Monthly Indicators

Omaha Area Region

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 decreased 27.3 percent for New Construction and 4.4 percent for Existing Homes. Pending Sales decreased 25.3 percent for New Construction and 18.9 percent for Existing Homes. Inventory decreased 15.5 percent for New Construction and 3.1 percent for Existing Homes.

Median Closed Price increased 1.1 percent for New Construction and 8.2 percent for Existing Homes. Days on Market increased 1.4 percent for New Construction but decreased 6.3 percent for Existing Homes. Months Supply of Inventory decreased 15.9 percent for New Construction and 5.0 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

- 8.9%	+ 6.2%	- 7.8%
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 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.

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.

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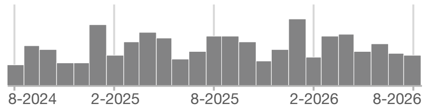
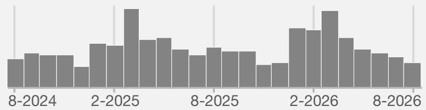
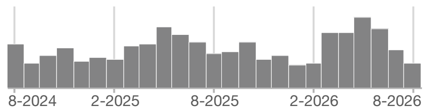
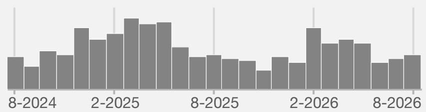
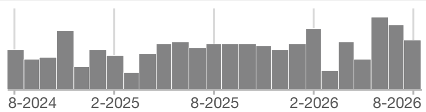
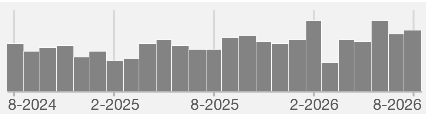
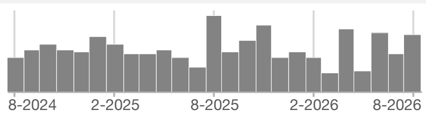
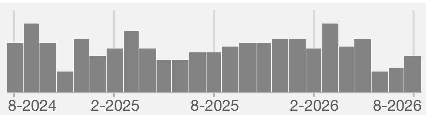
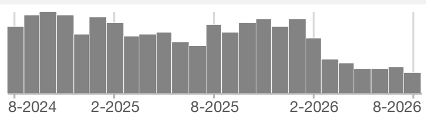
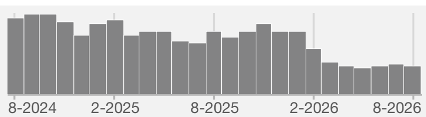
Omaha Area Region

Key Metrics	Historical Sparkbars	8-2025	8-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		319	**232**	- 27.3%	2,360	**2,288**	- 3.1%
Pending Sales		162	**121**	- 25.3%	1,432	**1,432**	0.0%
Closed Sales		148	**121**	- 18.2%	1,348	**1,378**	+ 2.2%
Days on Market Until Sale		70	**71**	+ 1.4%	86	**76**	- 11.6%
Median Closed Price		$430,395	**$434,990**	+ 1.1%	$424,815	**$431,990**	+ 1.7%
Average Closed Price		$476,595	**$507,815**	+ 6.6%	$476,039	**$495,964**	+ 4.2%
Percent of List Price Received		101.6%	**101.1%**	- 0.5%	100.7%	**100.6%**	- 0.1%
Housing Affordability Index		86	**85**	- 1.2%	88	**85**	- 3.4%
Inventory of Homes for Sale		1,029	**869**	- 15.5%	—	**—**	—
Months Supply of Inventory		6.3	**5.3**	- 15.9%	—	**—**	—

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.

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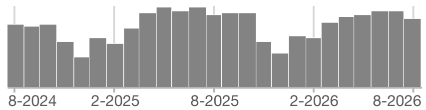
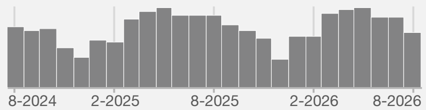
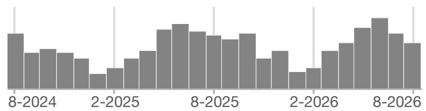
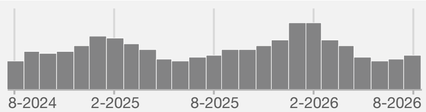
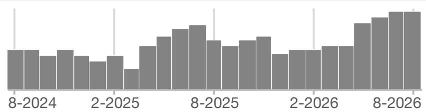
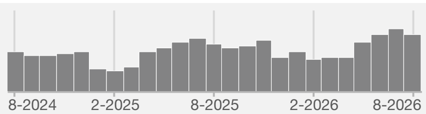
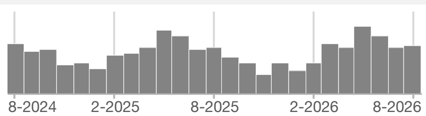
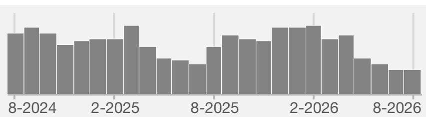
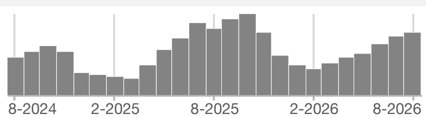
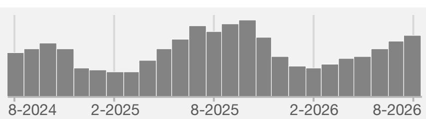
Omaha Area Region

Key Metrics	Historical Sparkbars	8-2025	8-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,601	**1,530**	- 4.4%	11,912	**11,804**	- 0.9%
Pending Sales		1,002	**813**	- 18.9%	7,548	**7,557**	+ 0.1%
Closed Sales		989	**915**	- 7.5%	6,999	**7,147**	+ 2.1%
Days on Market Until Sale		16	**15**	- 6.3%	17	**18**	+ 5.9%
Median Closed Price		$305,000	**$330,000**	+ 8.2%	$300,000	**$315,000**	+ 5.0%
Average Closed Price		$365,653	**$381,019**	+ 4.2%	$351,959	**$365,340**	+ 3.8%
Percent of List Price Received		99.0%	**99.2%**	+ 0.2%	99.1%	**99.2%**	+ 0.1%
Housing Affordability Index		121	**111**	- 8.3%	123	**116**	- 5.7%
Inventory of Homes for Sale		1,704	**1,652**	- 3.1%	—	**—**	—
Months Supply of Inventory		2.0	**1.9**	- 5.0%	—	**—**	—

