

Monthly Indicators

Great Plains Regional MLS



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 12.5 percent for New Construction and 10.3 percent for Existing Homes. Pending Sales decreased 17.8 percent for New Construction and 1.8 percent for Existing Homes. Inventory decreased 4.9 percent for New Construction and 1.6 percent for Existing Homes.

Median Closed Price decreased 2.9 percent for New Construction but increased 2.3 percent for Existing Homes. Days on Market decreased 14.8 percent for New Construction but increased 6.3 percent for Existing Homes. Months Supply of Inventory decreased 6.3 percent for New Construction and 5.6 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

- 3.1%

Change in
Closed Sales
All Properties

+ 2.5%

Change in
Median Closed Price
All Properties

- 2.8%

Change in
Homes for Sale
All Properties

This report covers residential real estate activity in the Great Plains Regional MLS service area. 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.



| Key Metrics | Historical Sparkbars | 5-2025 | 5-2026 | % Change | YTD 2025 | YTD 2026 | % Change |
|---------------------------------------|----------------------|-----------|------------------|----------|-----------|------------------|----------|
| New Listings | | 447 | 391 | - 12.5% | 2,218 | 2,187 | - 1.4% |
| Pending Sales | | 247 | 203 | - 17.8% | 1,258 | 1,278 | + 1.6% |
| Closed Sales | | 277 | 301 | + 8.7% | 1,059 | 1,111 | + 4.9% |
| Days on Market Until Sale | | 88 | 75 | - 14.8% | 85 | 75 | - 11.8% |
| Median Closed Price | | \$432,708 | \$419,950 | - 2.9% | \$429,900 | \$427,960 | - 0.5% |
| Average Closed Price | | \$492,093 | \$483,072 | - 1.8% | \$477,656 | \$483,579 | + 1.2% |
| Percent of List Price Received | | 100.6% | 100.2% | - 0.4% | 100.6% | 100.4% | - 0.2% |
| Housing Affordability Index | | 84 | 89 | + 6.0% | 84 | 87 | + 3.6% |
| Inventory of Homes for Sale | | 1,330 | 1,265 | - 4.9% | — | — | — |
| Months Supply of Inventory | | 6.3 | 5.9 | - 6.3% | — | — | — |

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 | 5-2025 | 5-2026 | % Change | YTD 2025 | YTD 2026 | % Change |
|---------------------------------------|----------------------|-----------|------------------|----------|-----------|------------------|----------|
| New Listings | | 2,690 | 2,412 | - 10.3% | 10,319 | 10,671 | + 3.4% |
| Pending Sales | | 1,628 | 1,598 | - 1.8% | 6,816 | 7,176 | + 5.3% |
| Closed Sales | | 1,644 | 1,561 | - 5.0% | 5,761 | 5,997 | + 4.1% |
| Days on Market Until Sale | | 16 | 17 | + 6.3% | 21 | 25 | + 19.0% |
| Median Closed Price | | \$300,000 | \$307,000 | + 2.3% | \$285,100 | \$290,000 | + 1.7% |
| Average Closed Price | | \$344,084 | \$349,508 | + 1.6% | \$326,333 | \$333,461 | + 2.2% |
| Percent of List Price Received | | 99.4% | 99.4% | 0.0% | 98.7% | 98.7% | 0.0% |
| Housing Affordability Index | | 120 | 121 | + 0.8% | 127 | 128 | + 0.8% |
| Inventory of Homes for Sale | | 2,309 | 2,271 | - 1.6% | — | — | — |
| Months Supply of Inventory | | 1.8 | 1.7 | - 5.6% | — | — | — |

