

Monthly Indicators

Omaha 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 decreased 21.7 percent for New Construction and 10.4 percent for Existing Homes. Pending Sales decreased 23.7 percent for New Construction and 0.6 percent for Existing Homes. Inventory decreased 13.3 percent for New Construction and 4.1 percent for Existing Homes.

Median Closed Price decreased 4.2 percent for New Construction but increased 4.0 percent for Existing Homes. Days on Market decreased 19.2 percent for New Construction but remained flat for Existing Homes. Months Supply of Inventory decreased 14.5 percent for New Construction and 11.8 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

- 1.3%

Change in
Closed Sales
All Properties

+ 3.8%

Change in
Median Closed Price
All Properties

- 7.9%

Change in
Homes for Sale
All Properties

This report covers residential real estate activity in the Omaha area, which includes the counties of Dodge, Douglas, Sarpy, Saunders and Washington in Nebraska; the counties of Harrison, Mills and Pottawattamie in Iowa; and the following ZIP codes: 68016, 68037, 68048, 68307, 68403, 68409, 68413, 68455 and 68463. 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.



Omaha Area Region

Key Metrics	Historical Sparkbars	5-2025	5-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		314	246	- 21.7%	1,559	1,506	- 3.4%
Pending Sales		186	142	- 23.7%	972	996	+ 2.5%
Closed Sales		218	244	+ 11.9%	819	880	+ 7.4%
Days on Market Until Sale		99	80	- 19.2%	96	81	- 15.6%
Median Closed Price		\$431,919	\$413,869	- 4.2%	\$419,990	\$425,000	+ 1.2%
Average Closed Price		\$493,587	\$483,720	- 2.0%	\$474,448	\$484,478	+ 2.1%
Percent of List Price Received		100.7%	100.1%	- 0.6%	100.7%	100.5%	- 0.2%
Housing Affordability Index		84	90	+ 7.1%	86	88	+ 2.3%
Inventory of Homes for Sale		1,003	870	- 13.3%	—	—	—
Months Supply of Inventory		6.2	5.3	- 14.5%	—	—	—

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.



Omaha Area Region

Key Metrics	Historical Sparkbars	5-2025	5-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,781	1,595	- 10.4%	6,795	6,839	+ 0.6%
Pending Sales		1,085	1,078	- 0.6%	4,533	4,734	+ 4.4%
Closed Sales		1,070	1,027	- 4.0%	3,847	3,949	+ 2.7%
Days on Market Until Sale		14	14	0.0%	19	22	+ 15.8%
Median Closed Price		\$307,700	\$320,000	+ 4.0%	\$295,000	\$302,000	+ 2.4%
Average Closed Price		\$357,330	\$368,752	+ 3.2%	\$337,712	\$349,498	+ 3.5%
Percent of List Price Received		99.8%	100.0%	+ 0.2%	99.0%	99.1%	+ 0.1%
Housing Affordability Index		116	115	- 0.9%	122	122	0.0%
Inventory of Homes for Sale		1,404	1,346	- 4.1%	—	—	—
Months Supply of Inventory		1.7	1.5	- 11.8%	—	—	—

New Listings

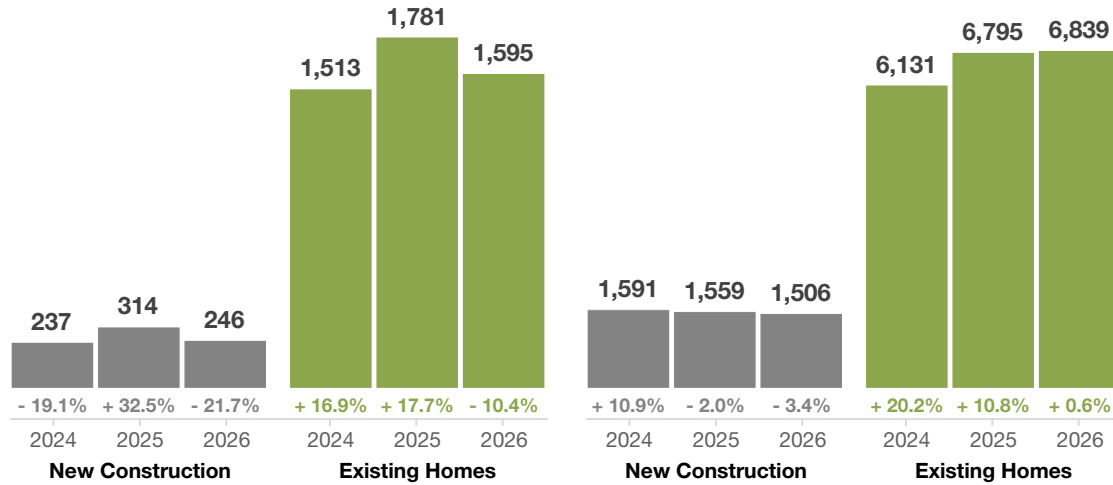
A count of the properties that have been newly listed on the market in a given month.