New Listings

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

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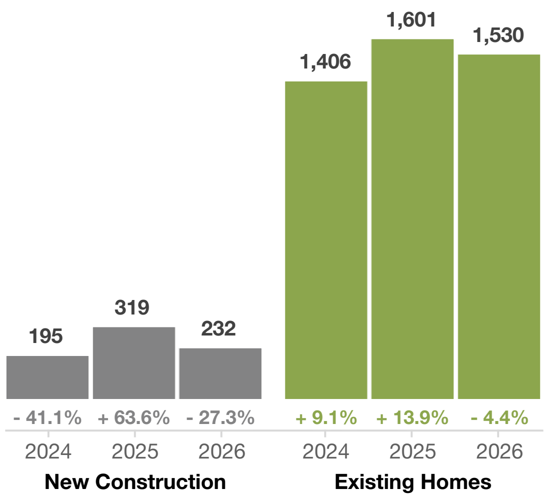
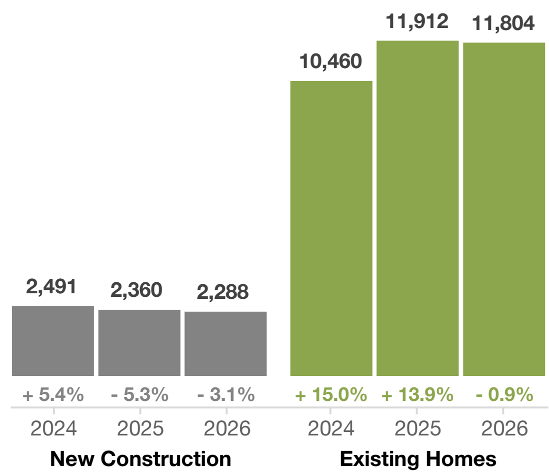
Omaha Area Region

August

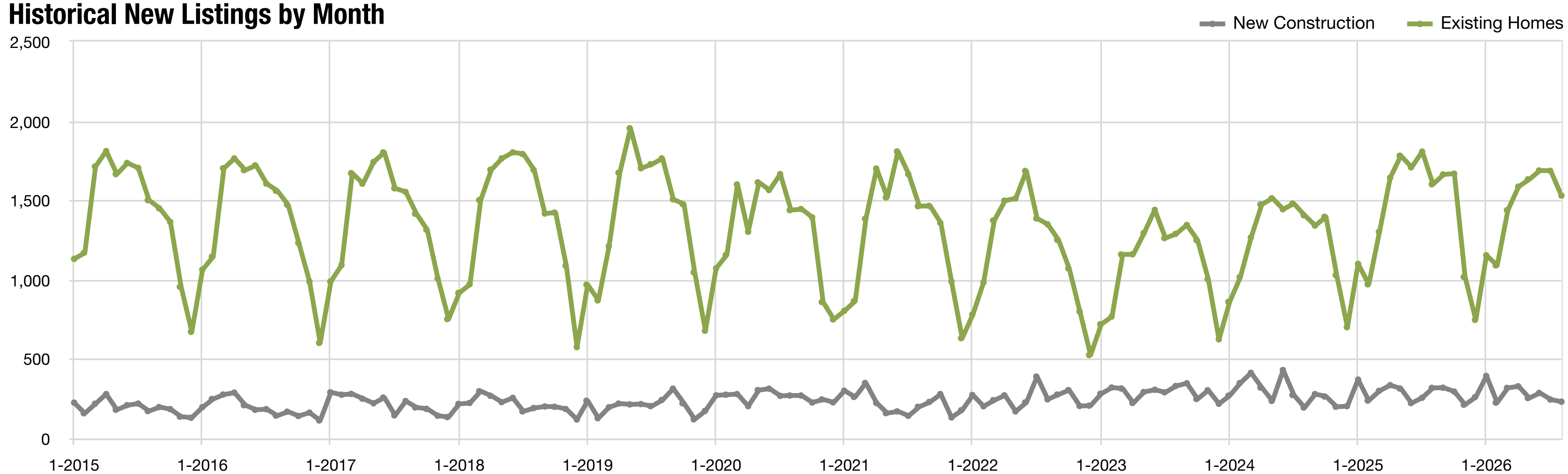


Year to Date



New Listings	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Sep-2025	320	+ 14.3%	1,663	+ 24.0%
Oct-2025	296	+ 11.7%	1,668	+ 19.5%
Nov-2025	213	+ 6.5%	1,017	- 1.2%
Dec-2025	261	+ 27.9%	747	+ 6.6%
Jan-2026	394	+ 6.2%	1,154	+ 4.9%
Feb-2026	226	- 5.4%	1,090	+ 12.3%
Mar-2026	319	+ 6.3%	1,438	+ 10.4%
Apr-2026	329	- 2.1%	1,586	- 3.4%
May-2026	255	- 19.0%	1,632	- 8.4%
Jun-2026	287	+ 28.7%	1,688	- 1.2%
Jul-2026	246	- 4.3%	1,686	- 6.7%
Aug-2026	**232**	**- 27.3%**	**1,530**	**- 4.4%**
12-Month Avg	282	+ 2.2%	1,408	+ 3.2%

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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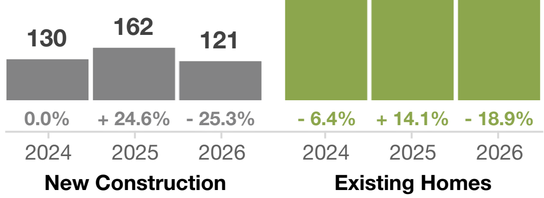
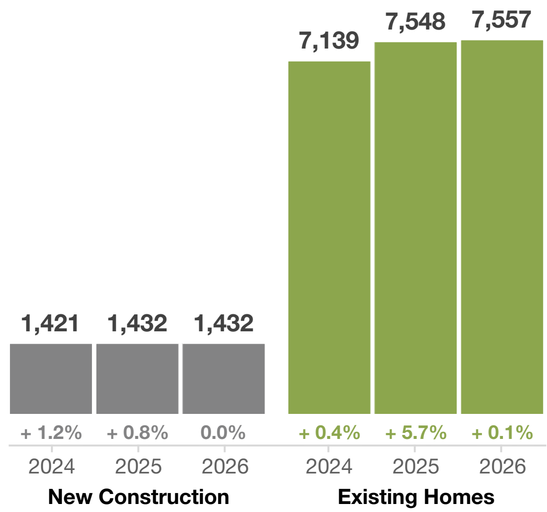
Omaha Area Region