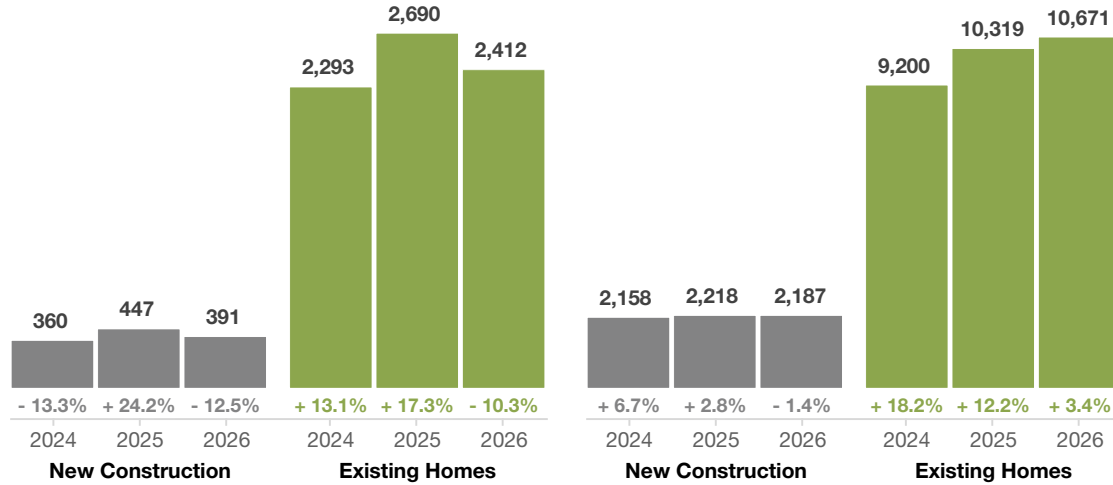
New Listings

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



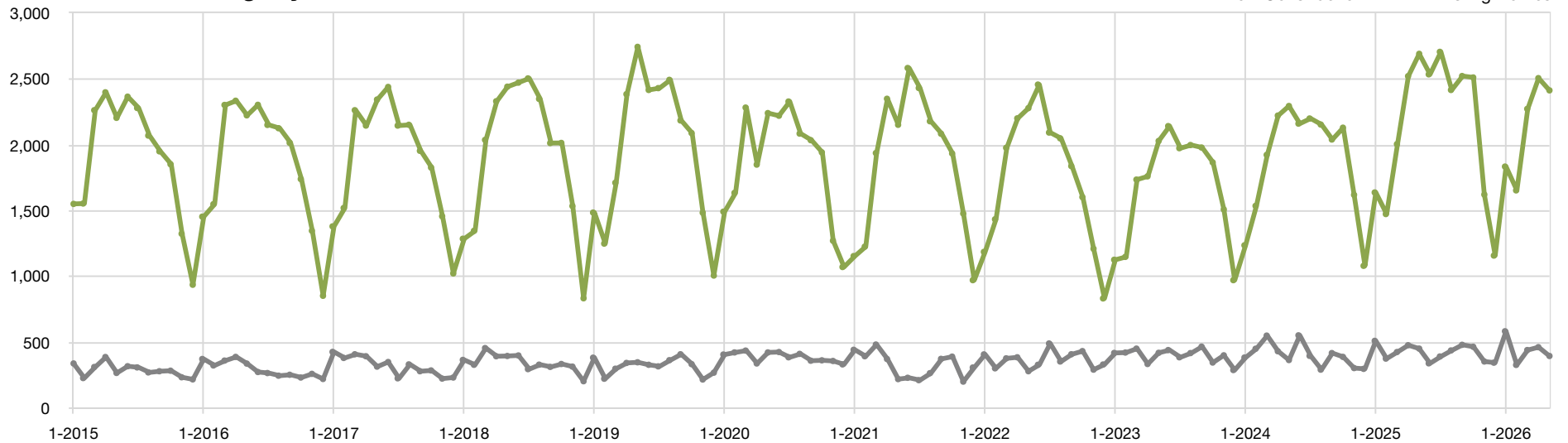
May

Year to Date



| New Listings | New Construction | Year-Over-Year Change | Existing Homes | Year-Over-Year Change |
|-----------------|------------------|-----------------------|----------------|-----------------------|
| Jun-2025 | 335 | - 38.9% | 2,534 | + 17.4% |
| Jul-2025 | 387 | - 1.3% | 2,705 | + 23.1% |
| Aug-2025 | 433 | + 50.9% | 2,415 | + 12.2% |
| Sep-2025 | 476 | + 15.3% | 2,521 | + 23.7% |
| Oct-2025 | 461 | + 20.1% | 2,510 | + 18.0% |
| Nov-2025 | 349 | + 16.7% | 1,619 | + 0.1% |
| Dec-2025 | 340 | + 16.0% | 1,155 | + 7.2% |
| Jan-2026 | 579 | + 14.4% | 1,832 | + 12.0% |
| Feb-2026 | 323 | - 12.9% | 1,651 | + 12.2% |
| Mar-2026 | 436 | + 3.6% | 2,271 | + 13.4% |
| Apr-2026 | 458 | - 3.2% | 2,505 | - 0.6% |
| May-2026 | 391 | - 12.5% | 2,412 | - 10.3% |
| 12-Month Avg | 414 | + 2.7% | 2,178 | + 10.3% |

Historical New Listings by Month

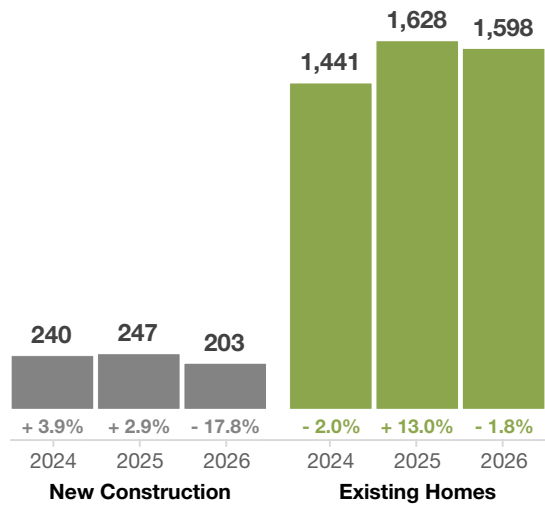


Pending Sales

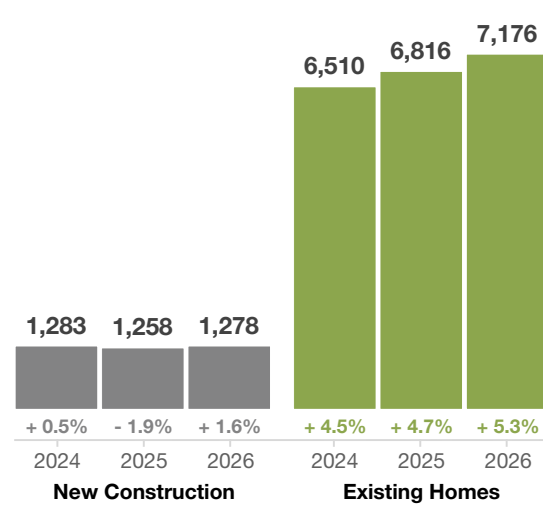
A count of the properties on which offers have been accepted in a given month.



May

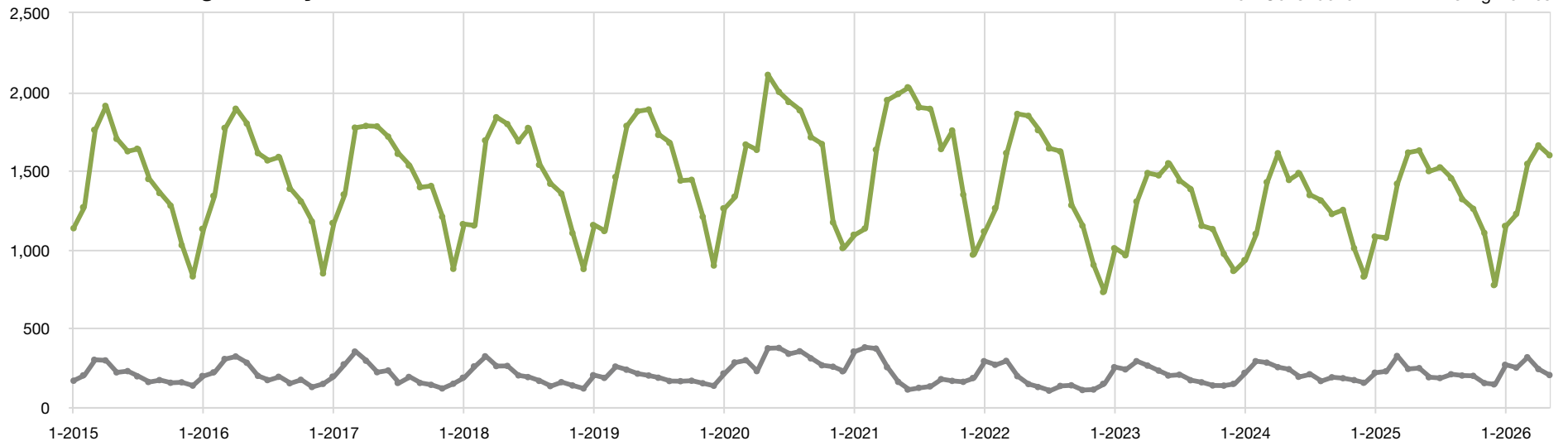


Year to Date



| Pending Sales | New Construction | Year-Over-Year Change | Existing Homes | Year-Over-Year Change |
|-----------------|------------------|-----------------------|----------------|-----------------------|
| Jun-2025 | 189 | - 1.6% | 1,497 | + 0.8% |
| Jul-2025 | 184 | - 11.5% | 1,521 | + 13.1% |
| Aug-2025 | 208 | + 26.1% | 1,452 | + 10.8% |
| Sep-2025 | 200 | + 5.8% | 1,319 | + 7.7% |
| Oct-2025 | 198 | + 8.2% | 1,258 | + 0.6% |
| Nov-2025 | 152 | - 11.1% | 1,105 | + 9.6% |
| Dec-2025 | 144 | - 6.5% | 774 | - 6.5% |
| Jan-2026 | 268 | + 22.9% | 1,149 | + 6.2% |
| Feb-2026 | 250 | + 10.1% | 1,226 | + 14.2% |
| Mar-2026 | 316 | - 2.5% | 1,543 | + 8.9% |
| Apr-2026 | 241 | - 0.4% | 1,660 | + 2.8% |
| May-2026 | 203 | - 17.8% | 1,598 | - 1.8% |
| 12-Month Avg | 213 | + 1.4% | 1,342 | + 5.5% |