Omaha Area Region

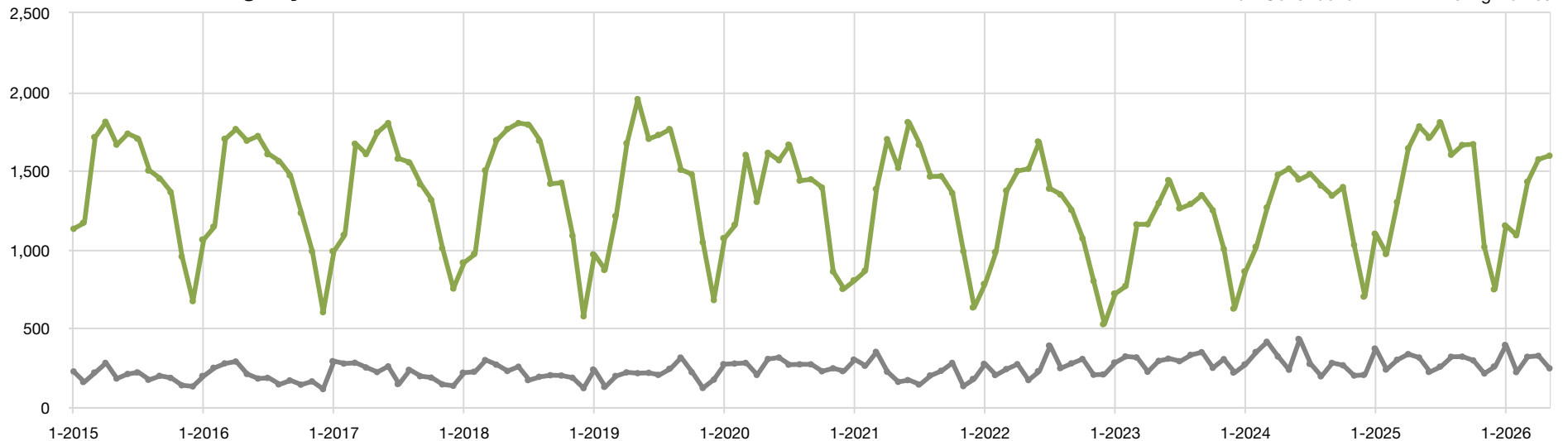
May

Year to Date



New Listings	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jun-2025	223	- 48.4%	1,708	+ 18.3%
Jul-2025	256	- 6.6%	1,807	+ 22.2%
Aug-2025	319	+ 63.6%	1,601	+ 13.9%
Sep-2025	320	+ 14.3%	1,663	+ 24.0%
Oct-2025	296	+ 11.7%	1,668	+ 19.5%
Nov-2025	213	+ 6.5%	1,016	- 1.3%
Dec-2025	257	+ 26.0%	747	+ 6.6%
Jan-2026	394	+ 6.2%	1,152	+ 4.7%
Feb-2026	222	- 6.7%	1,090	+ 12.3%
Mar-2026	319	+ 6.3%	1,430	+ 9.9%
Apr-2026	325	- 3.3%	1,572	- 4.3%
May-2026	246	- 21.7%	1,595	- 10.4%
12-Month Avg	283	- 0.4%	1,421	+ 9.4%

Historical New Listings by Month



Pending Sales

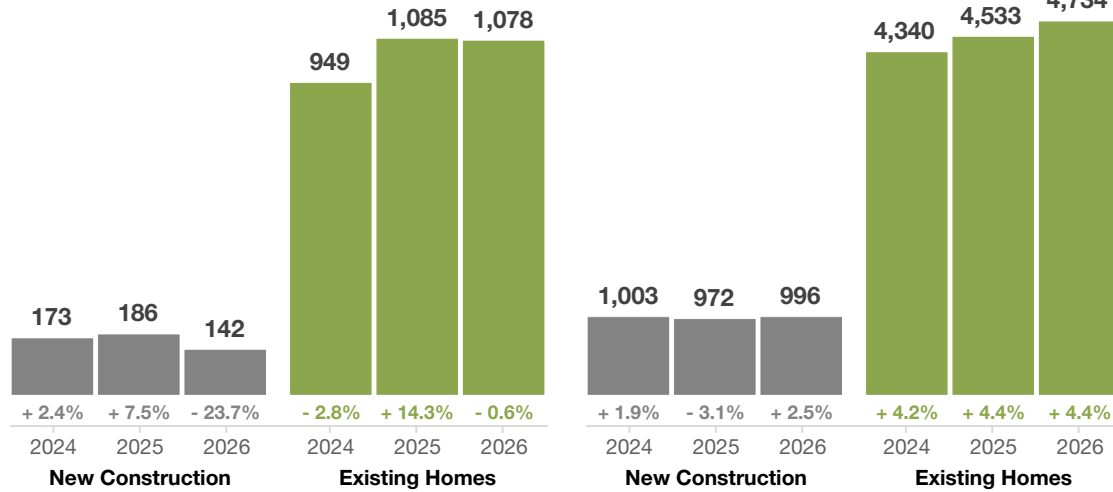
A count of the properties on which offers have been accepted in a given month.



Omaha Area Region

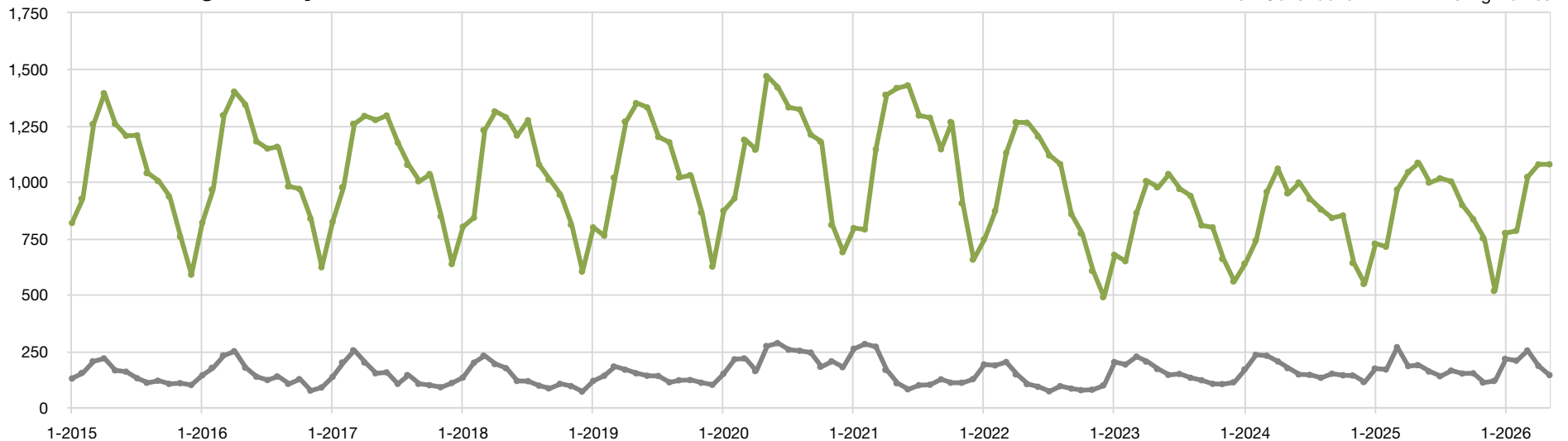
May

Year to Date



Pending Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jun-2025	158	+ 9.0%	997	0.0%
Jul-2025	137	- 4.2%	1,016	+ 10.0%
Aug-2025	162	+ 24.6%	1,002	+ 14.1%
Sep-2025	149	+ 0.7%	897	+ 6.8%
Oct-2025	150	+ 6.4%	834	- 2.0%
Nov-2025	109	- 22.1%	750	+ 17.2%
Dec-2025	116	+ 4.5%	516	- 5.7%
Jan-2026	214	+ 25.1%	773	+ 6.5%
Feb-2026	206	+ 23.4%	783	+ 10.0%
Mar-2026	251	- 5.6%	1,022	+ 5.8%
Apr-2026	183	+ 0.5%	1,078	+ 3.3%
May-2026	142	- 23.7%	1,078	- 0.6%
12-Month Avg	165	+ 2.5%	896	+ 5.3%