August

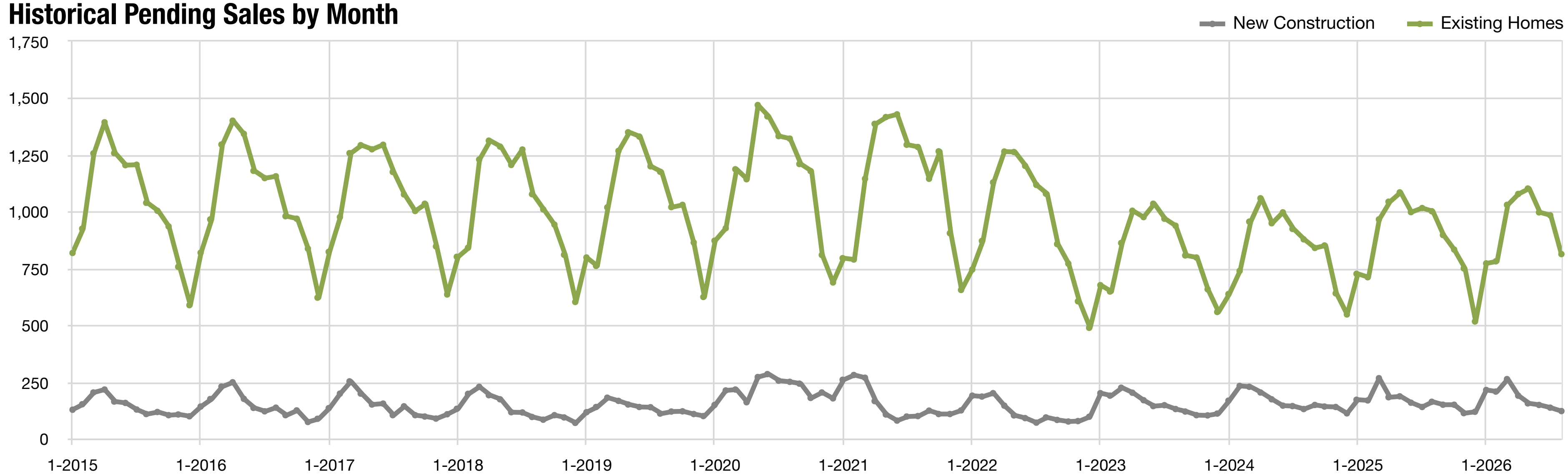


Year to Date



Pending Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Sep-2025	149	+ 0.7%	897	+ 6.8%
Oct-2025	149	+ 5.7%	833	- 2.1%
Nov-2025	112	- 19.4%	750	+ 17.2%
Dec-2025	118	+ 6.3%	516	- 5.7%
Jan-2026	214	+ 25.1%	772	+ 6.3%
Feb-2026	207	+ 23.2%	781	+ 9.8%
Mar-2026	262	- 1.5%	1,030	+ 6.6%
Apr-2026	189	+ 3.8%	1,078	+ 3.3%
May-2026	155	- 16.7%	1,102	+ 1.6%
Jun-2026	148	- 6.3%	997	- 0.1%
Jul-2026	136	- 2.2%	984	- 3.1%
Aug-2026	**121**	**- 25.3%**	**813**	**- 18.9%**
12-Month Avg	163	- 0.6%	879	+ 1.2%

Historical Pending Sales by Month



Closed Sales

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

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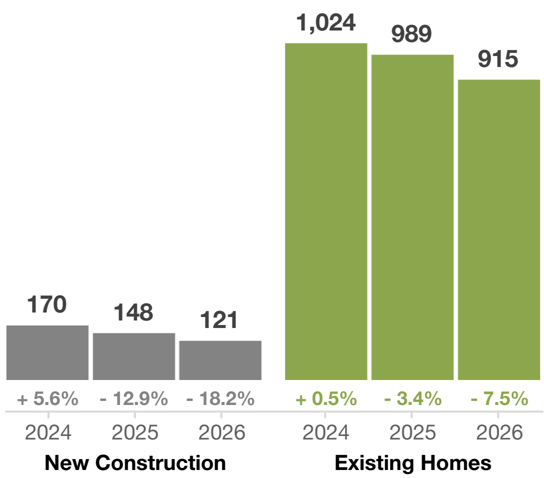
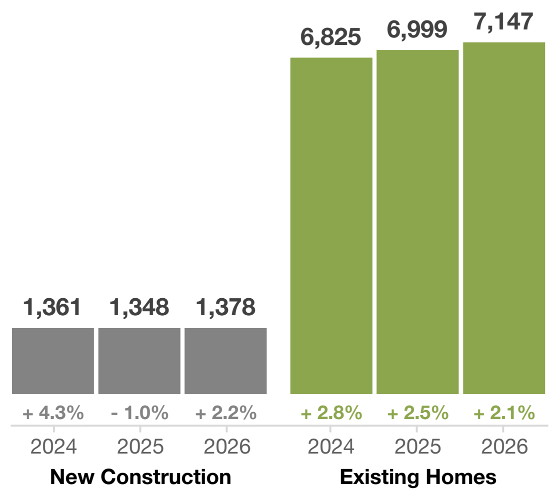
August

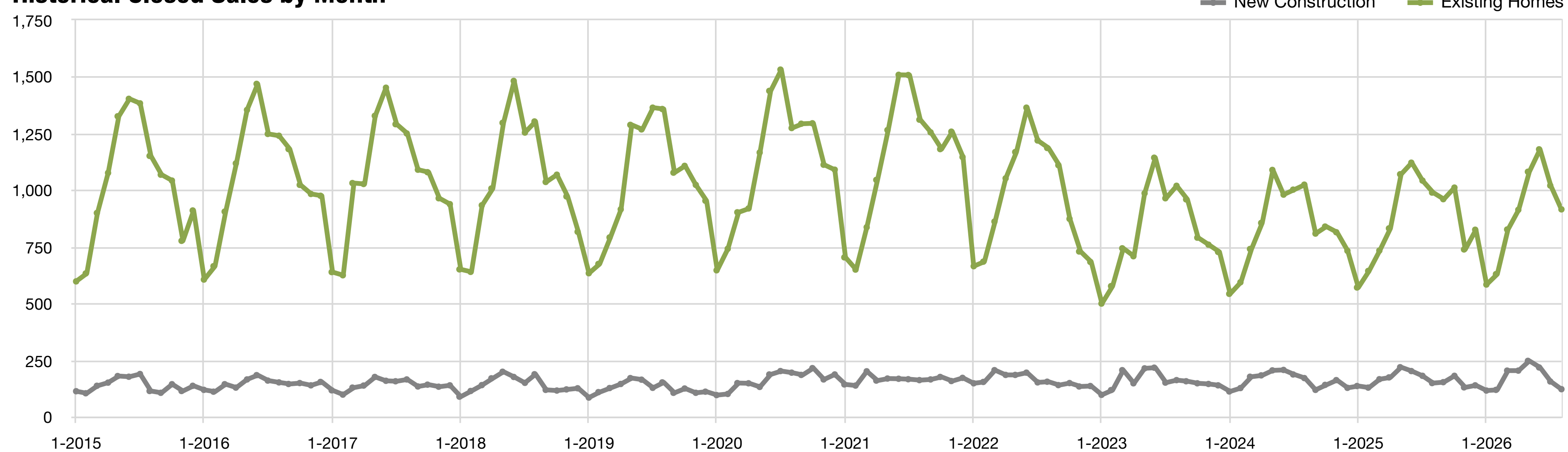


Year to Date



Closed Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Sep-2025	152	+ 28.8%	960	+ 18.8%
Oct-2025	180	+ 28.6%	1,011	+ 20.5%
Nov-2025	129	- 19.9%	738	- 9.3%
Dec-2025	138	+ 8.7%	825	+ 12.7%
Jan-2026	115	- 14.8%	583	+ 2.3%
Feb-2026	118	- 7.8%	629	- 2.2%
Mar-2026	203	+ 23.0%	826	+ 12.7%
Apr-2026	203	+ 17.3%	913	+ 9.9%
May-2026	246	+ 12.8%	1,081	+ 1.0%
Jun-2026	217	+ 8.0%	1,180	+ 5.3%
Jul-2026	155	- 13.9%	1,020	- 2.1%
Aug-2026	**121**	**- 18.2%**	**915**	**- 7.5%**
12-Month Avg	165	+ 4.4%	890	+ 4.8%