Historical Pending Sales by Month



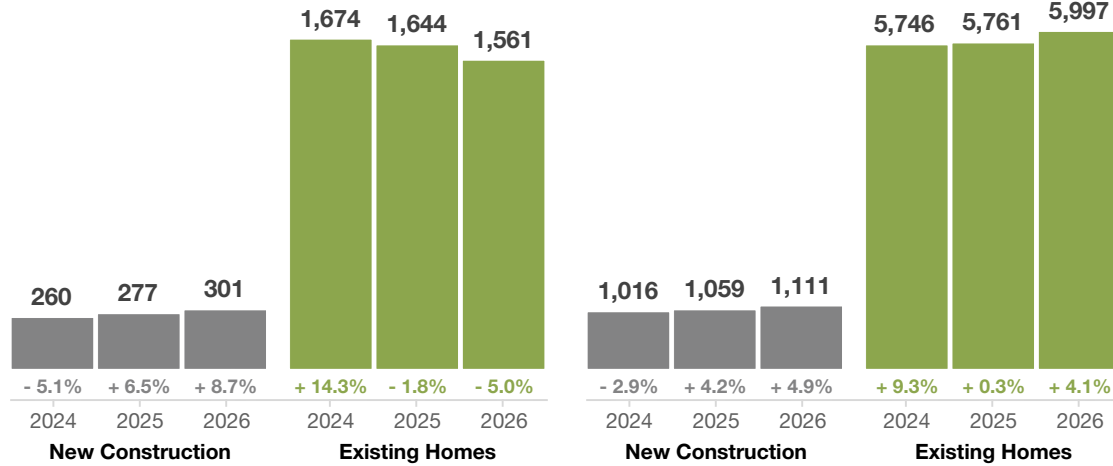
Closed Sales

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



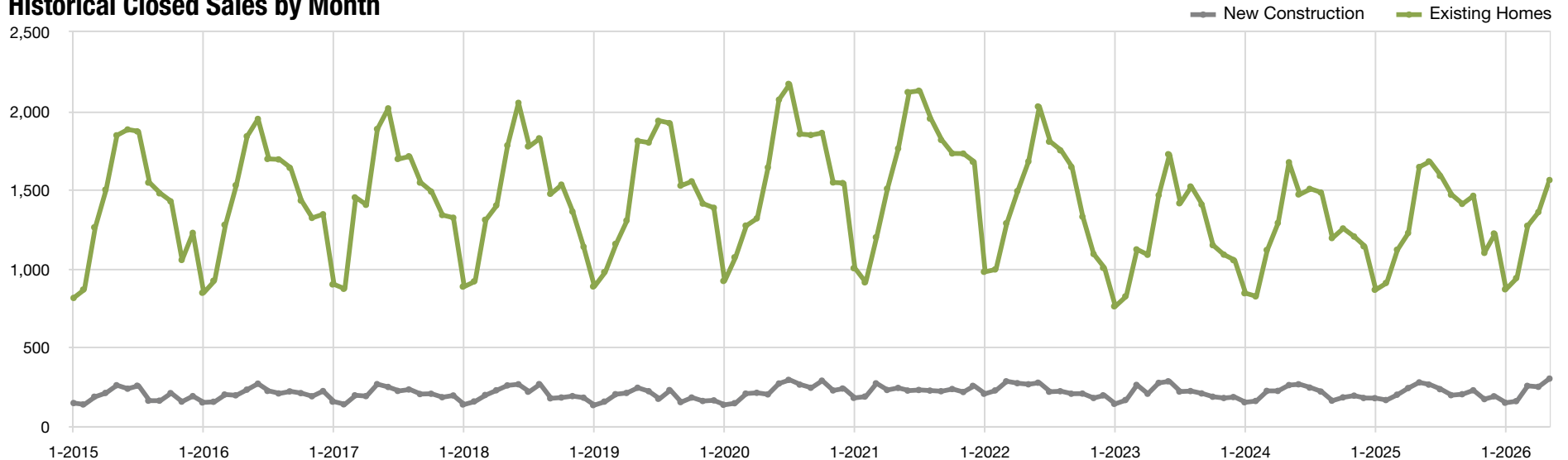
May

Year to Date



| Closed Sales | New Construction | Year-Over-Year Change | Existing Homes | Year-Over-Year Change |
|-----------------|------------------|-----------------------|----------------|-----------------------|
| Jun-2025 | 263 | - 0.8% | 1,679 | + 14.2% |
| Jul-2025 | 234 | - 4.1% | 1,588 | + 5.5% |
| Aug-2025 | 196 | - 10.5% | 1,468 | - 0.9% |
| Sep-2025 | 202 | + 25.5% | 1,410 | + 18.2% |
| Oct-2025 | 227 | + 24.7% | 1,461 | + 16.5% |
| Nov-2025 | 171 | - 11.4% | 1,099 | - 8.6% |
| Dec-2025 | 189 | + 6.2% | 1,222 | + 7.1% |
| Jan-2026 | 148 | - 16.4% | 868 | + 0.3% |
| Feb-2026 | 158 | - 4.2% | 939 | + 3.4% |
| Mar-2026 | 255 | + 28.1% | 1,271 | + 13.6% |
| Apr-2026 | 249 | + 3.3% | 1,358 | + 10.9% |
| May-2026 | 301 | + 8.7% | 1,561 | - 5.0% |
| 12-Month Avg | 216 | + 3.8% | 1,327 | + 6.1% |

Historical Closed Sales by Month

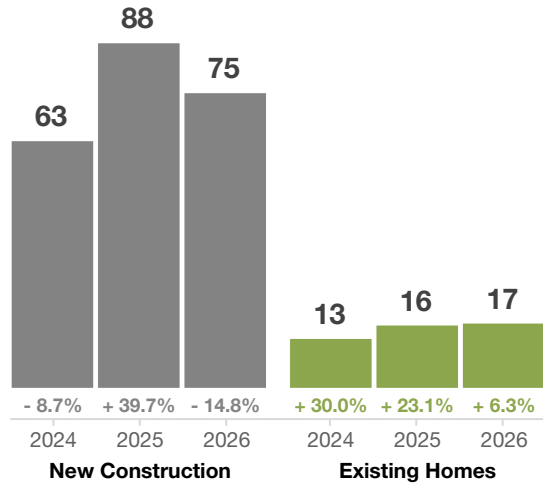


Days on Market Until Sale

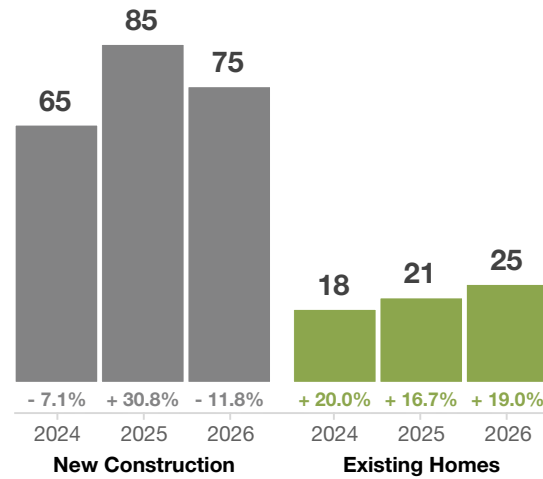
Average number of days between when a property is listed and when an offer is accepted in a given month.