Historical Pending Sales by Month



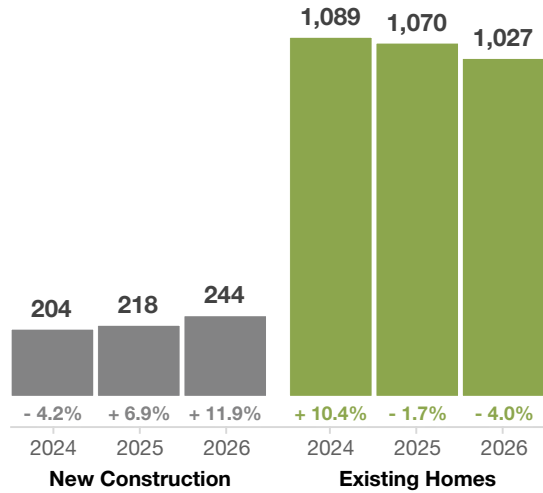
Closed Sales

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

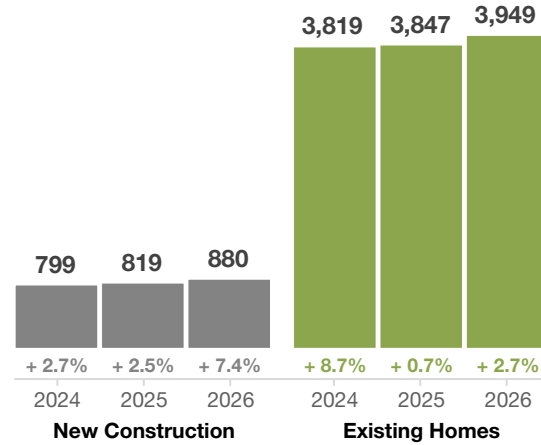


Omaha Area Region

May

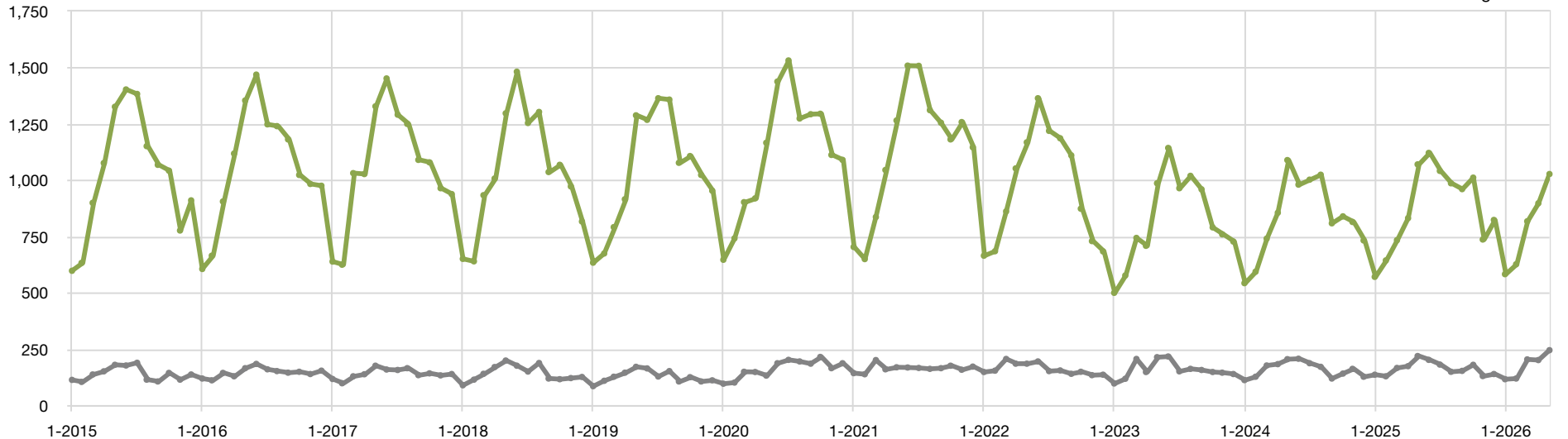


Year to Date



Closed Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jun-2025	201	-2.4%	1,121	+14.4%
Jul-2025	180	-3.2%	1,041	+3.9%
Aug-2025	148	-12.9%	986	-3.7%
Sep-2025	152	+28.8%	960	+18.8%
Oct-2025	179	+27.9%	1,011	+20.5%
Nov-2025	129	-19.9%	736	-9.6%
Dec-2025	138	+9.5%	823	+12.4%
Jan-2026	115	-14.8%	582	+2.1%
Feb-2026	118	-7.8%	626	-2.6%
Mar-2026	203	+23.0%	817	+11.5%
Apr-2026	200	+15.6%	897	+7.9%
May-2026	244	+11.9%	1,027	-4.0%
12-Month Avg	167	+3.7%	886	+5.9%