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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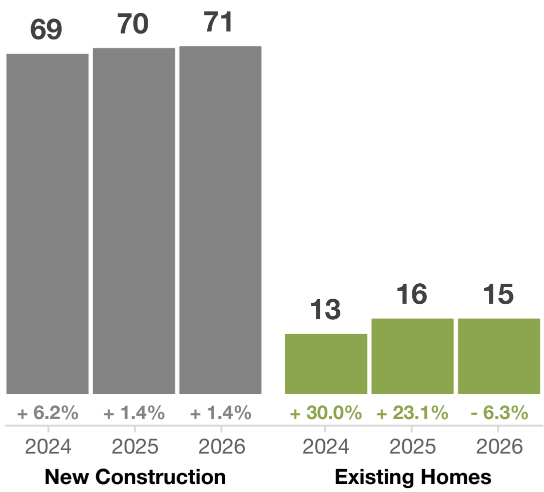
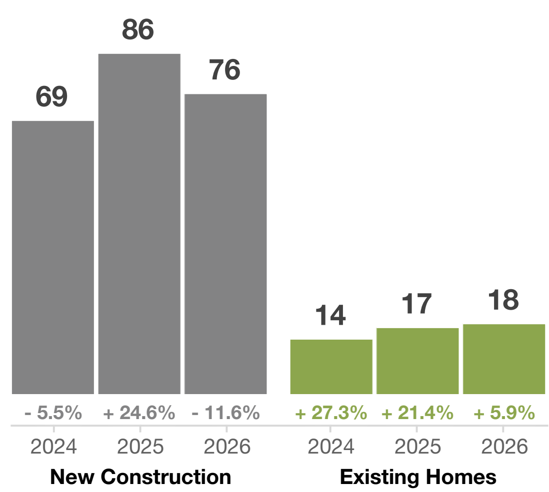
August



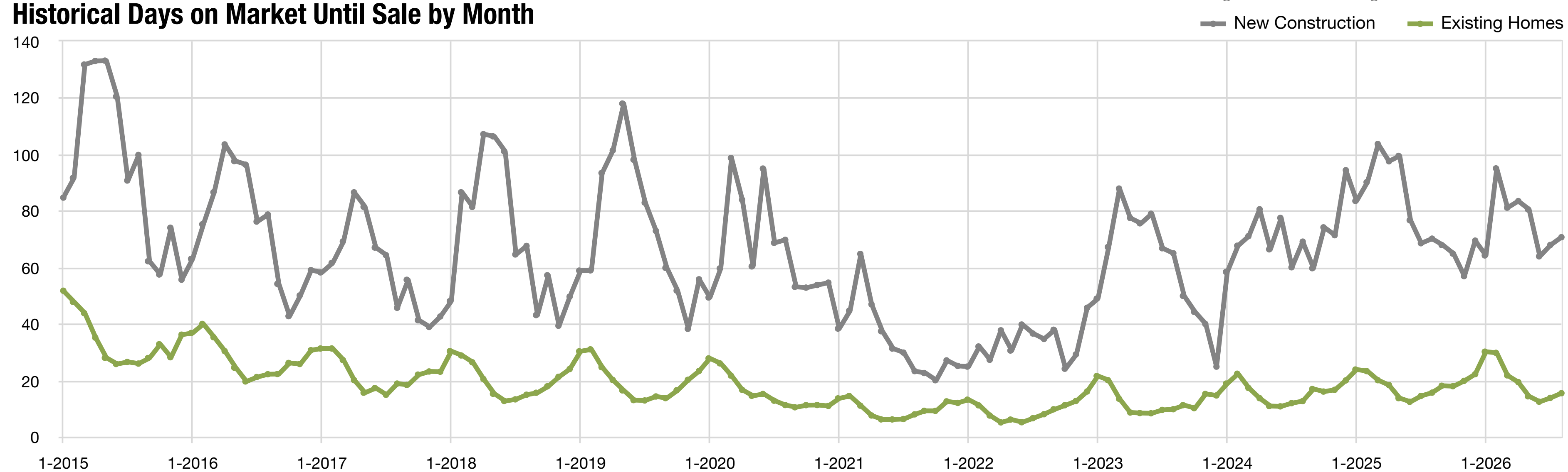
Year to Date



Days on Market	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Sep-2025	68	+ 13.3%	18	+ 5.9%
Oct-2025	65	- 12.2%	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	83	- 15.3%	19	+ 5.6%
May-2026	81	- 18.2%	14	0.0%
Jun-2026	64	- 16.9%	12	0.0%
Jul-2026	68	- 1.4%	14	0.0%
Aug-2026	**71**	**+ 1.4%**	**15**	**- 6.3%**
12-Month Avg*	73	- 12.6%	19	+ 9.7%

* 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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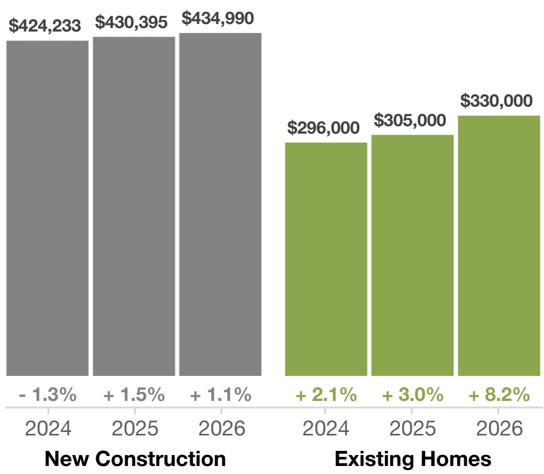
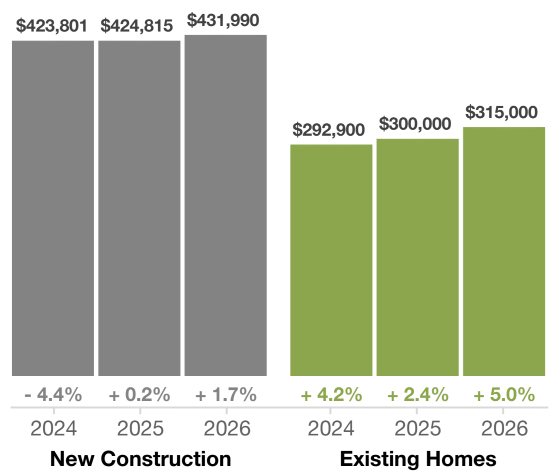


