Monthly Indicators

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 decreased 18.2 percent for New Construction and 2.8 percent for Existing Homes. Pending Sales decreased 24.0 percent for New Construction and 16.2 percent for Existing Homes. Inventory decreased 8.4 percent for New Construction but increased 1.7 percent for Existing Homes.

Median Closed Price increased 0.9 percent for New Construction and 6.0 percent for Existing Homes. Days on Market increased 13.3 percent for New Construction but decreased 5.6 percent for Existing Homes. Months Supply of Inventory decreased 9.2 percent for New Construction but remained flat 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

- 9.3%	+ 5.2%	- 1.6%
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 Great Plains Regional MLS service area. 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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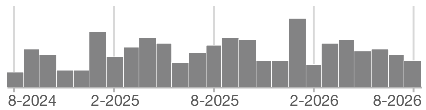
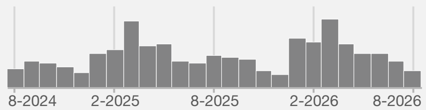
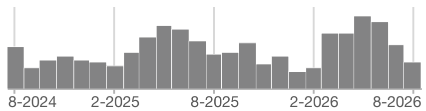
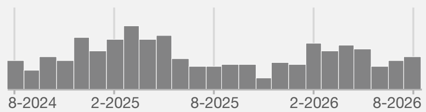
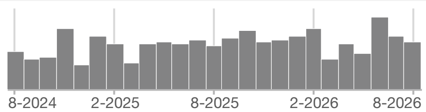
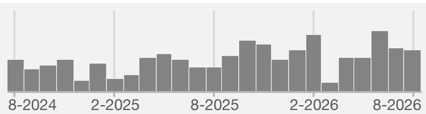
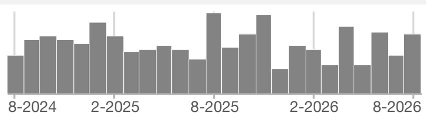
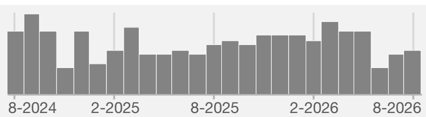
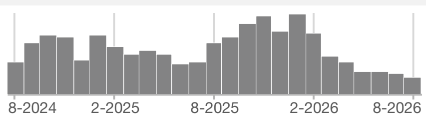
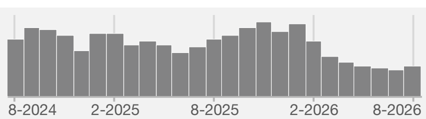
Key Metrics	Historical Sparkbars	8-2025	8-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		433	**354**	- 18.2%	3,377	**3,363**	- 0.4%
Pending Sales		208	**158**	- 24.0%	1,843	**1,874**	+ 1.7%
Closed Sales		196	**173**	- 11.7%	1,752	**1,801**	+ 2.8%
Days on Market Until Sale		60	**68**	+ 13.3%	77	**71**	- 7.8%
Median Closed Price		$429,990	**$433,990**	+ 0.9%	$429,990	**$433,990**	+ 0.9%
Average Closed Price		$472,895	**$496,604**	+ 5.0%	$477,448	**$493,417**	+ 3.3%
Percent of List Price Received		101.3%	**100.8%**	- 0.5%	100.6%	**100.5%**	- 0.1%
Housing Affordability Index		86	**85**	- 1.2%	86	**85**	- 1.2%
Inventory of Homes for Sale		1,373	**1,258**	- 8.4%	—	**—**	—
Months Supply of Inventory		6.5	**5.9**	- 9.2%	—	**—**	—

Existing Homes Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Existing Homes properties only.