May



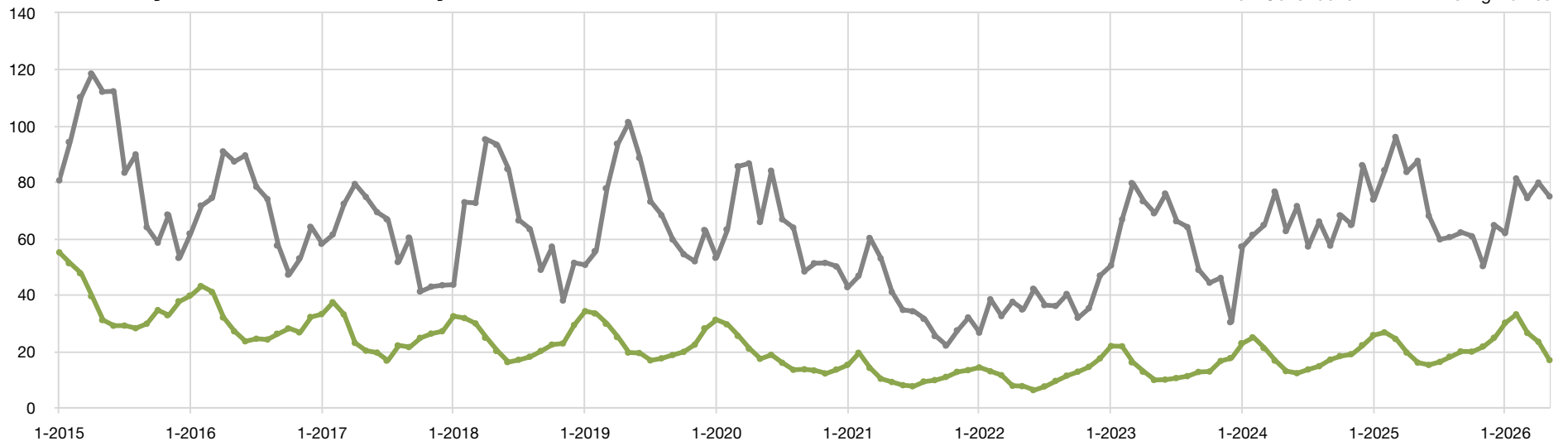
Year to Date



| Days on Market | New Construction | Year-Over-Year Change | Existing Homes | Year-Over-Year Change |
|-----------------|------------------|-----------------------|----------------|-----------------------|
| Jun-2025 | 68 | -4.2% | 15 | +25.0% |
| Jul-2025 | 60 | +5.3% | 16 | +23.1% |
| Aug-2025 | 60 | -9.1% | 18 | +20.0% |
| Sep-2025 | 62 | +8.8% | 20 | +17.6% |
| Oct-2025 | 61 | -10.3% | 20 | +11.1% |
| Nov-2025 | 50 | -23.1% | 22 | +15.8% |
| Dec-2025 | 65 | -24.4% | 25 | +13.6% |
| Jan-2026 | 62 | -16.2% | 30 | +15.4% |
| Feb-2026 | 81 | -3.6% | 33 | +22.2% |
| Mar-2026 | 74 | -22.9% | 26 | +8.3% |
| Apr-2026 | 80 | -4.8% | 23 | +21.1% |
| May-2026 | 75 | -14.8% | 17 | +6.3% |
| 12-Month Avg* | 67 | -10.3% | 21 | +15.8% |

* 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

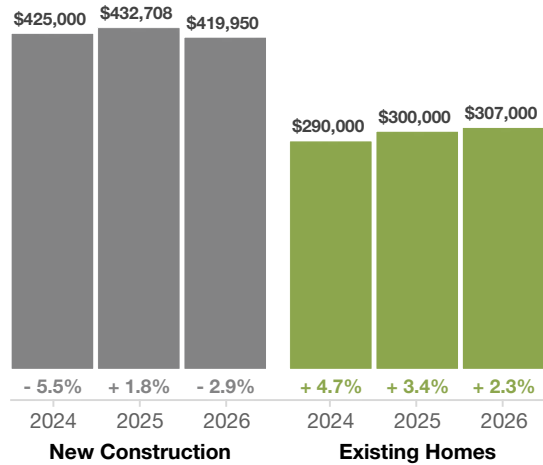


Median Closed Price

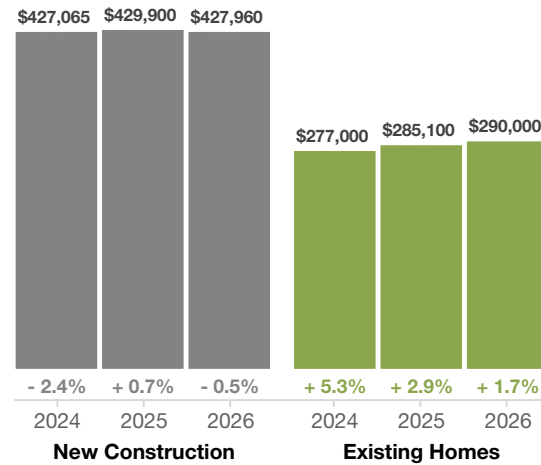
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



May



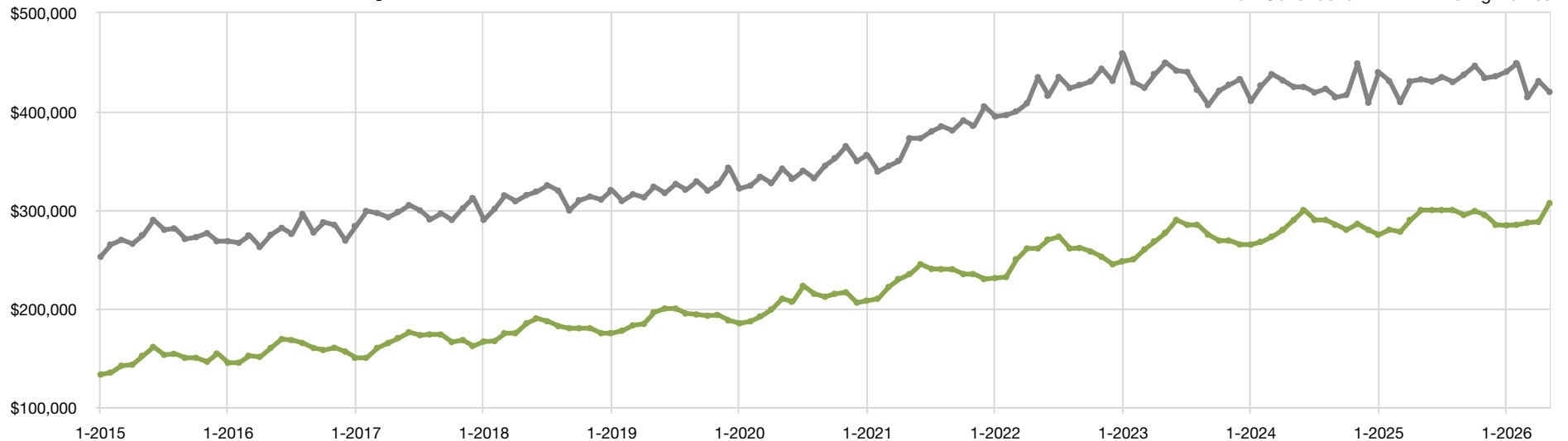
Year to Date



| Median Closed Price | New Construction | Year-Over-Year Change | Existing Homes | Year-Over-Year Change |
|---------------------|------------------|-----------------------|------------------|-----------------------|
| Jun-2025 | \$430,425 | + 1.3% | \$300,000 | 0.0% |
| Jul-2025 | \$434,925 | + 3.7% | \$300,000 | + 3.4% |
| Aug-2025 | \$429,990 | + 1.6% | \$300,000 | + 3.5% |
| Sep-2025 | \$437,450 | + 5.5% | \$295,000 | + 3.5% |
| Oct-2025 | \$446,525 | + 7.1% | \$299,000 | + 6.8% |
| Nov-2025 | \$434,105 | - 3.3% | \$295,000 | + 3.1% |
| Dec-2025 | \$435,900 | + 6.6% | \$285,000 | + 1.8% |
| Jan-2026 | \$440,597 | + 0.1% | \$284,500 | + 3.5% |
| Feb-2026 | \$449,138 | + 4.2% | \$285,000 | + 1.8% |
| Mar-2026 | \$414,597 | + 1.2% | \$287,250 | + 3.3% |
| Apr-2026 | \$430,992 | + 0.0% | \$288,000 | - 0.7% |
| May-2026 | \$419,950 | - 2.9% | \$307,000 | + 2.3% |
| 12-Month Avg* | \$431,920 | + 1.7% | \$295,000 | + 3.0% |