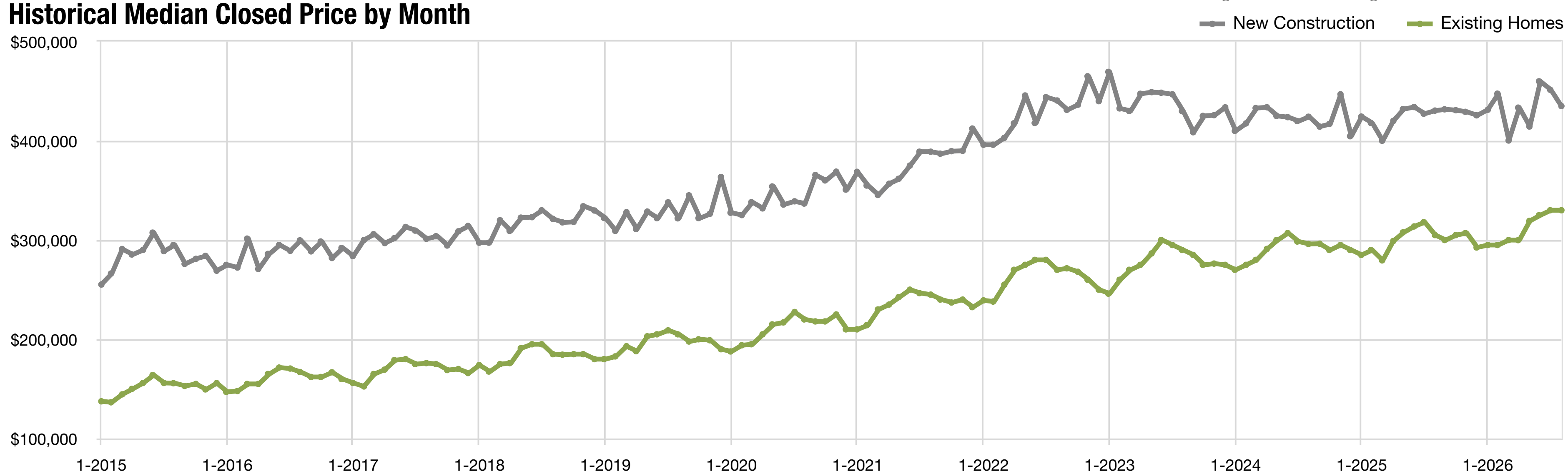
Year to Date



Median Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Sep-2025	$431,682	+ 4.2%	$300,000	+ 1.3%
Oct-2025	$430,825	+ 3.3%	$305,000	+ 5.2%
Nov-2025	$429,173	- 4.0%	$307,000	+ 4.1%
Dec-2025	$425,648	+ 5.2%	$292,500	+ 0.9%
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	$433,380	+ 3.2%	$299,900	+ 0.3%
May-2026	$414,375	- 4.1%	$319,250	+ 3.8%
Jun-2026	$459,900	+ 6.0%	$325,000	+ 3.6%
Jul-2026	$451,400	+ 5.6%	$330,000	+ 3.8%
Aug-2026	**$434,990**	**+ 1.1%**	**$330,000**	**+ 8.2%**
12-Month Avg*	$431,490	+ 1.8%	$310,000	+ 3.7%

* 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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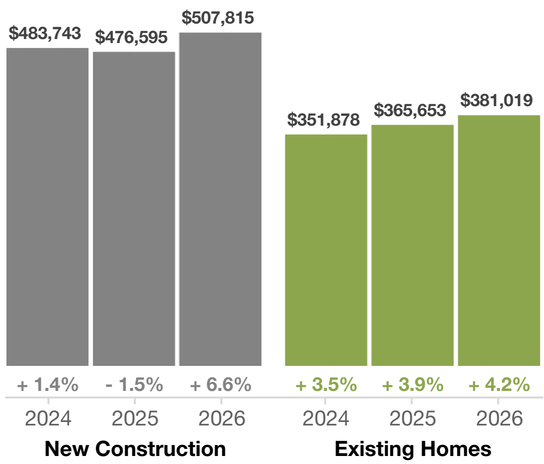
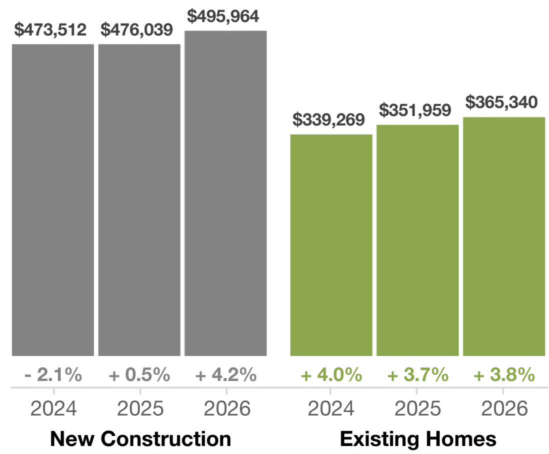


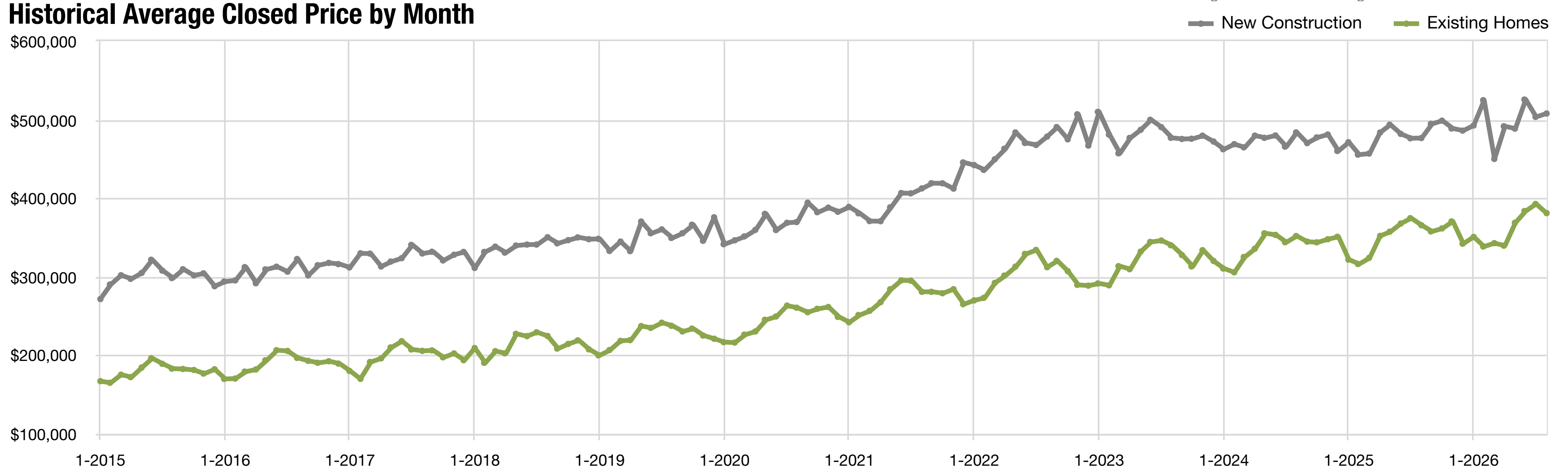
Year to Date



Average Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Sep-2025	$494,664	+ 5.2%	$357,720	+ 3.8%
Oct-2025	$498,717	+ 4.5%	$361,523	+ 5.1%
Nov-2025	$488,750	+ 1.6%	$370,451	+ 6.5%
Dec-2025	$486,036	+ 5.6%	$342,113	- 2.5%
Jan-2026	$492,622	+ 4.5%	$350,751	+ 9.0%
Feb-2026	$524,794	+ 15.2%	$338,493	+ 7.0%
Mar-2026	$449,989	- 1.5%	$342,800	+ 5.8%
Apr-2026	$491,573	+ 1.6%	$339,594	- 3.5%
May-2026	$488,566	- 1.0%	$368,691	+ 3.2%
Jun-2026	$525,586	+ 9.1%	$383,658	+ 4.3%
Jul-2026	$503,483	+ 5.7%	$392,689	+ 4.8%
Aug-2026	**$507,815**	**+ 6.6%**	**$381,019**	**+ 4.2%**
12-Month Avg*	$494,951	+ 4.2%	$362,851	+ 3.6%