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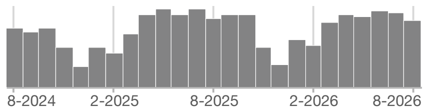
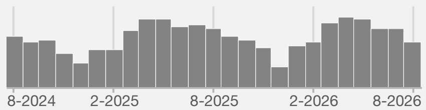
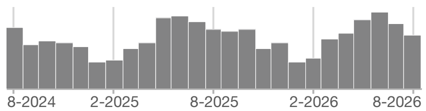
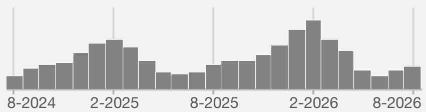
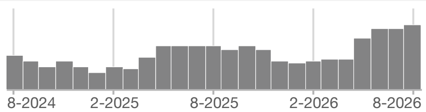
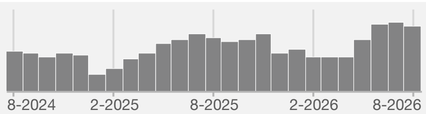
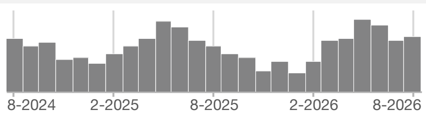
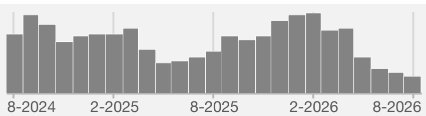
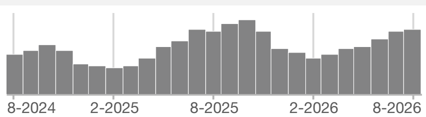
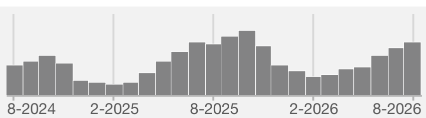
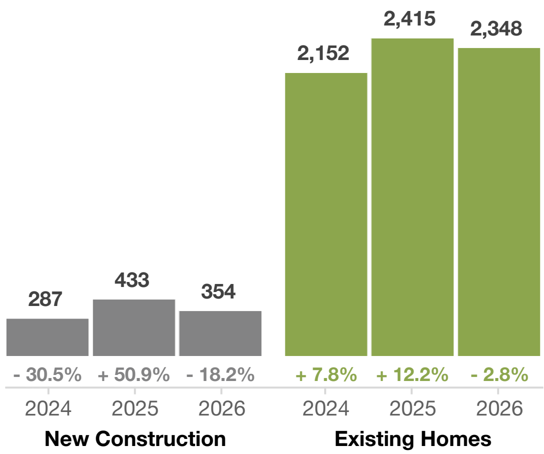
Key Metrics	Historical Sparkbars	8-2025	8-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		2,415	**2,348**	- 2.8%	17,976	**18,304**	+ 1.8%
Pending Sales		1,453	**1,217**	- 16.2%	11,286	**11,353**	+ 0.6%
Closed Sales		1,471	**1,339**	- 9.0%	10,503	**10,762**	+ 2.5%
Days on Market Until Sale		18	**17**	- 5.6%	19	**21**	+ 10.5%
Median Closed Price		$300,000	**$318,000**	+ 6.0%	$291,255	**$300,000**	+ 3.0%
Average Closed Price		$352,539	**$366,414**	+ 3.9%	$338,137	**$348,979**	+ 3.2%
Percent of List Price Received		98.5%	**98.8%**	+ 0.3%	98.8%	**98.8%**	0.0%
Housing Affordability Index		124	**116**	- 6.5%	127	**123**	- 3.1%
Inventory of Homes for Sale		2,776	**2,823**	+ 1.7%	—	**—**	—
Months Supply of Inventory		2.1	**2.1**	0.0%	—	**—**	—

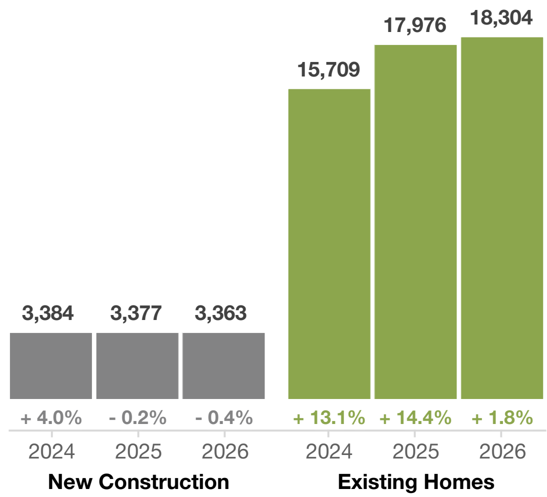
New Listings

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

August

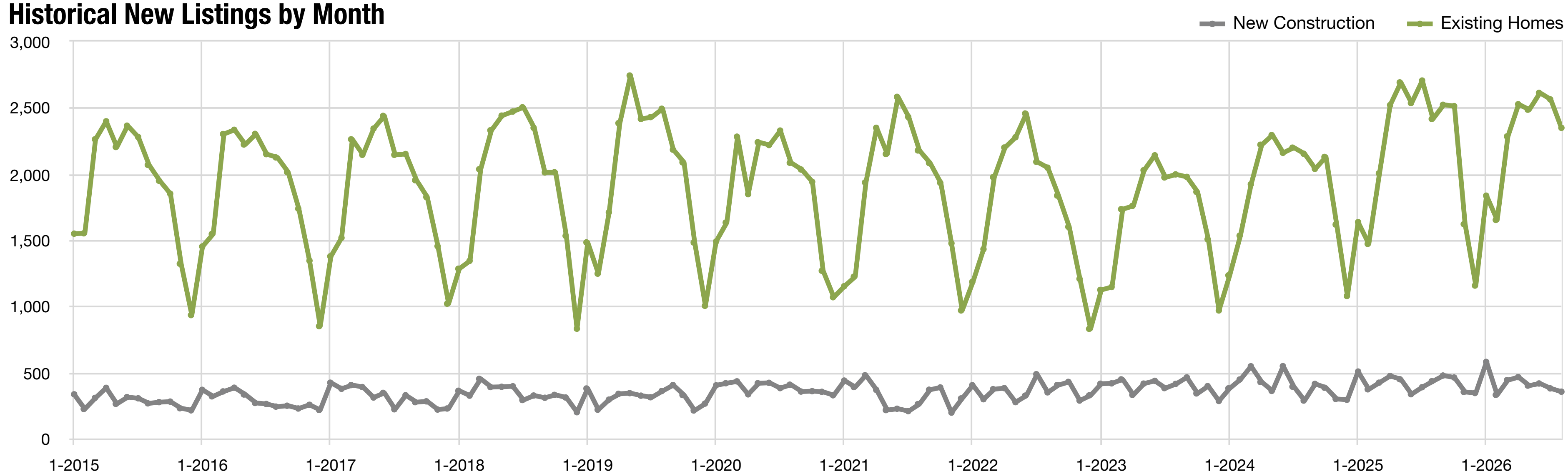


Year to Date



New Listings	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Sep-2025	476	+ 15.3%	2,522	+ 23.7%
Oct-2025	461	+ 20.1%	2,512	+ 18.0%
Nov-2025	352	+ 17.7%	1,620	+ 0.2%
Dec-2025	344	+ 17.4%	1,156	+ 7.3%
Jan-2026	579	+ 14.4%	1,835	+ 12.2%
Feb-2026	330	- 11.3%	1,652	+ 12.3%
Mar-2026	441	+ 4.5%	2,283	+ 13.9%
Apr-2026	464	- 1.9%	2,526	+ 0.2%
May-2026	400	- 10.7%	2,485	- 7.7%
Jun-2026	416	+ 24.2%	2,612	+ 3.0%
Jul-2026	379	- 2.3%	2,563	- 5.2%
Aug-2026	**354**	**- 18.2%**	**2,348**	**- 2.8%**
12-Month Avg	416	+ 4.8%	2,176	+ 5.1%