* 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

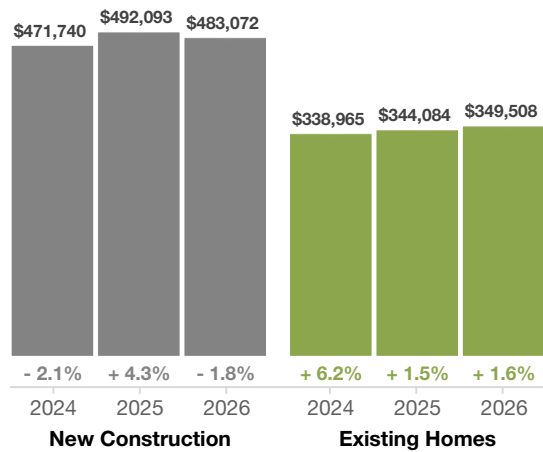


Average Closed Price

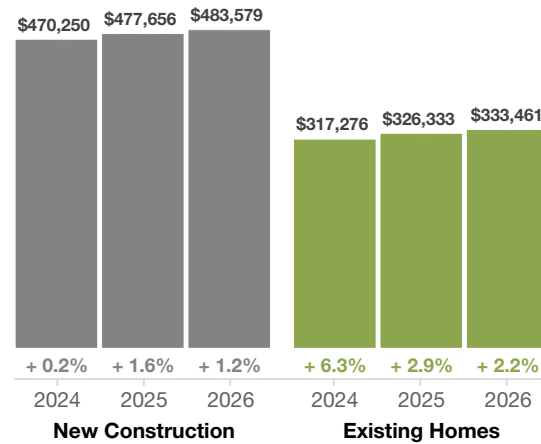
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



May



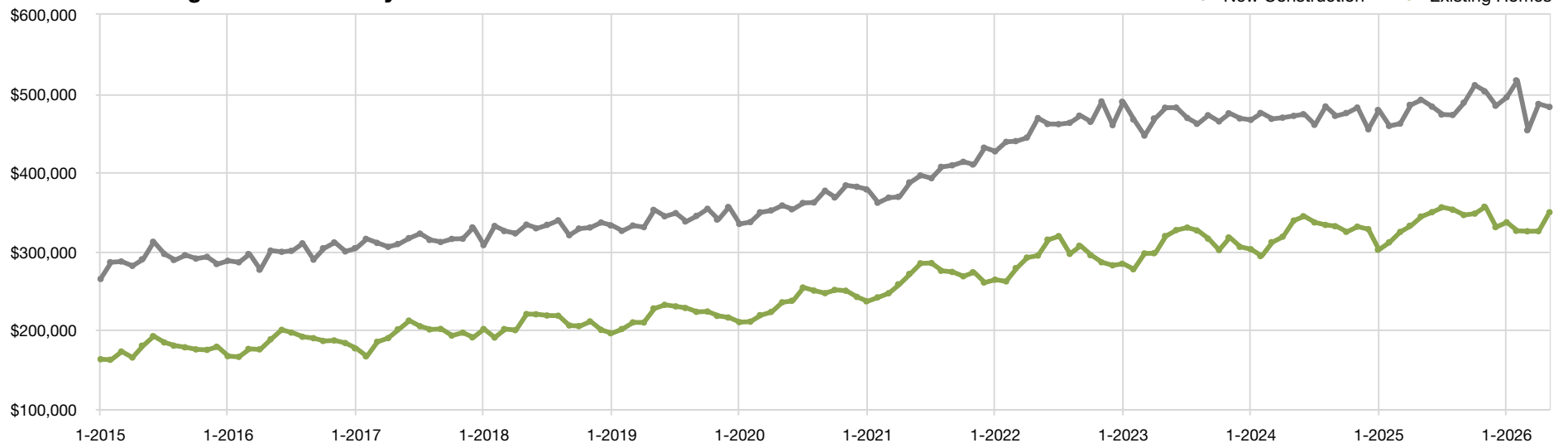
Year to Date



| Average Closed Price | New Construction | Year-Over-Year Change | Existing Homes | Year-Over-Year Change |
|----------------------|------------------|-----------------------|------------------|-----------------------|
| Jun-2025 | \$483,548 | + 2.0% | \$349,641 | + 1.5% |
| Jul-2025 | \$473,465 | + 2.8% | \$355,796 | + 5.7% |
| Aug-2025 | \$472,895 | - 2.2% | \$352,752 | + 5.8% |
| Sep-2025 | \$488,475 | + 3.5% | \$346,021 | + 4.3% |
| Oct-2025 | \$510,685 | + 7.4% | \$347,801 | + 7.1% |
| Nov-2025 | \$502,943 | + 4.3% | \$356,540 | + 7.6% |
| Dec-2025 | \$484,622 | + 6.6% | \$330,666 | + 0.8% |
| Jan-2026 | \$495,331 | + 3.4% | \$336,809 | + 11.5% |
| Feb-2026 | \$516,784 | + 12.6% | \$326,002 | + 4.7% |
| Mar-2026 | \$453,593 | - 1.8% | \$325,415 | + 0.3% |
| Apr-2026 | \$486,845 | + 0.2% | \$325,566 | - 2.0% |
| May-2026 | \$483,072 | - 1.8% | \$349,508 | + 1.6% |
| 12-Month Avg* | \$485,964 | + 2.5% | \$342,979 | + 3.7% |

* 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

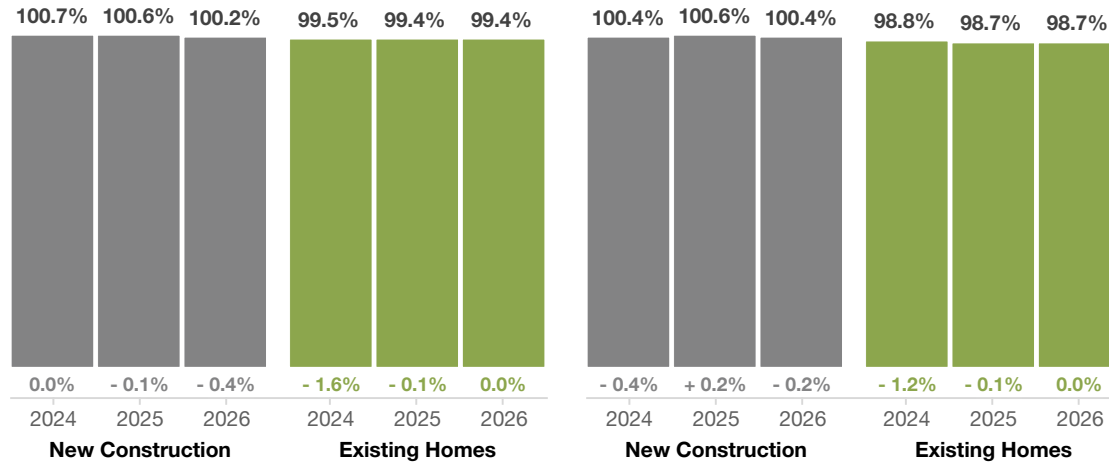


Percent of List Price Received

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.