Historical Closed Sales by Month



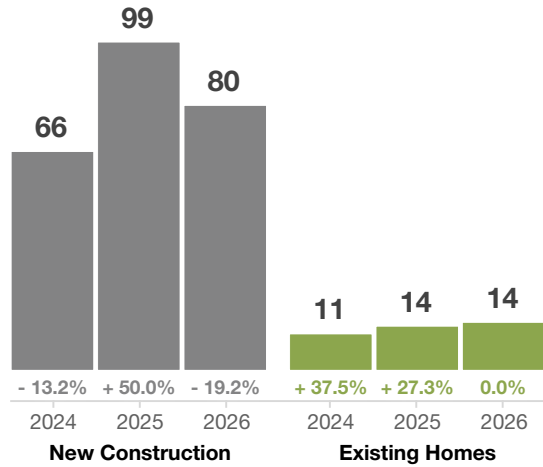
Days on Market Until Sale

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

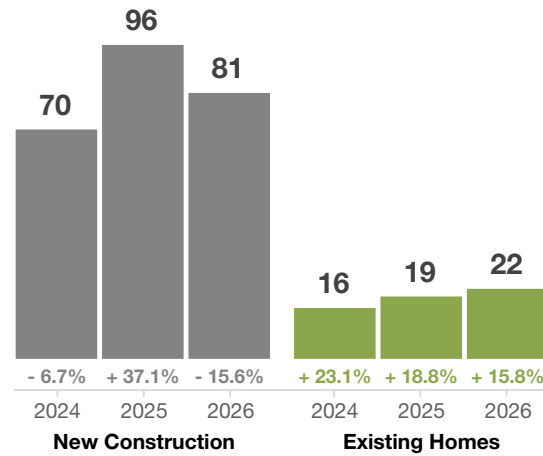


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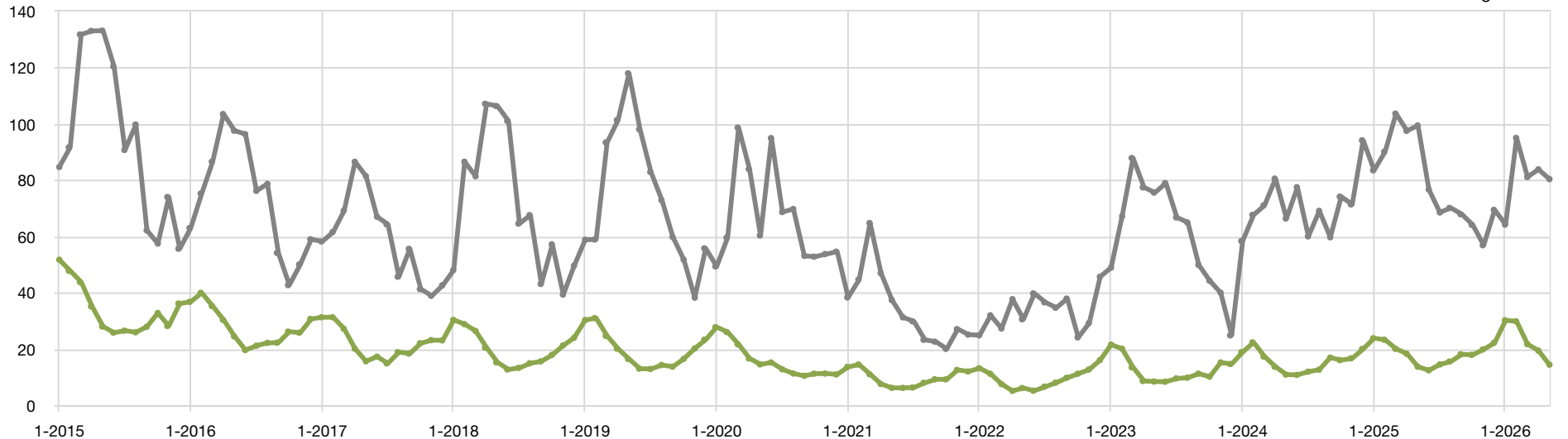
Year to Date



Days on Market	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jun-2025	77	0.0%	12	+ 9.1%
Jul-2025	69	+ 15.0%	14	+ 16.7%
Aug-2025	70	+ 1.4%	15	+ 15.4%
Sep-2025	68	+ 13.3%	18	+ 5.9%
Oct-2025	64	- 13.5%	18	+ 12.5%
Nov-2025	57	- 19.7%	20	+ 17.6%
Dec-2025	69	- 26.6%	22	+ 10.0%
Jan-2026	64	- 22.9%	30	+ 25.0%
Feb-2026	95	+ 5.6%	30	+ 30.4%
Mar-2026	81	- 22.1%	22	+ 10.0%
Apr-2026	84	- 14.3%	19	+ 5.6%
May-2026	80	- 19.2%	14	0.0%
12-Month Avg*	74	- 10.0%	19	+ 14.7%

* 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



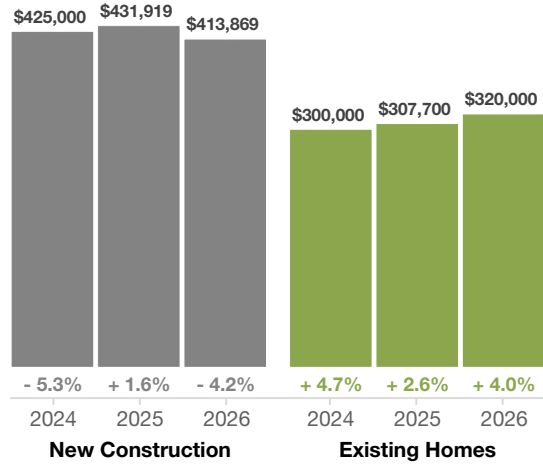
Median Closed Price

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

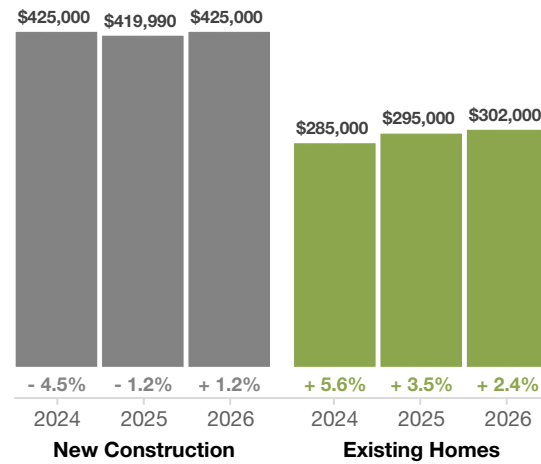


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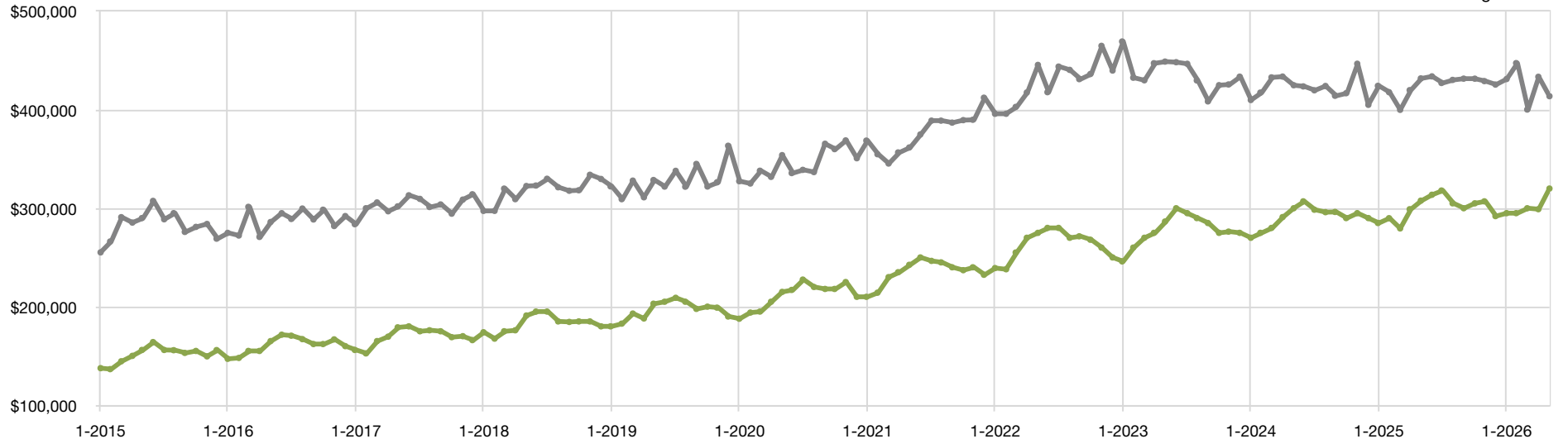
Year to Date



Median Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jun-2025	\$434,000	+ 2.4%	\$313,700	+ 2.2%
Jul-2025	\$427,276	+ 1.8%	\$318,000	+ 6.5%
Aug-2025	\$430,395	+ 1.5%	\$305,000	+ 3.0%
Sep-2025	\$431,682	+ 4.2%	\$300,000	+ 1.3%
Oct-2025	\$431,650	+ 3.5%	\$305,000	+ 5.2%
Nov-2025	\$429,173	- 4.0%	\$307,000	+ 4.1%
Dec-2025	\$425,648	+ 5.1%	\$292,000	+ 0.7%
Jan-2026	\$431,288	+ 1.6%	\$295,000	+ 3.5%
Feb-2026	\$447,458	+ 7.1%	\$295,000	+ 1.8%
Mar-2026	\$400,290	+ 0.1%	\$300,000	+ 7.3%
Apr-2026	\$433,563	+ 3.2%	\$299,027	+ 0.0%
May-2026	\$413,869	- 4.2%	\$320,000	+ 4.0%
12-Month Avg*	\$427,970	+ 1.9%	\$305,000	+ 3.4%