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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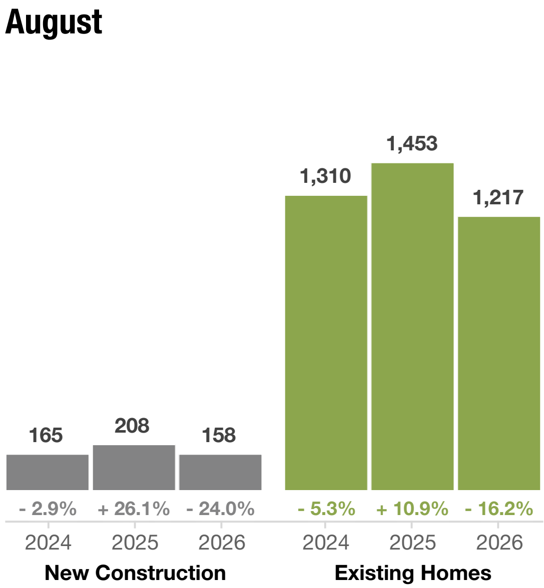
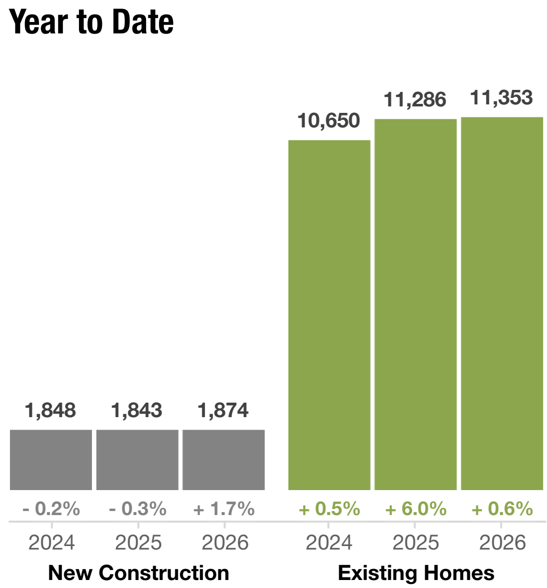
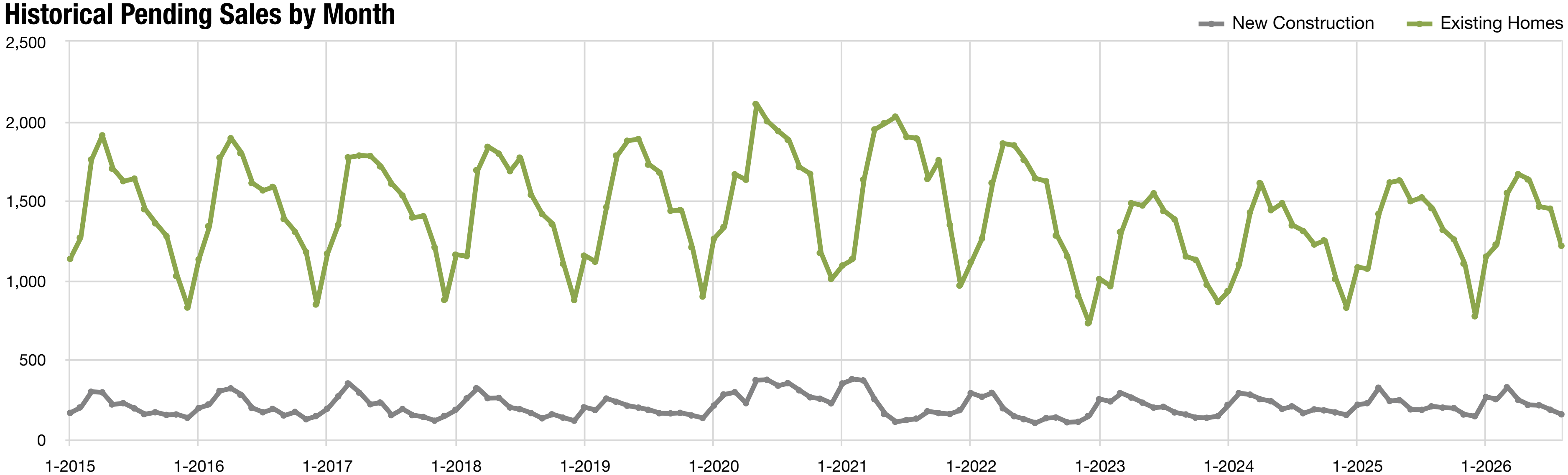