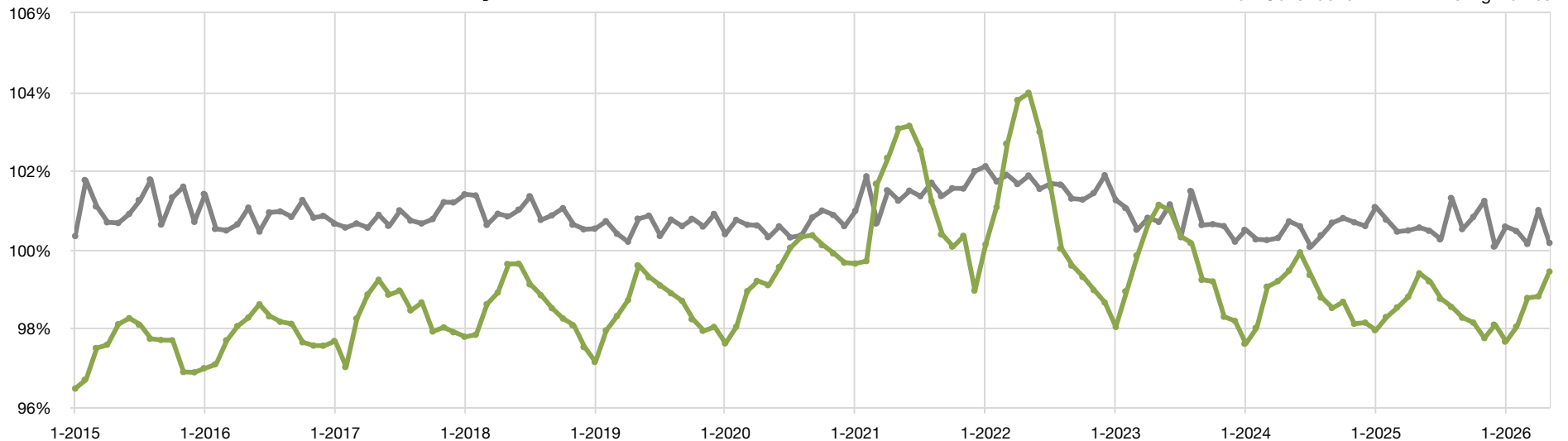
May



Year to Date

| Pct. of List Price Received | New Construction | Year-Over-Year Change | Existing Homes | Year-Over-Year Change |
|-----------------------------|------------------|-----------------------|----------------|-----------------------|
| Jun-2025 | 100.5% | - 0.1% | 99.2% | - 0.7% |
| Jul-2025 | 100.3% | + 0.2% | 98.8% | - 0.6% |
| Aug-2025 | 101.3% | + 0.9% | 98.5% | - 0.3% |
| Sep-2025 | 100.5% | - 0.2% | 98.3% | - 0.2% |
| Oct-2025 | 100.8% | 0.0% | 98.1% | - 0.6% |
| Nov-2025 | 101.2% | + 0.5% | 97.7% | - 0.4% |
| Dec-2025 | 100.1% | - 0.5% | 98.1% | 0.0% |
| Jan-2026 | 100.6% | - 0.5% | 97.7% | - 0.3% |
| Feb-2026 | 100.5% | - 0.3% | 98.0% | - 0.3% |
| Mar-2026 | 100.1% | - 0.4% | 98.8% | + 0.3% |
| Apr-2026 | 101.0% | + 0.5% | 98.8% | 0.0% |
| May-2026 | 100.2% | - 0.4% | 99.4% | 0.0% |
| 12-Month Avg* | 100.6% | - 0.0% | 98.5% | - 0.3% |

Historical Percent of List Price Received by Month



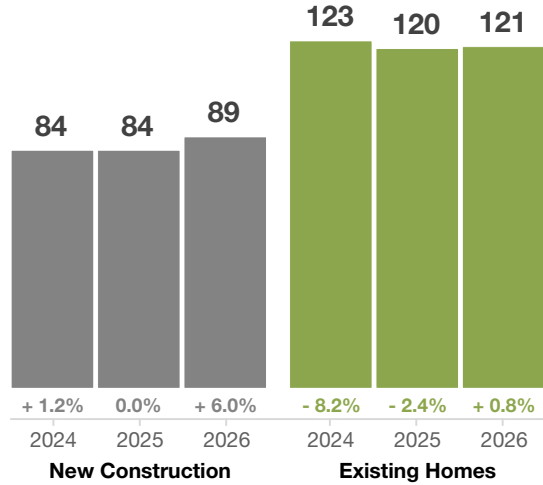
* Pct. of List Price Received for all properties from June 2025 through May 2026. This is not the average of the individual figures above.

Housing Affordability Index

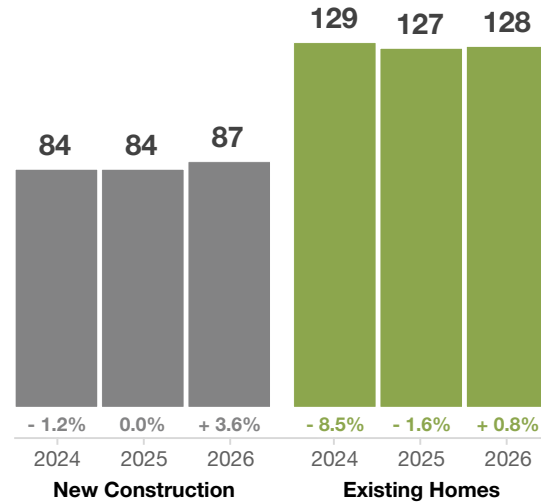
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