* 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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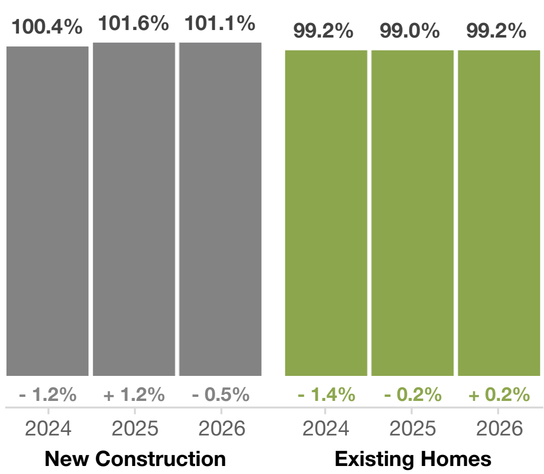
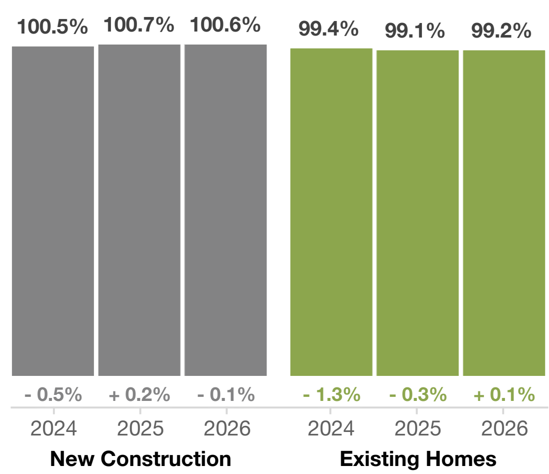


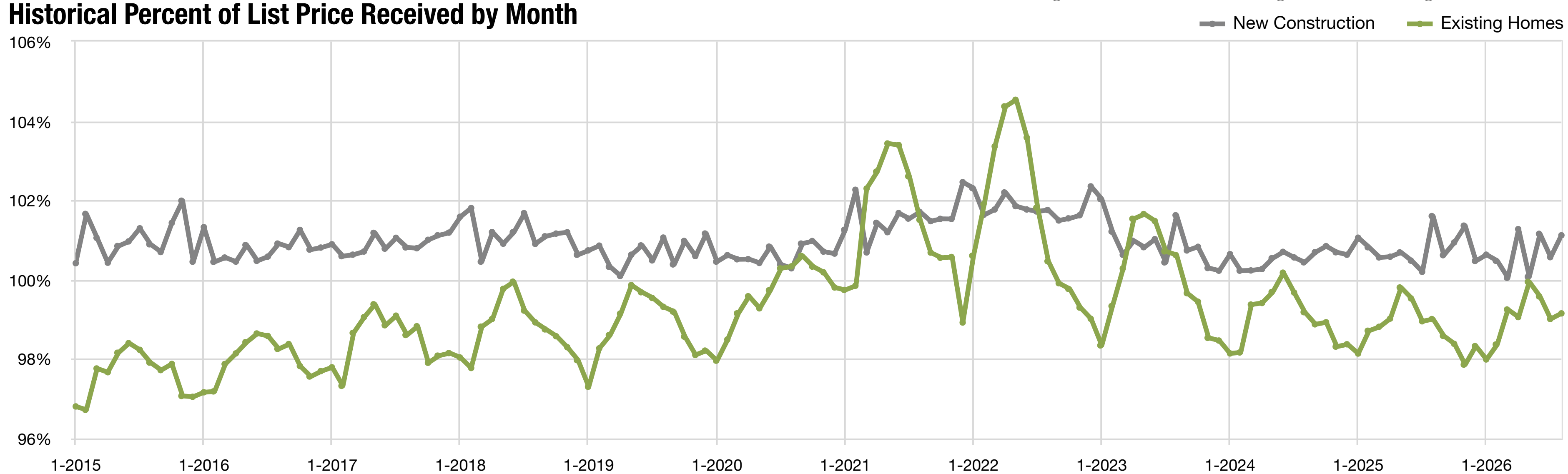
Year to Date



Pct. of List Price Received	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Sep-2025	100.6%	- 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%	98.3%	- 0.1%
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%	99.2%	+ 0.4%
Apr-2026	101.3%	+ 0.7%	99.1%	+ 0.1%
May-2026	100.1%	- 0.6%	99.9%	+ 0.1%
Jun-2026	101.2%	+ 0.7%	99.6%	+ 0.1%
Jul-2026	100.6%	+ 0.4%	99.0%	0.0%
Aug-2026	**101.1%**	**- 0.5%**	**99.2%**	**+ 0.2%**
12-Month Avg*	100.7%	- 0.0%	98.9%	- 0.1%

* 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.

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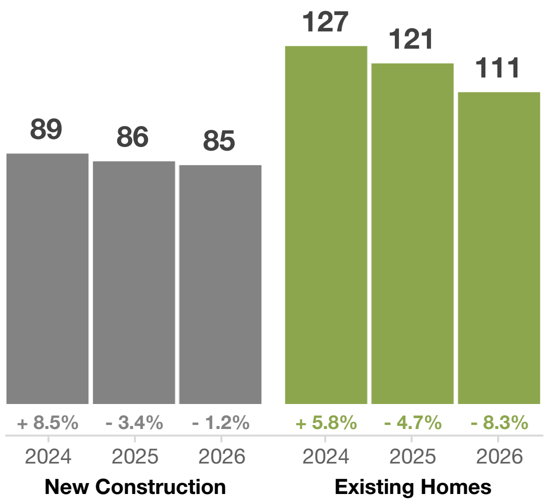
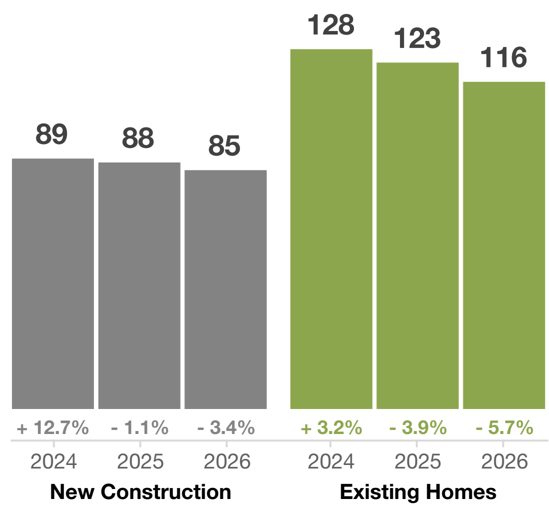
Omaha Area Region