Pending Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Sep-2025	200	+ 5.8%	1,317	+ 7.5%
Oct-2025	197	+ 7.7%	1,257	+ 0.5%
Nov-2025	157	- 7.6%	1,105	+ 9.6%
Dec-2025	146	- 5.2%	774	- 6.5%
Jan-2026	267	+ 22.5%	1,149	+ 6.2%
Feb-2026	253	+ 11.0%	1,224	+ 14.1%
Mar-2026	328	+ 0.9%	1,549	+ 9.3%
Apr-2026	249	+ 2.9%	1,667	+ 3.2%
May-2026	217	- 12.1%	1,634	+ 0.4%
Jun-2026	215	+ 13.8%	1,463	- 2.3%
Jul-2026	187	+ 0.5%	1,450	- 4.7%
Aug-2026	**158**	**- 24.0%**	**1,217**	**- 16.2%**
12-Month Avg	215	+ 1.4%	1,317	+ 1.3%

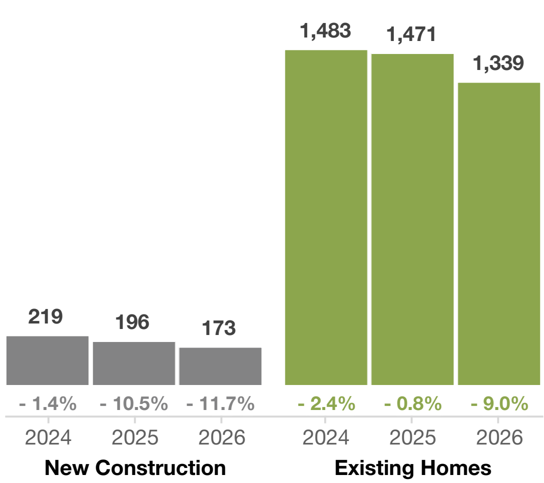
Historical Pending Sales by Month



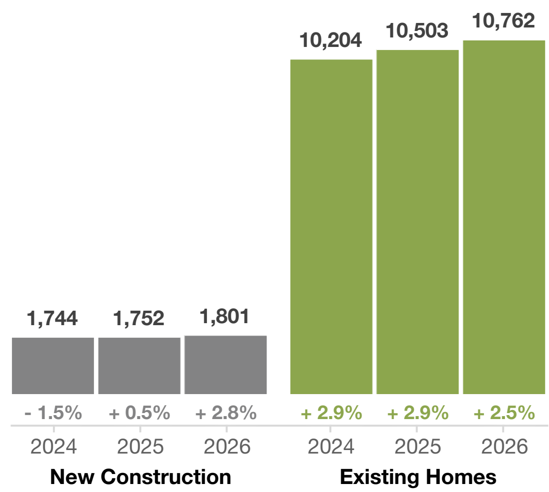
Closed Sales

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

August

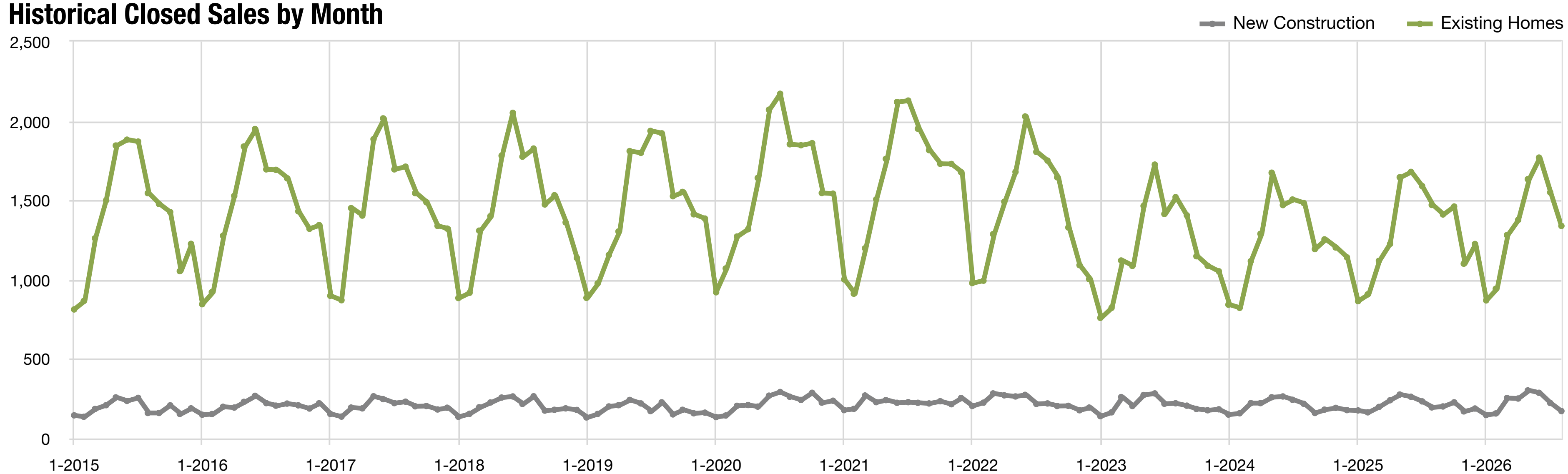


Year to Date



Closed Sales	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Sep-2025	202	+ 25.5%	1,411	+ 18.3%
Oct-2025	228	+ 25.3%	1,461	+ 16.5%
Nov-2025	171	- 11.4%	1,101	- 8.5%
Dec-2025	189	+ 5.6%	1,225	+ 7.4%
Jan-2026	148	- 16.4%	870	+ 0.6%
Feb-2026	158	- 4.2%	943	+ 3.9%
Mar-2026	255	+ 28.1%	1,281	+ 14.5%
Apr-2026	252	+ 4.6%	1,377	+ 12.3%
May-2026	303	+ 9.4%	1,633	- 0.7%
Jun-2026	288	+ 9.5%	1,769	+ 5.4%
Jul-2026	224	- 4.3%	1,550	- 2.5%
Aug-2026	**173**	**- 11.7%**	**1,339**	**- 9.0%**
12-Month Avg	216	+ 4.9%	1,330	+ 4.3%