May

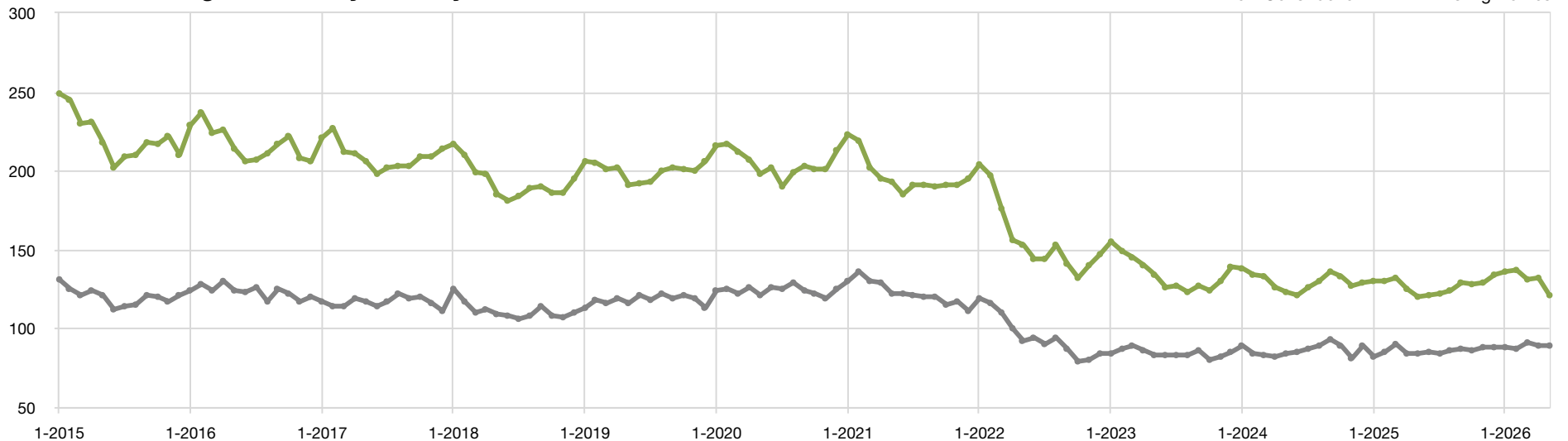


Year to Date



| Affordability Index | New Construction | Year-Over-Year Change | Existing Homes | Year-Over-Year Change |
|---------------------|------------------|-----------------------|----------------|-----------------------|
| Jun-2025 | 85 | 0.0% | 121 | 0.0% |
| Jul-2025 | 84 | -3.4% | 122 | -3.2% |
| Aug-2025 | 86 | -3.4% | 124 | -4.6% |
| Sep-2025 | 87 | -6.5% | 129 | -5.1% |
| Oct-2025 | 86 | -3.4% | 128 | -3.8% |
| Nov-2025 | 88 | +8.6% | 129 | +1.6% |
| Dec-2025 | 88 | -1.1% | 134 | +3.9% |
| Jan-2026 | 88 | +7.3% | 136 | +4.6% |
| Feb-2026 | 87 | +2.4% | 137 | +5.4% |
| Mar-2026 | 91 | +1.1% | 131 | -0.8% |
| Apr-2026 | 89 | +6.0% | 132 | +5.6% |
| May-2026 | 89 | +6.0% | 121 | +0.8% |
| 12-Month Avg | 87 | 0.0% | 129 | +0.8% |

Historical Housing Affordability Index by Month

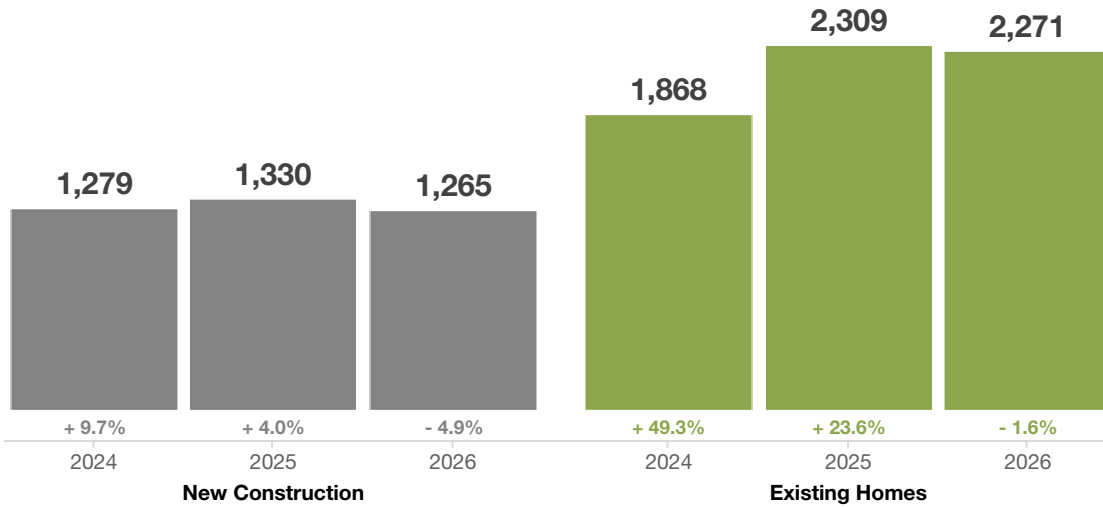


Inventory of Homes for Sale

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

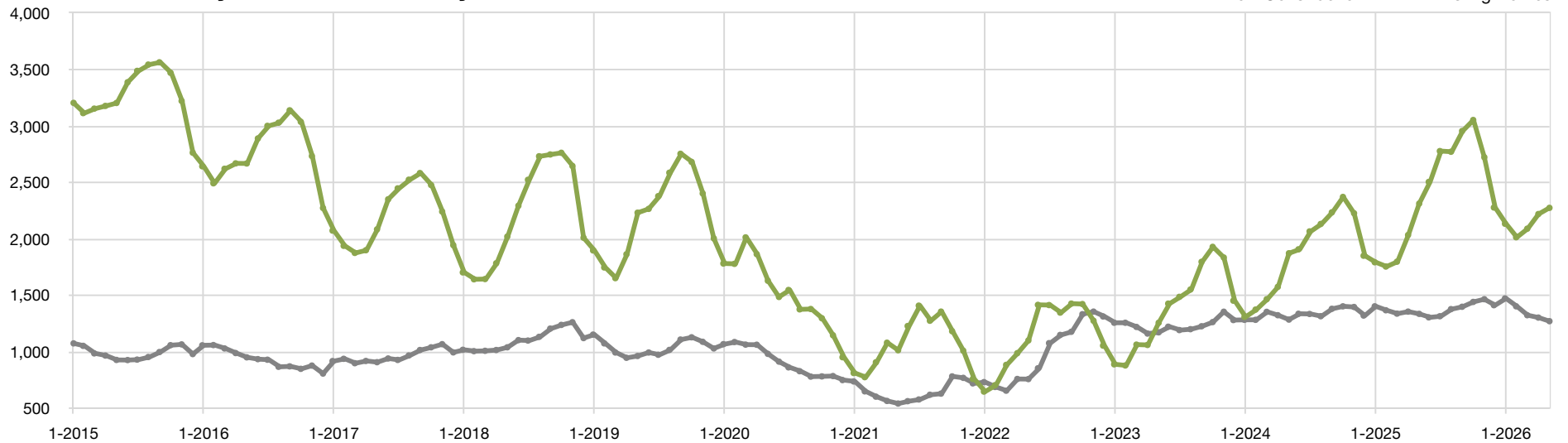


May



| Homes for Sale | New Construction | Year-Over-Year Change | Existing Homes | Year-Over-Year Change |
|-----------------|------------------|-----------------------|----------------|-----------------------|
| Jun-2025 | 1,299 | - 2.4% | 2,501 | + 31.4% |
| Jul-2025 | 1,309 | - 1.5% | 2,775 | + 34.6% |
| Aug-2025 | 1,372 | + 4.8% | 2,769 | + 30.1% |
| Sep-2025 | 1,393 | + 1.3% | 2,953 | + 32.4% |
| Oct-2025 | 1,436 | + 2.8% | 3,051 | + 28.8% |
| Nov-2025 | 1,460 | + 5.0% | 2,720 | + 22.4% |
| Dec-2025 | 1,407 | + 7.0% | 2,274 | + 23.2% |
| Jan-2026 | 1,467 | + 5.0% | 2,130 | + 19.1% |
| Feb-2026 | 1,397 | + 2.6% | 2,010 | + 14.9% |
| Mar-2026 | 1,318 | - 1.1% | 2,086 | + 16.3% |
| Apr-2026 | 1,297 | - 3.9% | 2,216 | + 9.2% |
| May-2026 | 1,265 | - 4.9% | 2,271 | - 1.6% |
| 12-Month Avg | 1,368 | + 1.2% | 2,480 | + 21.8% |

