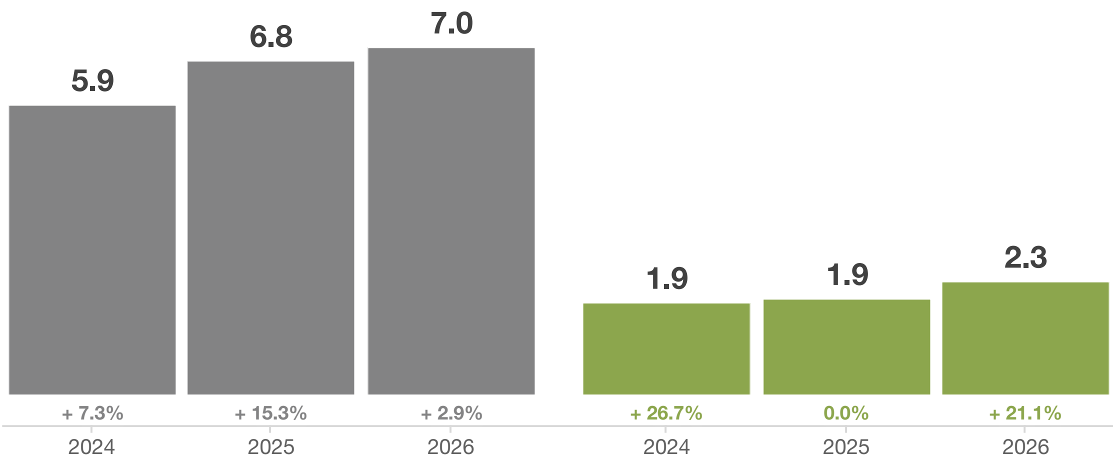
Lincoln Area Region

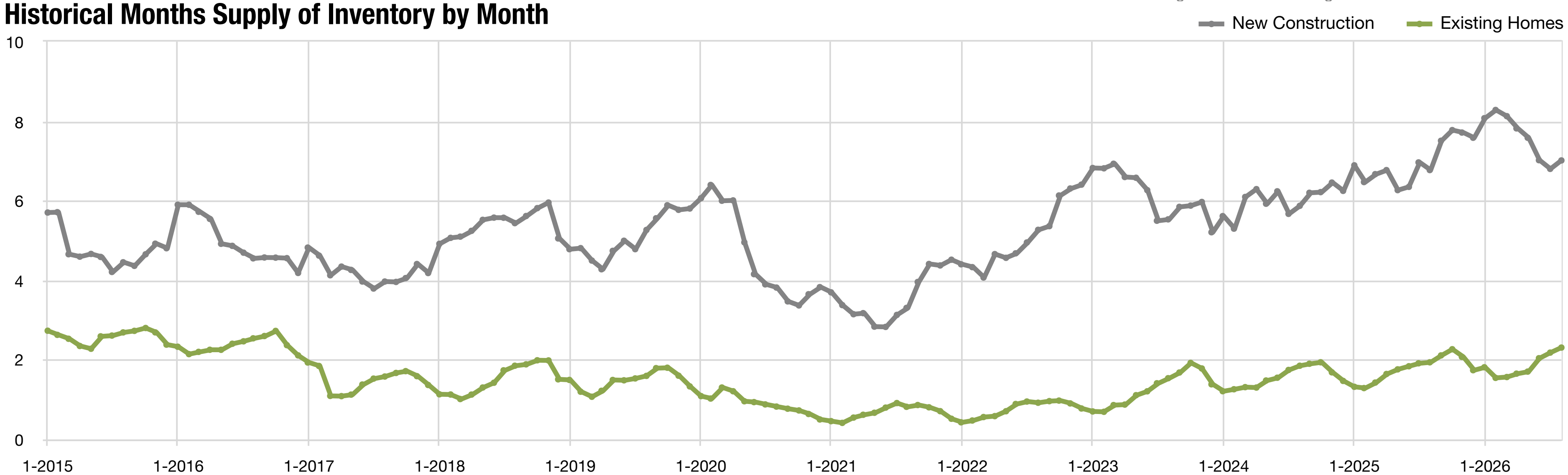
August



Months Supply	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Sep-2025	7.5	+ 21.0%	2.1	+ 10.5%
Oct-2025	7.8	+ 25.8%	2.3	+ 21.1%
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%	1.6	+ 14.3%
Apr-2026	7.8	+ 14.7%	1.7	+ 6.3%
May-2026	7.6	+ 20.6%	1.7	- 5.6%
Jun-2026	7.0	+ 11.1%	2.0	+ 11.1%
Jul-2026	6.8	- 2.9%	2.2	+ 15.8%
Aug-2026	**7.0**	**+ 2.9%**	**2.3**	**+ 21.1%**
12-Month Avg*	7.6	+ 16.6%	1.9	+ 14.3%

* Months Supply for all properties from September 2025 through August 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.

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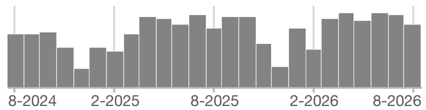
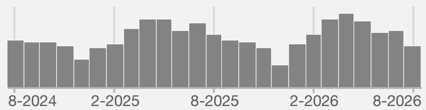
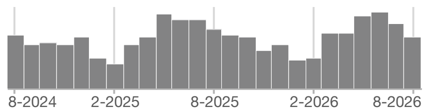
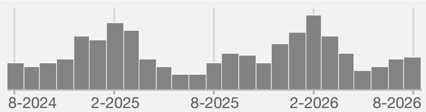
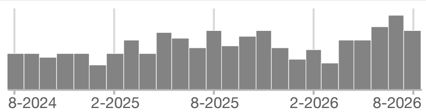
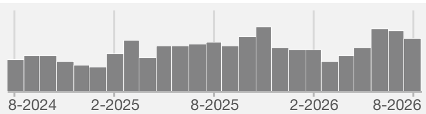