August

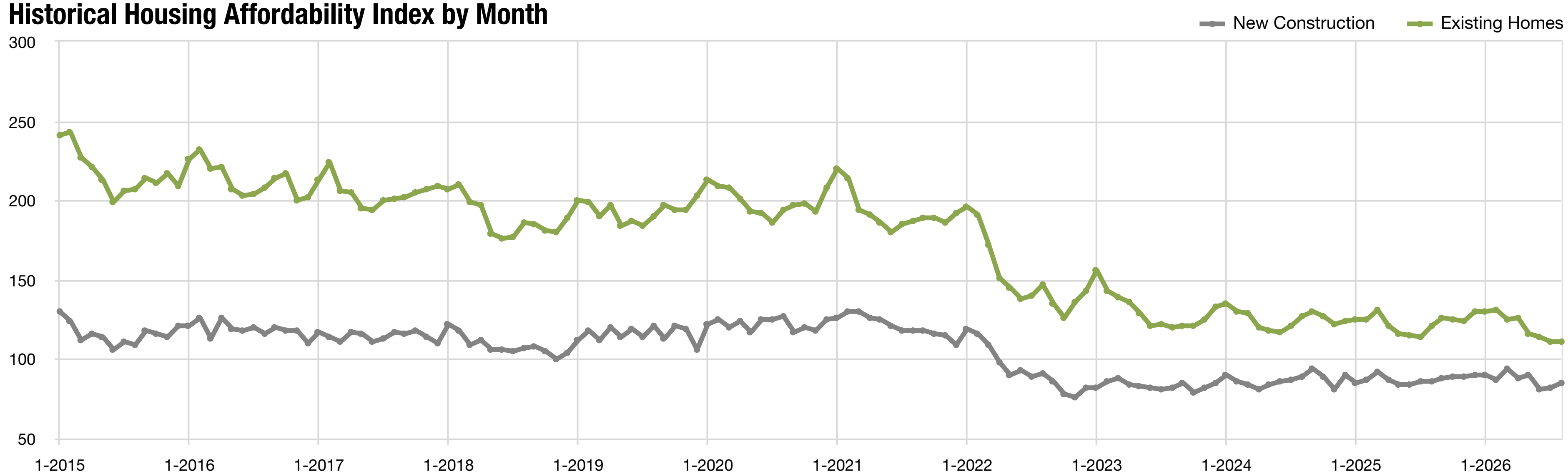


Year to Date



Affordability Index	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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%	126	+ 4.1%
May-2026	90	+ 7.1%	116	0.0%
Jun-2026	81	- 3.6%	114	- 0.9%
Jul-2026	82	- 4.7%	111	- 2.6%
Aug-2026	**85**	**- 1.2%**	**111**	**- 8.3%**
12-Month Avg	88	+ 1.1%	122	- 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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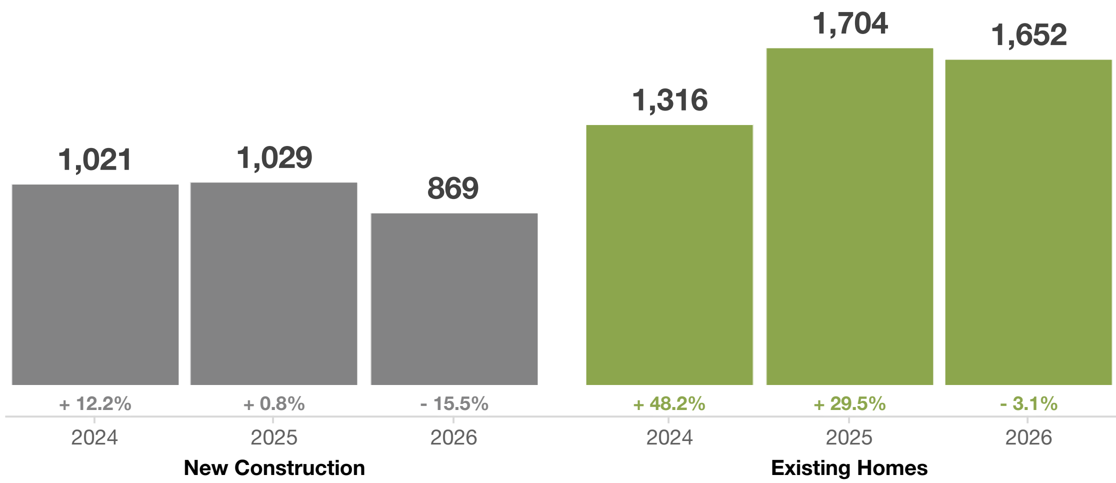
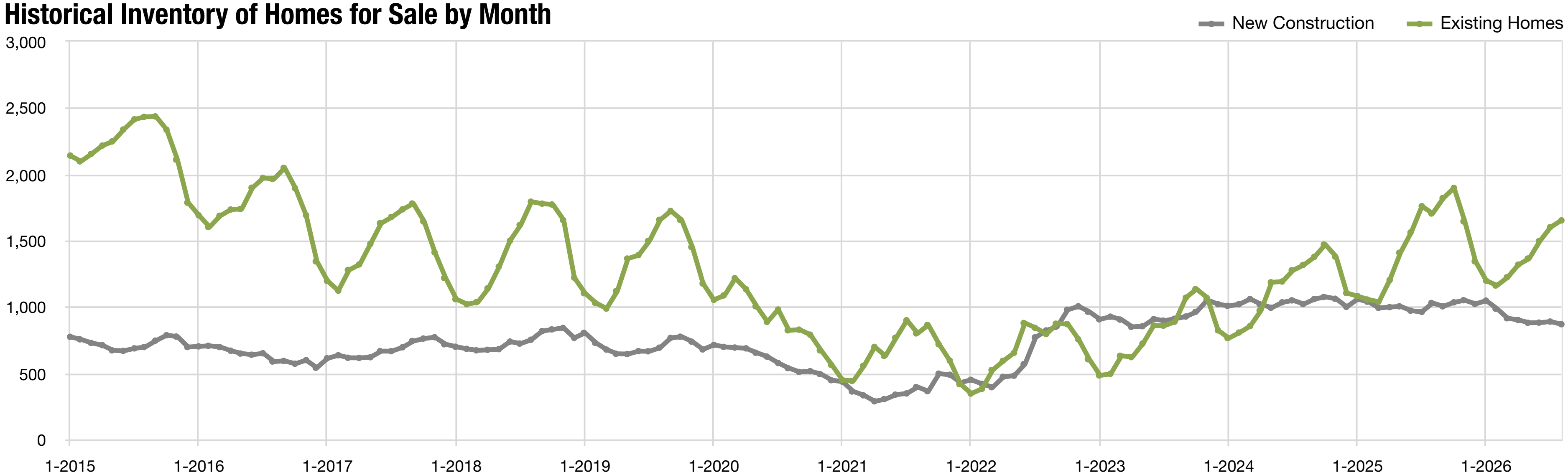
Omaha Area Region

August



Homes for Sale	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Sep-2025	1,004	- 5.2%	1,820	+ 32.2%
Oct-2025	1,034	- 3.8%	1,897	+ 29.0%
Nov-2025	1,050	- 1.0%	1,644	+ 19.2%
Dec-2025	1,022	+ 2.2%	1,343	+ 21.6%
Jan-2026	1,047	- 1.0%	1,198	+ 10.8%
Feb-2026	986	- 5.1%	1,161	+ 10.0%
Mar-2026	914	- 7.9%	1,223	+ 17.8%
Apr-2026	901	- 9.7%	1,318	+ 9.7%
May-2026	880	- 12.4%	1,364	- 3.1%
Jun-2026	881	- 9.3%	1,496	- 4.2%
Jul-2026	889	- 7.6%	1,601	- 9.0%
Aug-2026	**869**	**- 15.5%**	**1,652**	**- 3.1%**
12-Month Avg	956	- 6.4%	1,476	+ 9.7%