Historical Inventory of Homes for Sale by Month

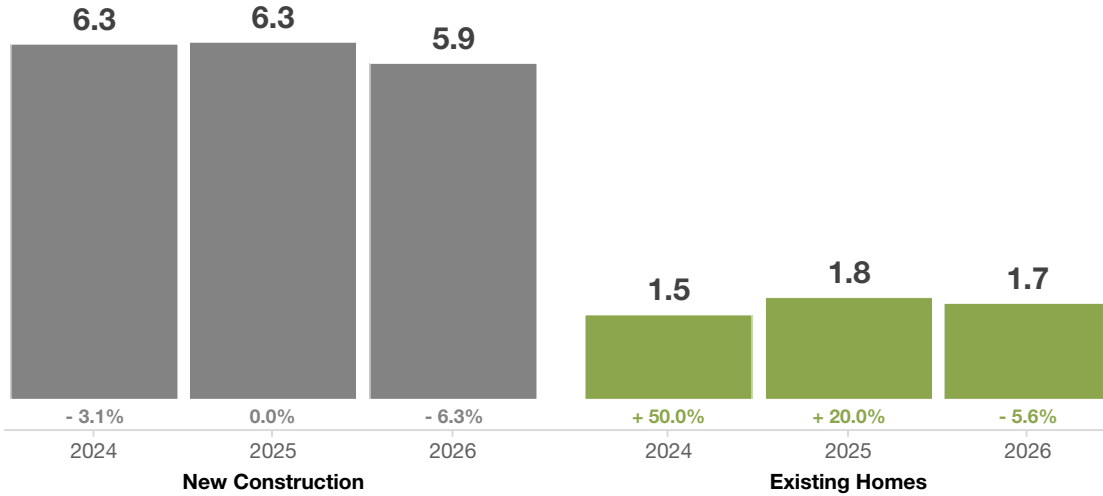


Months Supply of Inventory

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.



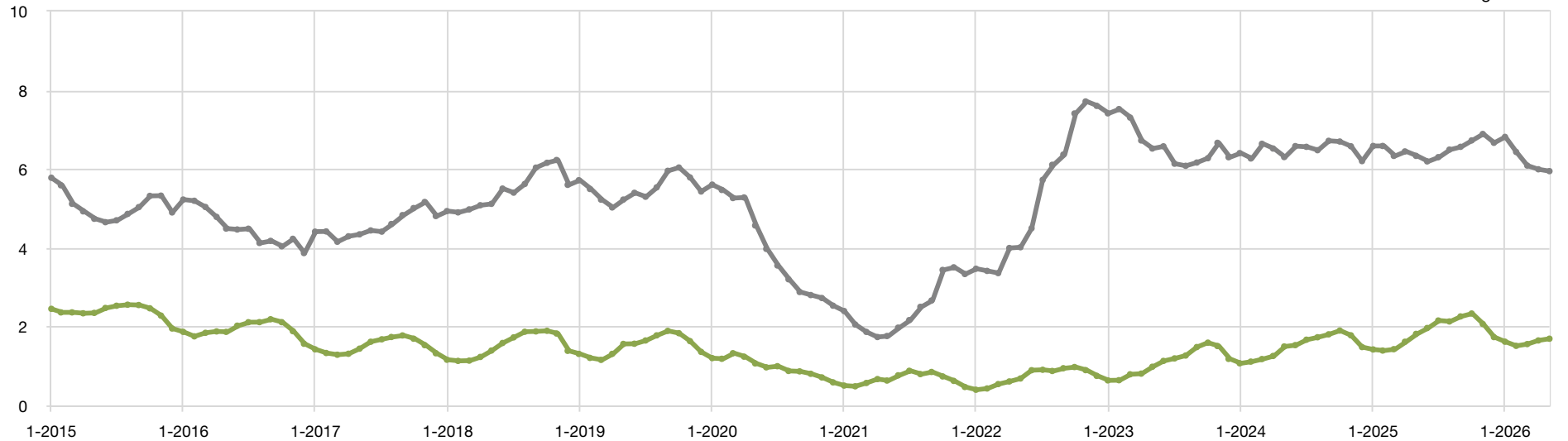
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| Months Supply | New Construction | Year-Over-Year Change | Existing Homes | Year-Over-Year Change |
|-----------------|------------------|-----------------------|----------------|-----------------------|
| Jun-2025 | 6.2 | - 6.1% | 2.0 | + 33.3% |
| Jul-2025 | 6.3 | - 4.5% | 2.2 | + 29.4% |
| Aug-2025 | 6.5 | 0.0% | 2.1 | + 23.5% |
| Sep-2025 | 6.6 | - 1.5% | 2.3 | + 27.8% |
| Oct-2025 | 6.7 | 0.0% | 2.3 | + 21.1% |
| Nov-2025 | 6.9 | + 4.5% | 2.1 | + 16.7% |
| Dec-2025 | 6.7 | + 8.1% | 1.7 | + 13.3% |
| Jan-2026 | 6.8 | + 3.0% | 1.6 | + 14.3% |
| Feb-2026 | 6.4 | - 3.0% | 1.5 | + 7.1% |
| Mar-2026 | 6.1 | - 3.2% | 1.6 | + 14.3% |
| Apr-2026 | 6.0 | - 6.3% | 1.6 | 0.0% |
| May-2026 | 5.9 | - 6.3% | 1.7 | - 5.6% |
| 12-Month Avg* | 6.4 | - 1.3% | 1.9 | + 15.9% |

* 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.



| Key Metrics | Historical Sparkbars | 5-2025 | 5-2026 | % Change | YTD 2025 | YTD 2026 | % Change |
|---------------------------------------|----------------------|-----------|------------------|----------|-----------|------------------|----------|
| New Listings | | 3,137 | 2,803 | - 10.6% | 12,537 | 12,858 | + 2.6% |
| Pending Sales | | 1,875 | 1,801 | - 3.9% | 8,074 | 8,454 | + 4.7% |
| Closed Sales | | 1,921 | 1,862 | - 3.1% | 6,820 | 7,108 | + 4.2% |
| Days on Market Until Sale | | 26 | 26 | 0.0% | 31 | 33 | + 6.5% |
| Median Closed Price | | \$322,000 | \$330,000 | + 2.5% | \$310,000 | \$314,900 | + 1.6% |
| Average Closed Price | | \$365,437 | \$371,051 | + 1.5% | \$349,844 | \$356,923 | + 2.0% |
| Percent of List Price Received | | 99.6% | 99.6% | 0.0% | 99.0% | 99.0% | 0.0% |
| Housing Affordability Index | | 112 | 113 | + 0.9% | 116 | 118 | + 1.7% |
| Inventory of Homes for Sale | | 3,639 | 3,536 | - 2.8% | — | — | — |
| Months Supply of Inventory | | 2.5 | 2.3 | - 8.0% | — | — | — |