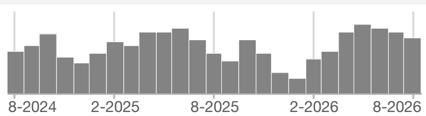
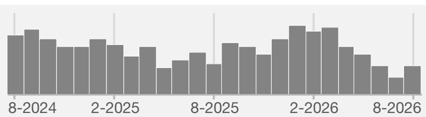
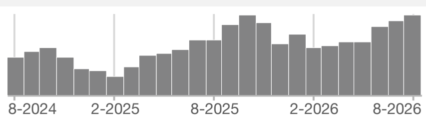
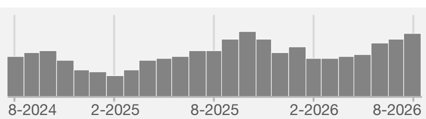
Lincoln Area Region

Key Metrics	Historical Sparkbars	8-2025	8-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		721	**754**	+ 4.6%	5,721	**6,195**	+ 8.3%
Pending Sales		403	**339**	- 15.9%	3,344	**3,379**	+ 1.0%
Closed Sales		435	**392**	- 9.9%	3,156	**3,236**	+ 2.5%
Days on Market Until Sale		19	**21**	+ 10.5%	21	**22**	+ 4.8%
Median Closed Price		$325,000	**$324,950**	- 0.0%	$312,999	**$315,000**	+ 0.6%
Average Closed Price		$367,959	**$373,973**	+ 1.6%	$357,539	**$364,821**	+ 2.0%
Percent of List Price Received		98.6%	**99.0%**	+ 0.4%	99.0%	**99.0%**	0.0%
Housing Affordability Index		114	**113**	- 0.9%	119	**117**	- 1.7%
Inventory of Homes for Sale		975	**1,133**	+ 16.2%	—	**—**	—
Months Supply of Inventory		2.5	**2.9**	+ 16.0%	—	**—**	—