* 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



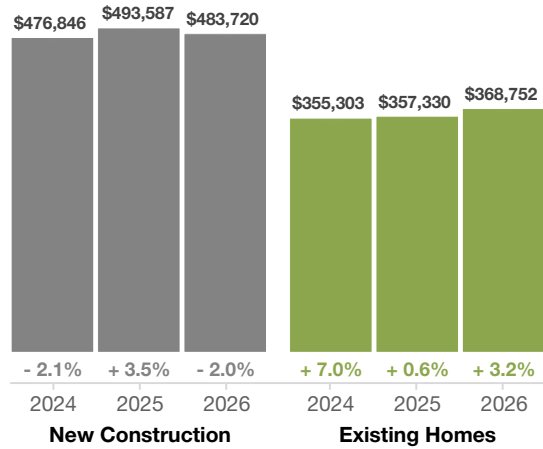
Average Closed Price

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

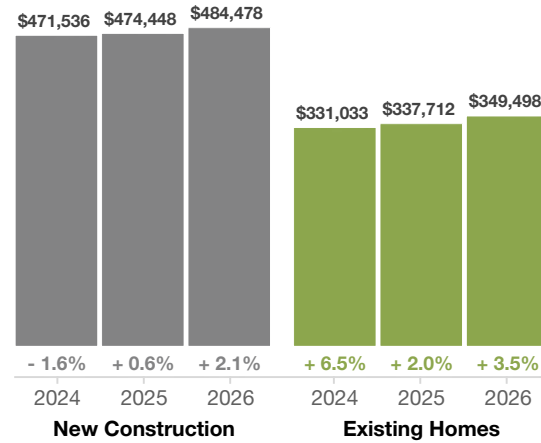


Omaha Area Region

May



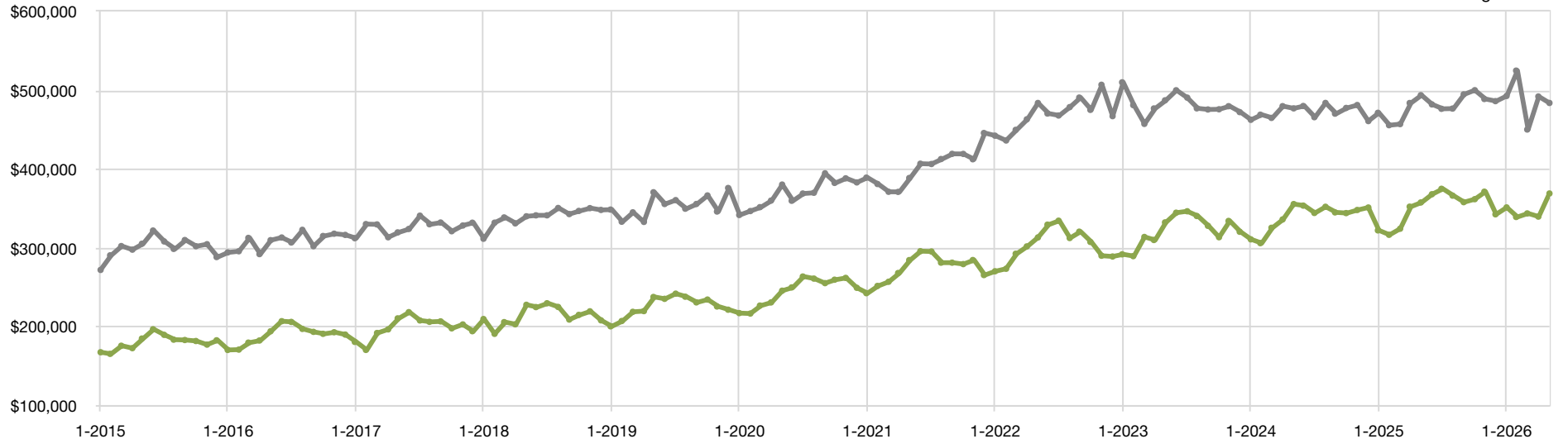
Year to Date



Average Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jun-2025	\$481,888	+ 0.4%	\$367,780	+ 4.1%
Jul-2025	\$476,294	+ 2.3%	\$374,700	+ 8.9%
Aug-2025	\$476,595	- 1.5%	\$366,010	+ 4.0%
Sep-2025	\$494,664	+ 5.2%	\$357,720	+ 3.8%
Oct-2025	\$499,939	+ 4.7%	\$361,523	+ 5.1%
Nov-2025	\$488,750	+ 1.6%	\$371,031	+ 6.7%
Dec-2025	\$486,036	+ 5.5%	\$342,296	- 2.5%
Jan-2026	\$492,622	+ 4.5%	\$351,053	+ 9.1%
Feb-2026	\$524,794	+ 15.2%	\$338,911	+ 7.2%
Mar-2026	\$449,989	- 1.5%	\$343,431	+ 6.0%
Apr-2026	\$491,938	+ 1.7%	\$339,377	- 3.6%
May-2026	\$483,720	- 2.0%	\$368,752	+ 3.2%
12-Month Avg*	\$485,436	+ 2.3%	\$358,244	+ 4.1%

* 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



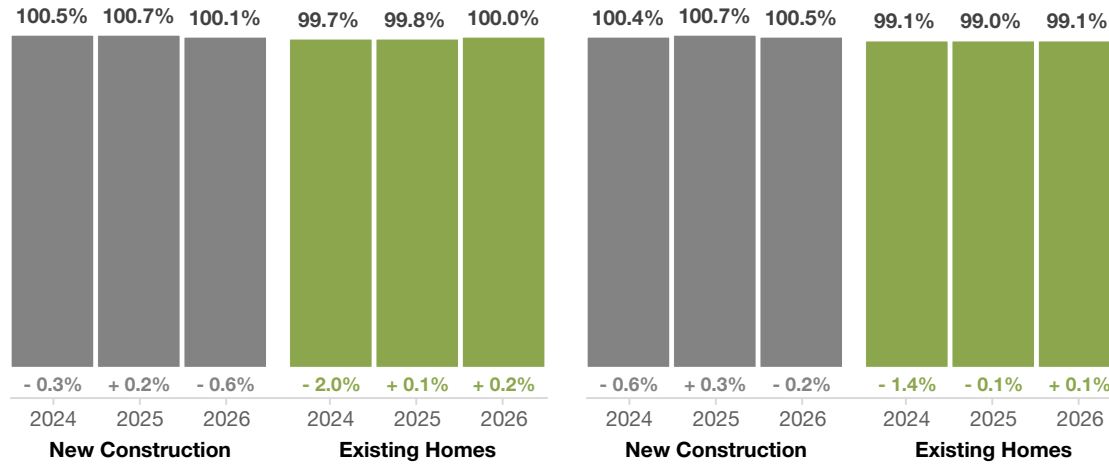
Percent of List Price Received

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.