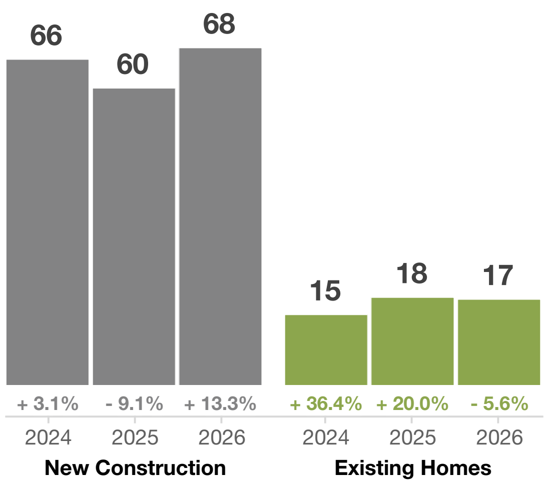
Historical Closed Sales by Month



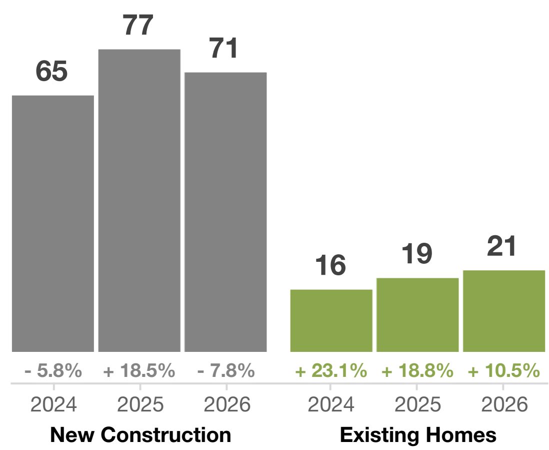
Days on Market Until Sale

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

August



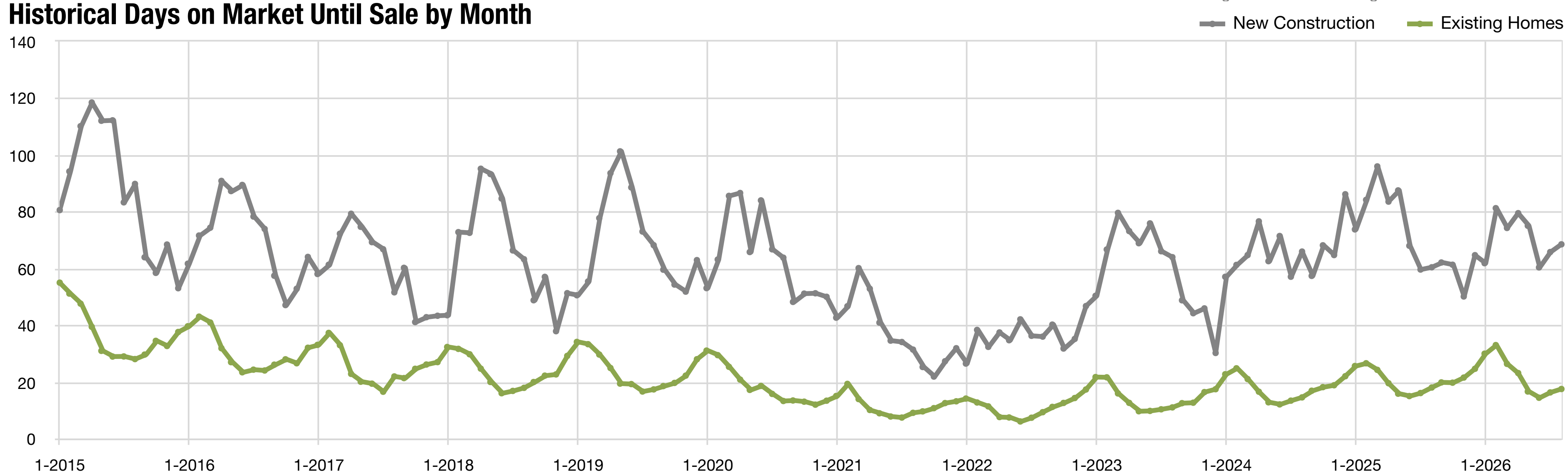
Year to Date



Days on Market	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Sep-2025	62	+ 8.8%	20	+ 17.6%
Oct-2025	61	- 10.3%	20	+ 11.1%
Nov-2025	50	- 23.1%	21	+ 10.5%
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	79	- 6.0%	23	+ 15.0%
May-2026	75	- 14.8%	17	+ 6.3%
Jun-2026	60	- 11.8%	14	- 6.7%
Jul-2026	66	+ 10.0%	16	0.0%
Aug-2026	**68**	**+ 13.3%**	**17**	**- 5.6%**
12-Month Avg*	68	- 9.3%	21	+ 10.1%