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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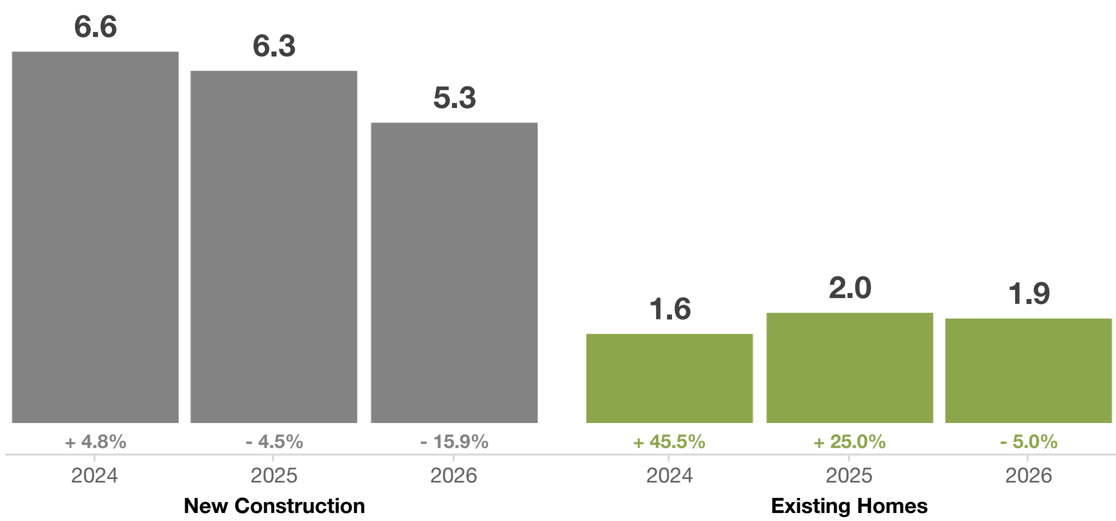
Omaha Area Region

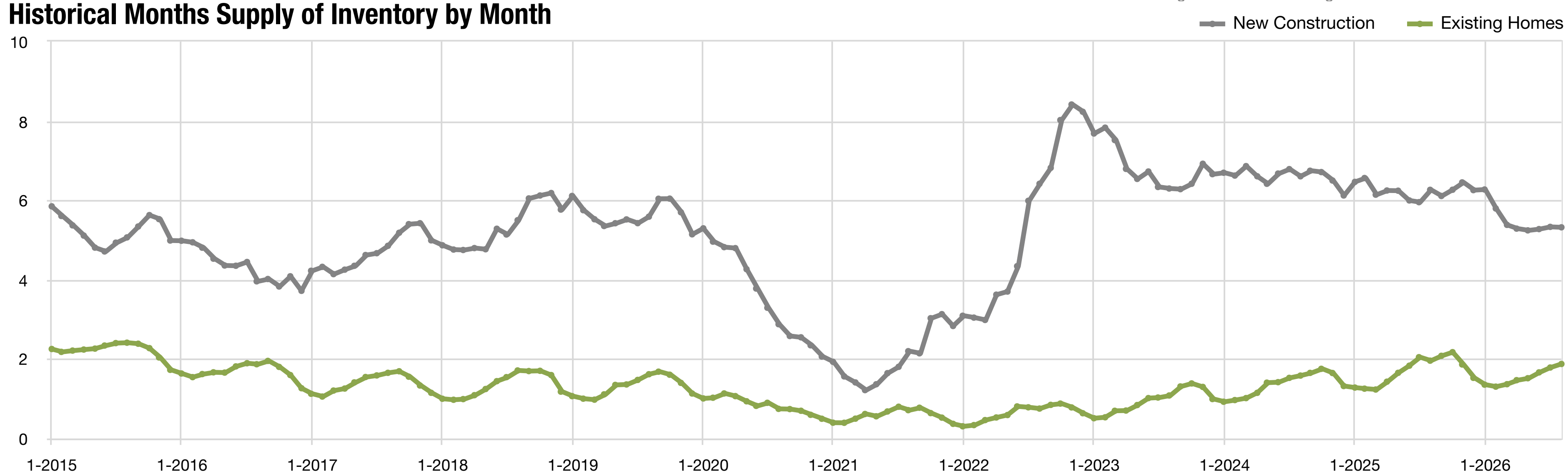
August



Months Supply	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Sep-2025	6.1	- 9.0%	2.1	+ 23.5%
Oct-2025	6.3	- 6.0%	2.2	+ 22.2%
Nov-2025	6.5	0.0%	1.9	+ 11.8%
Dec-2025	6.3	+ 3.3%	1.5	+ 15.4%
Jan-2026	6.3	- 3.1%	1.4	+ 7.7%
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%	1.5	+ 7.1%
May-2026	5.2	- 16.1%	1.5	- 11.8%
Jun-2026	5.3	- 11.7%	1.7	- 5.6%
Jul-2026	5.3	- 11.7%	1.8	- 10.0%
Aug-2026	**5.3**	**- 15.9%**	**1.9**	**- 5.0%**
12-Month Avg*	5.7	- 9.2%	1.7	+ 4.8%

* 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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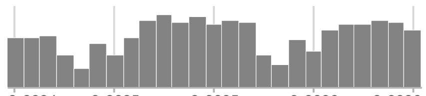
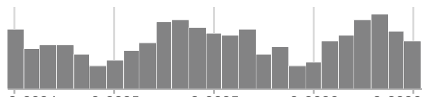
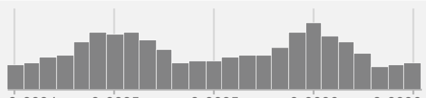
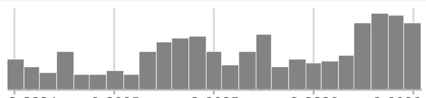
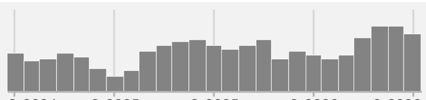
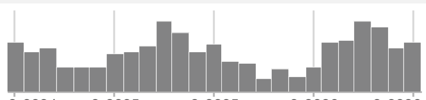
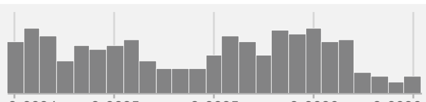
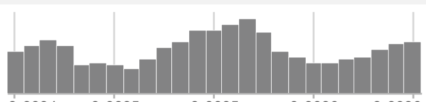
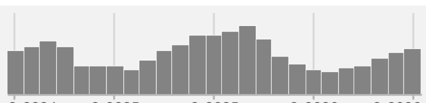
Omaha Area Region

Key Metrics	Historical Sparkbars	8-2025	8-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,920	**1,762**	- 8.2%	14,272	**14,092**	- 1.3%
Pending Sales		1,164	**934**	- 19.8%	8,980	**8,989**	+ 0.1%
Closed Sales		1,137	**1,036**	- 8.9%	8,347	**8,525**	+ 2.1%
Days on Market Until Sale		23	**22**	- 4.3%	28	**28**	0.0%
Median Closed Price		$325,000	**$345,000**	+ 6.2%	$325,000	**$335,000**	+ 3.1%
Average Closed Price		$380,120	**$395,828**	+ 4.1%	$372,012	**$386,462**	+ 3.9%
Percent of List Price Received		99.3%	**99.4%**	+ 0.1%	99.4%	**99.4%**	0.0%
Housing Affordability Index		113	**106**	- 6.2%	113	**109**	- 3.5%
Inventory of Homes for Sale		2,733	**2,521**	- 7.8%	—	**—**	—
Months Supply of Inventory		2.6	**2.4**	- 7.7%	—	**—**	—