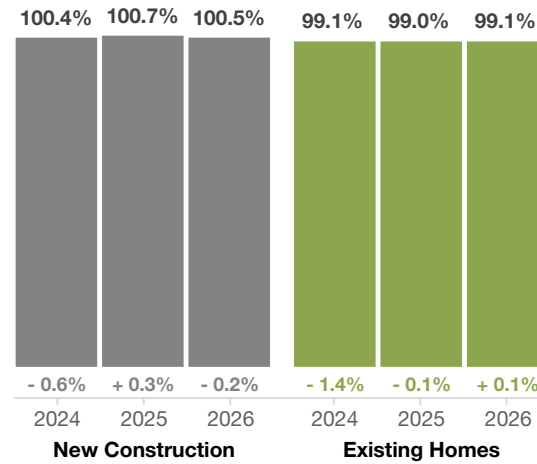


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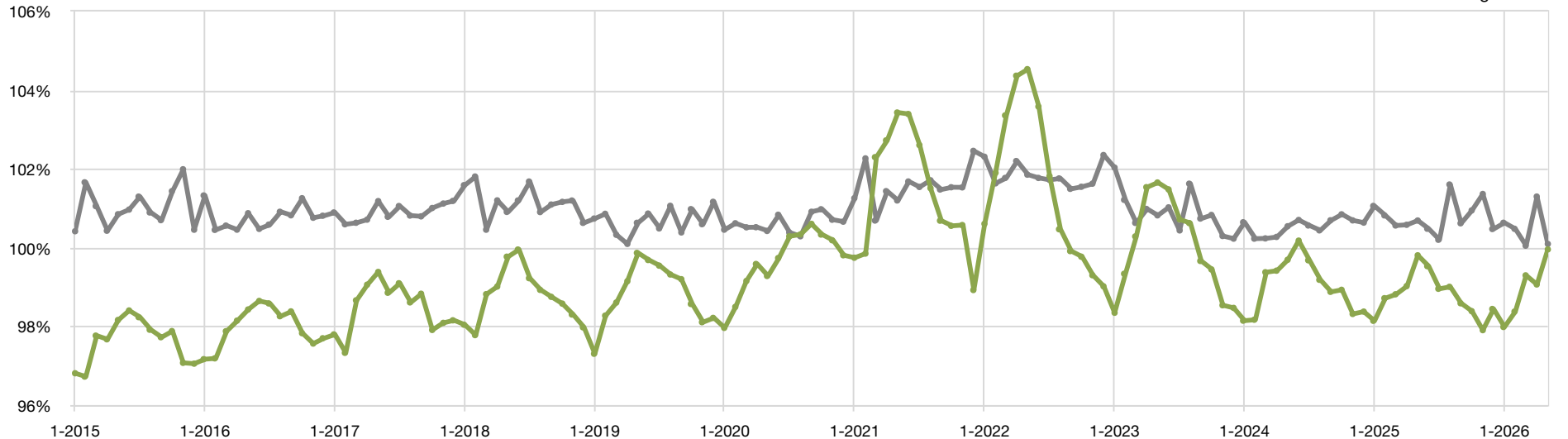
Year to Date



Pct. of List Price Received	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jun-2025	100.5%	- 0.2%	99.5%	- 0.7%
Jul-2025	100.2%	- 0.4%	99.0%	- 0.7%
Aug-2025	101.6%	+ 1.2%	99.0%	- 0.2%
Sep-2025	100.6%	- 0.1%	98.6%	- 0.3%
Oct-2025	100.9%	+ 0.1%	98.4%	- 0.5%
Nov-2025	101.4%	+ 0.7%	97.9%	- 0.4%
Dec-2025	100.5%	- 0.1%	98.4%	0.0%
Jan-2026	100.6%	- 0.5%	98.0%	- 0.1%
Feb-2026	100.5%	- 0.3%	98.4%	- 0.3%
Mar-2026	100.0%	- 0.6%	99.3%	+ 0.5%
Apr-2026	101.3%	+ 0.7%	99.1%	+ 0.1%
May-2026	100.1%	- 0.6%	100.0%	+ 0.2%
12-Month Avg*	100.6%	- 0.0%	98.9%	- 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



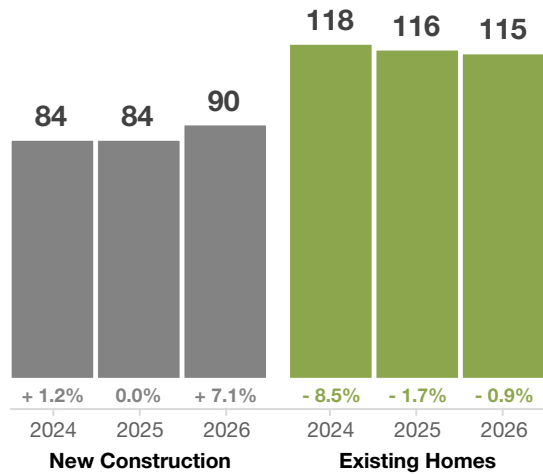
Housing Affordability Index

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.