* 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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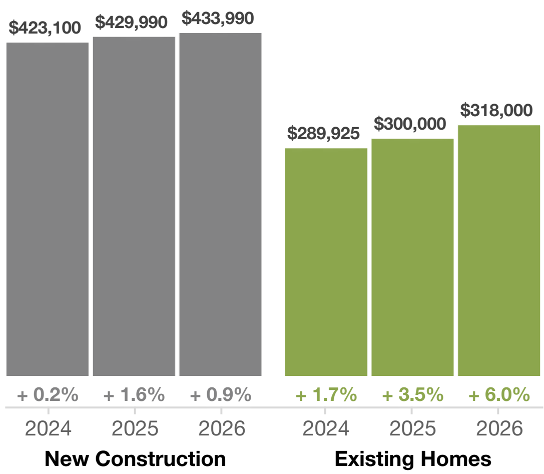
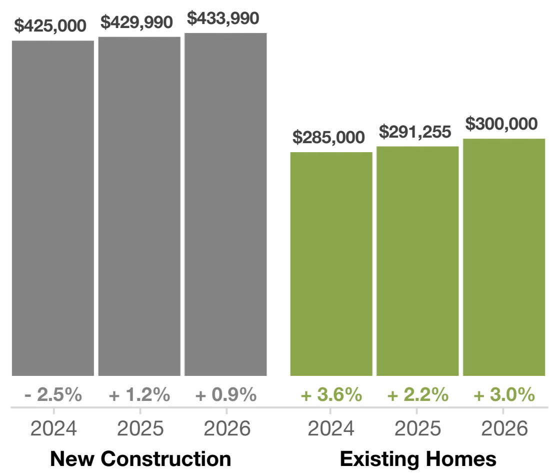
August



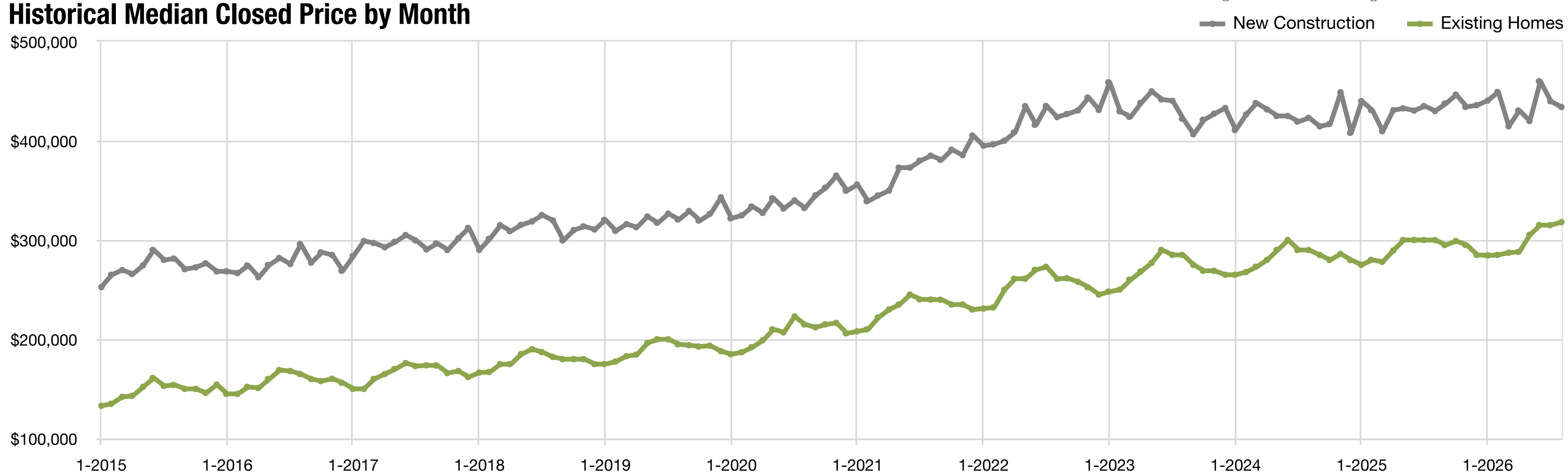
Year to Date



Median Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Sep-2025	$437,450	+ 5.5%	$295,000	+ 3.5%
Oct-2025	$446,461	+ 7.1%	$299,000	+ 6.8%
Nov-2025	$434,105	- 3.3%	$295,000	+ 3.1%
Dec-2025	$435,900	+ 6.8%	$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	$430,491	- 0.1%	$288,050	- 0.5%
May-2026	$419,950	- 2.9%	$305,250	+ 1.8%
Jun-2026	$459,995	+ 6.9%	$315,000	+ 5.0%
Jul-2026	$439,815	+ 1.1%	$315,000	+ 5.0%
Aug-2026	**$433,990**	**+ 0.9%**	**$318,000**	**+ 6.0%**
12-Month Avg*	$434,990	+ 1.6%	$300,000	+ 3.4%

* 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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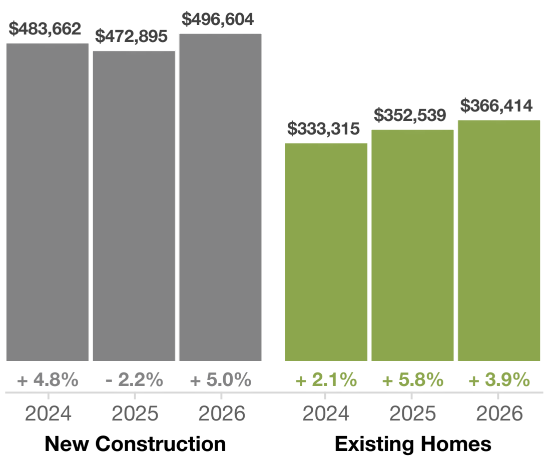
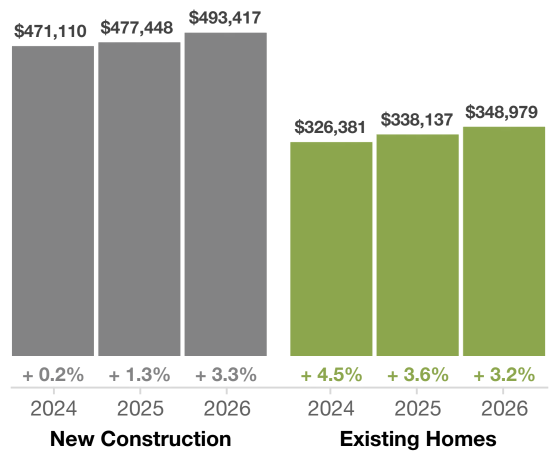
August