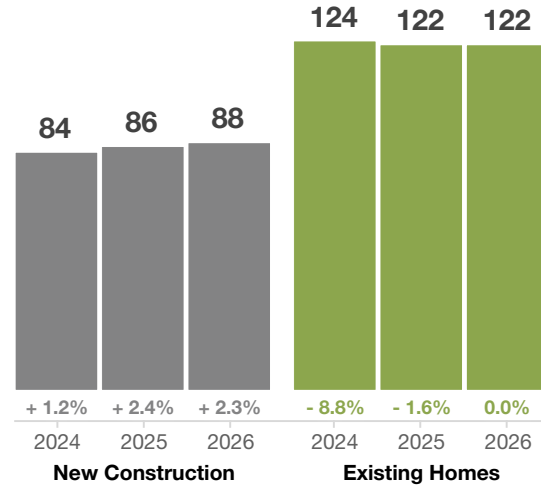


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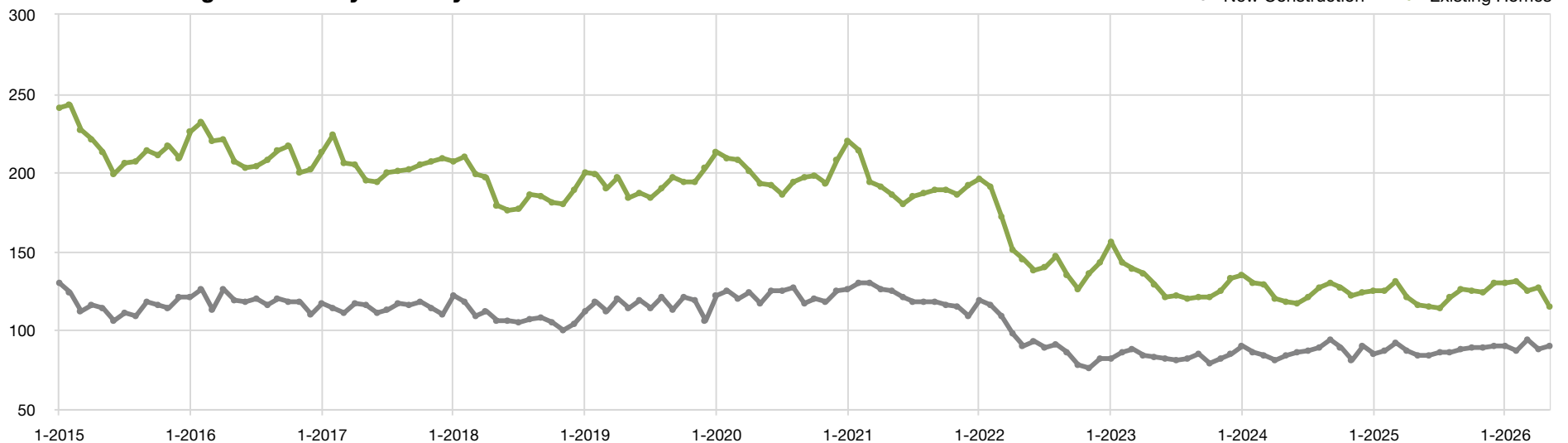


Year to Date



Affordability Index	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jun-2025	84	-2.3%	115	-1.7%
Jul-2025	86	-1.1%	114	-5.8%
Aug-2025	86	-3.4%	121	-4.7%
Sep-2025	88	-6.4%	126	-3.1%
Oct-2025	89	0.0%	125	-1.6%
Nov-2025	89	+9.9%	124	+1.6%
Dec-2025	90	0.0%	130	+4.8%
Jan-2026	90	+5.9%	130	+4.0%
Feb-2026	87	0.0%	131	+4.8%
Mar-2026	94	+2.2%	125	-4.6%
Apr-2026	88	+1.1%	127	+5.0%
May-2026	90	+7.1%	115	-0.9%
12-Month Avg	88	0.0%	124	0.0%

Historical Housing Affordability Index by Month



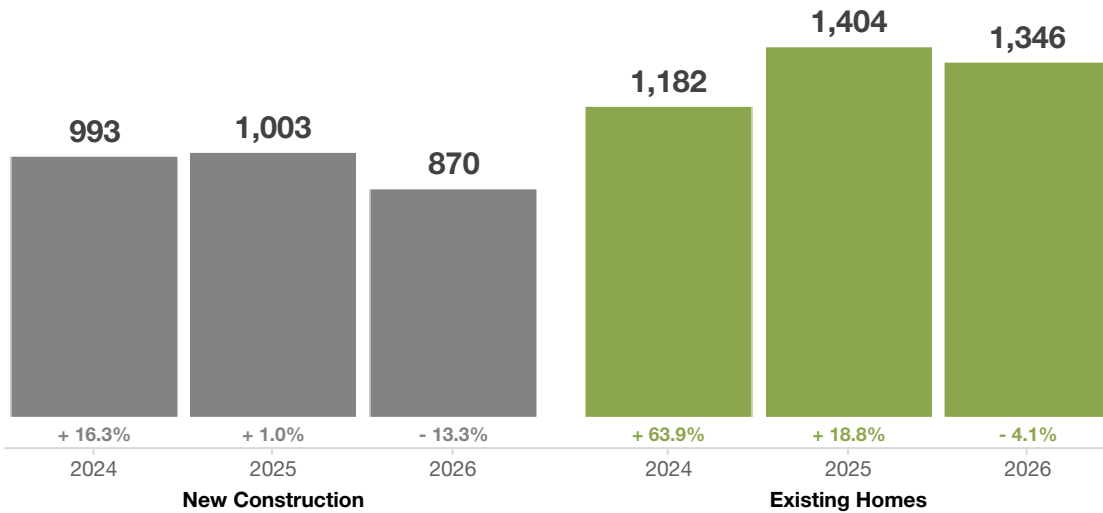
Inventory of Homes for Sale

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



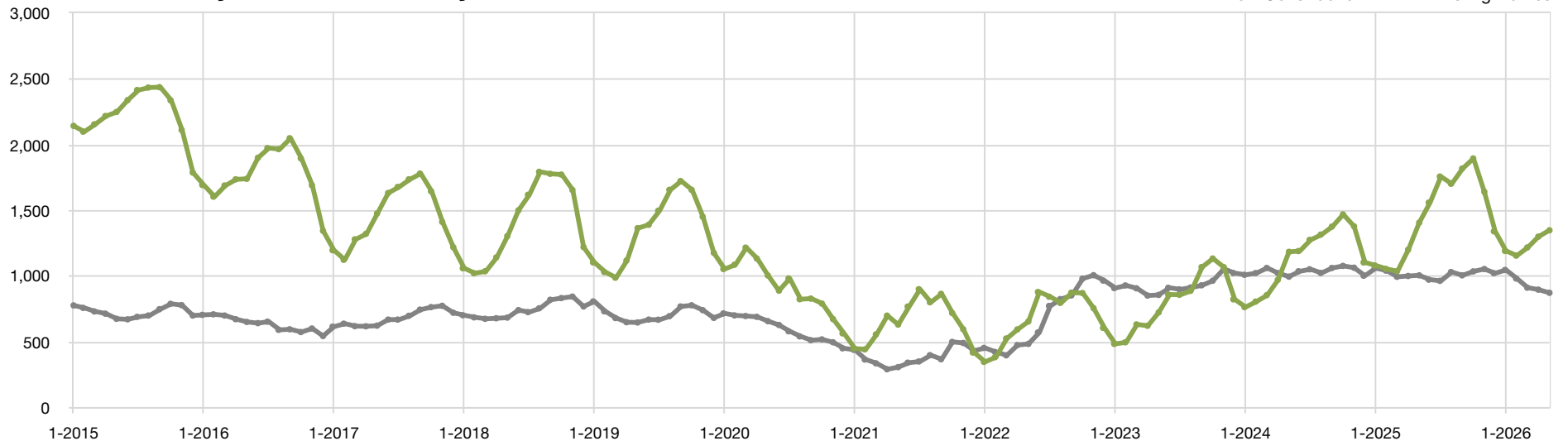
Omaha Area Region

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Homes for Sale	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jun-2025	970	- 6.2%	1,557	+ 31.1%
Jul-2025	961	- 8.4%	1,755	+ 37.9%
Aug-2025	1,028	+ 0.7%	1,700	+ 29.5%
Sep-2025	1,003	- 5.3%	1,816	+ 32.2%
Oct-2025	1,033	- 3.9%	1,893	+ 29.0%
Nov-2025	1,051	- 0.9%	1,639	+ 19.1%
Dec-2025	1,019	+ 1.9%	1,338	+ 21.5%
Jan-2026	1,044	- 1.3%	1,189	+ 10.3%
Feb-2026	979	- 5.8%	1,153	+ 9.6%
Mar-2026	909	- 8.4%	1,215	+ 17.5%
Apr-2026	894	- 10.4%	1,298	+ 8.3%
May-2026	870	- 13.3%	1,346	- 4.1%
12-Month Avg	980	- 5.0%	1,492	+ 20.5%

Historical Inventory of Homes for Sale by Month



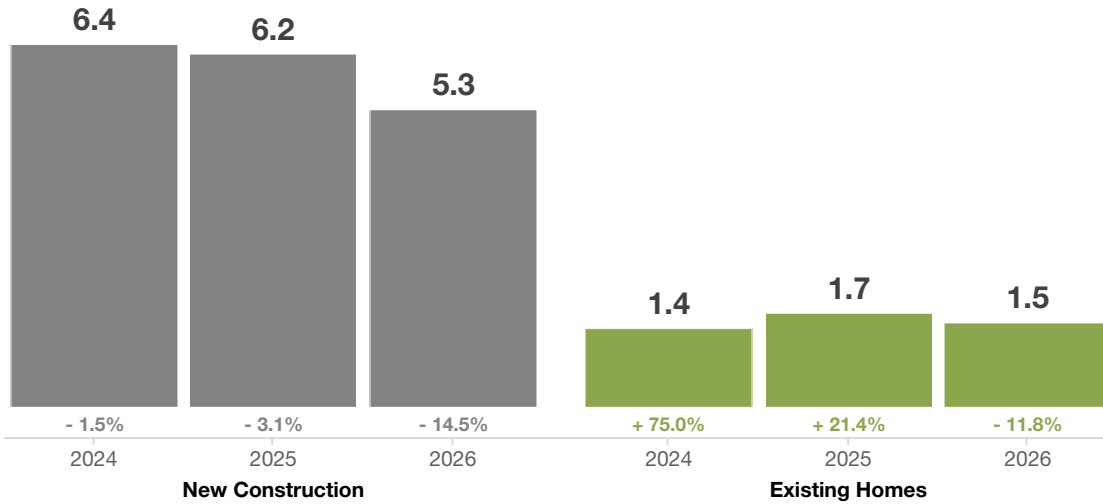
Months Supply of Inventory

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.



Omaha Area Region

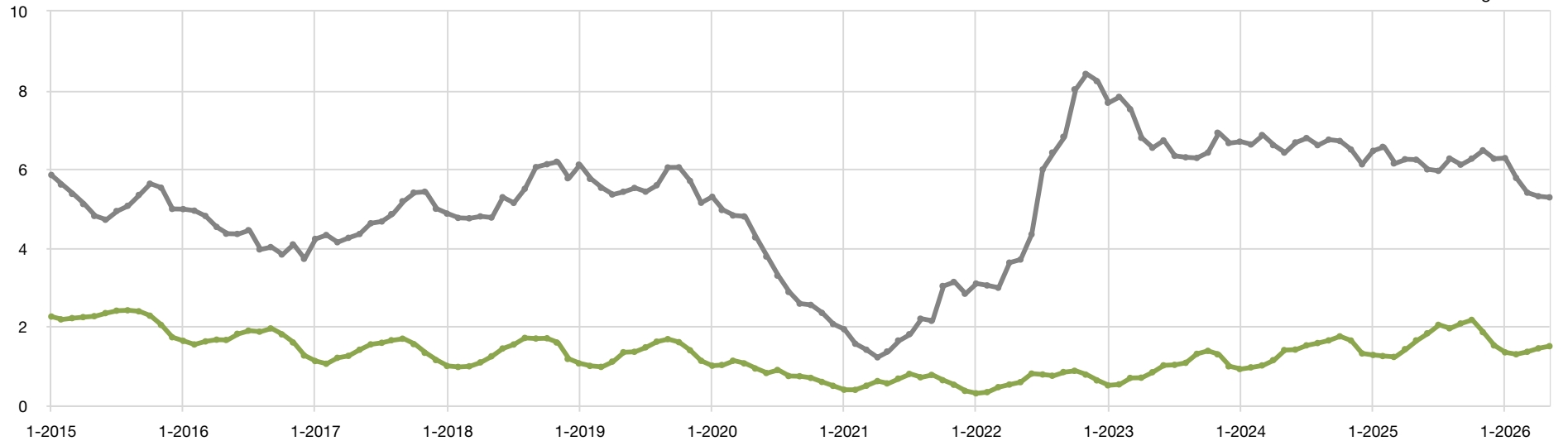
May



Months Supply	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Jun-2025	6.0	- 10.4%	1.8	+ 28.6%
Jul-2025	6.0	- 11.8%	2.0	+ 33.3%
Aug-2025	6.3	- 4.5%	2.0	+ 25.0%
Sep-2025	6.1	- 9.0%	2.1	+ 31.3%
Oct-2025	6.3	- 6.0%	2.2	+ 22.2%
Nov-2025	6.5	0.0%	1.9	+ 18.8%
Dec-2025	6.3	+ 3.3%	1.5	+ 15.4%
Jan-2026	6.3	- 3.1%	1.3	0.0%
Feb-2026	5.8	- 12.1%	1.3	0.0%
Mar-2026	5.4	- 11.5%	1.4	+ 16.7%
Apr-2026	5.3	- 14.5%	1.4	0.0%
May-2026	5.3	- 14.5%	1.5	- 11.8%
12-Month Avg*	5.9	- 8.3%	1.7	+ 15.2%

* 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.



Omaha Area Region

Key Metrics	Historical Sparkbars	5-2025	5-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		2,095	1,841	- 12.1%	8,354	8,345	- 0.1%
Pending Sales		1,271	1,220	- 4.0%	5,505	5,730	+ 4.1%
Closed Sales		1,288	1,271	- 1.3%	4,666	4,829	+ 3.5%
Days on Market Until Sale		28	27	- 3.6%	32	33	+ 3.1%
Median Closed Price		\$332,500	\$345,000	+ 3.8%	\$319,500	\$327,000	+ 2.3%
Average Closed Price		\$380,392	\$390,767	+ 2.7%	\$361,718	\$374,089	+ 3.4%
Percent of List Price Received		100.0%	100.0%	0.0%	99.3%	99.3%	0.0%
Housing Affordability Index		108	107	- 0.9%	112	113	+ 0.9%
Inventory of Homes for Sale		2,407	2,216	- 7.9%	—	—	—
Months Supply of Inventory		2.4	2.1	- 12.5%	—	—	—