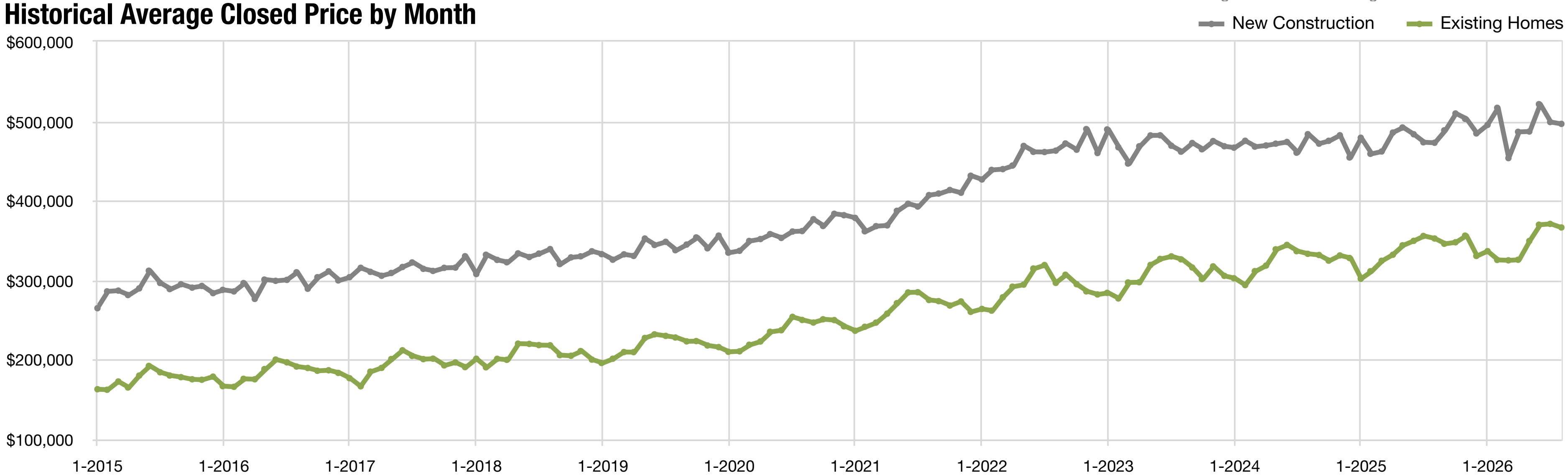
Year to Date



Average Closed Price	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Sep-2025	$488,475	+ 3.5%	$345,953	+ 4.3%
Oct-2025	$509,674	+ 7.2%	$347,801	+ 7.1%
Nov-2025	$502,943	+ 4.3%	$356,178	+ 7.5%
Dec-2025	$484,622	+ 6.7%	$330,633	+ 0.8%
Jan-2026	$495,331	+ 3.4%	$336,638	+ 11.5%
Feb-2026	$516,784	+ 12.6%	$325,640	+ 4.6%
Mar-2026	$453,593	- 1.8%	$325,115	+ 0.2%
Apr-2026	$486,611	+ 0.2%	$325,822	- 1.9%
May-2026	$487,013	- 1.0%	$349,462	+ 1.6%
Jun-2026	$521,383	+ 7.8%	$369,891	+ 5.8%
Jul-2026	$498,909	+ 5.4%	$370,941	+ 4.3%
Aug-2026	**$496,604**	**+ 5.0%**	**$366,414**	**+ 3.9%**
12-Month Avg*	$494,450	+ 4.0%	$347,693	+ 3.7%

* 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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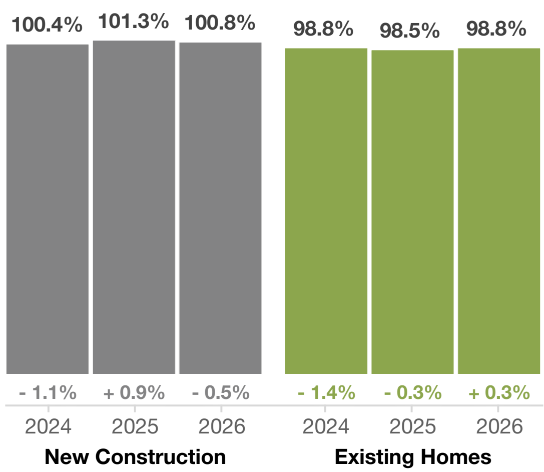
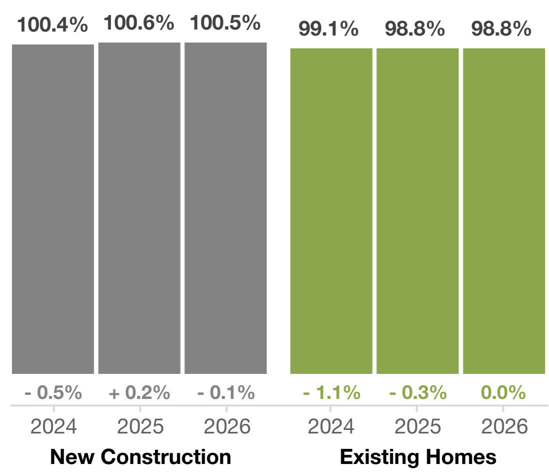
August



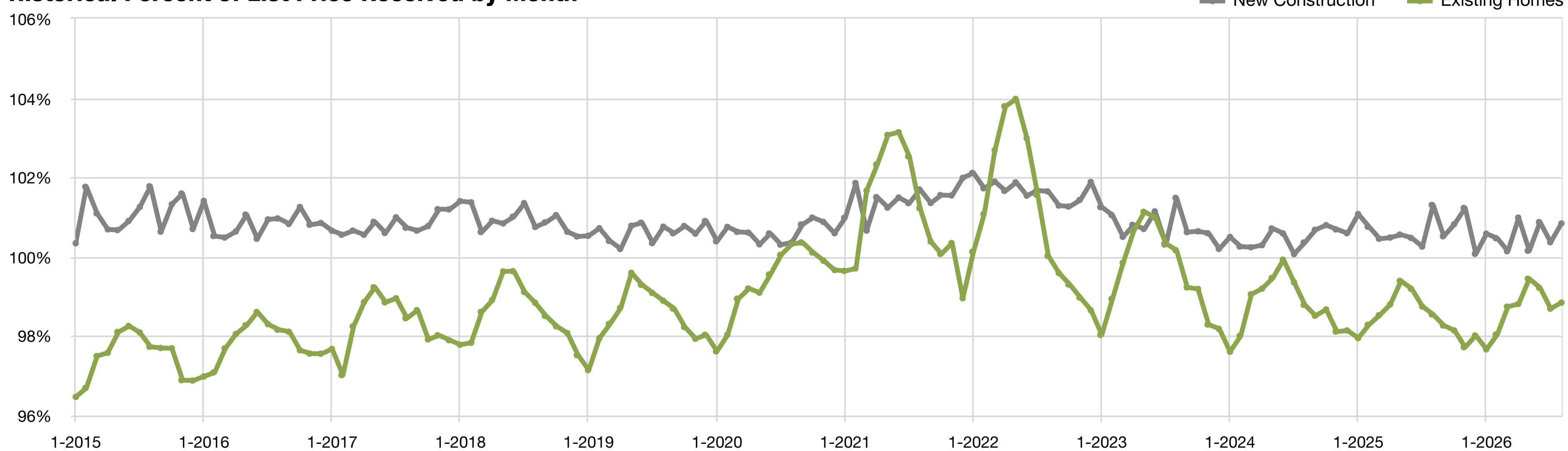
Year to Date



Pct. of List Price Received	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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%	98.0%	- 0.1%
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%	98.7%	+ 0.2%
Apr-2026	101.0%	+ 0.5%	98.8%	0.0%
May-2026	100.2%	- 0.4%	99.4%	0.0%
Jun-2026	100.9%	+ 0.4%	99.2%	0.0%
Jul-2026	100.4%	+ 0.1%	98.7%	0.0%
Aug-2026	**100.8%**	**- 0.5%**	**98.8%**	**+ 0.3%**
12-Month Avg*	100.6%	- 0.1%	98.6%	- 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

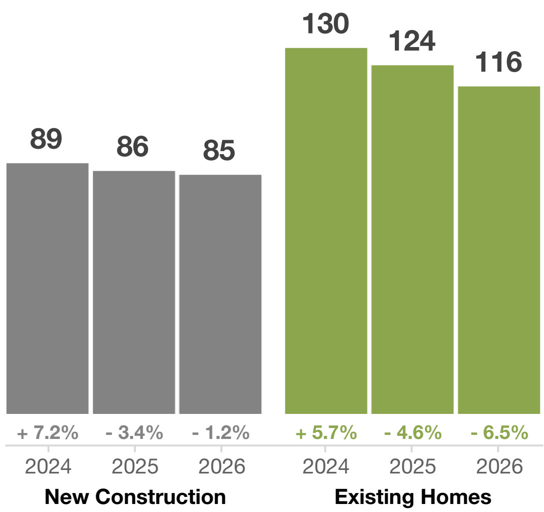


Housing Affordability Index

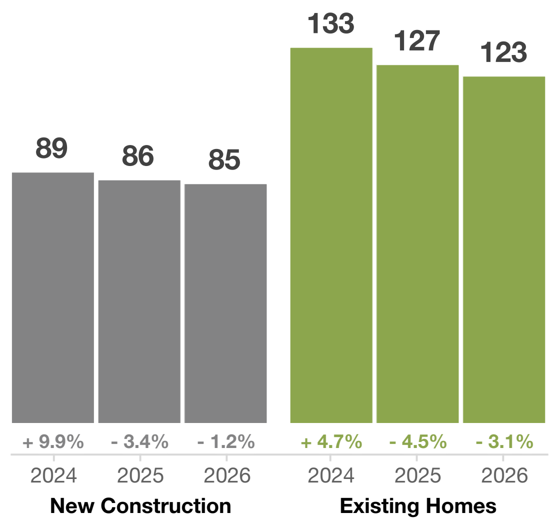
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

GREAT PLAINS REGIONAL MLS

August

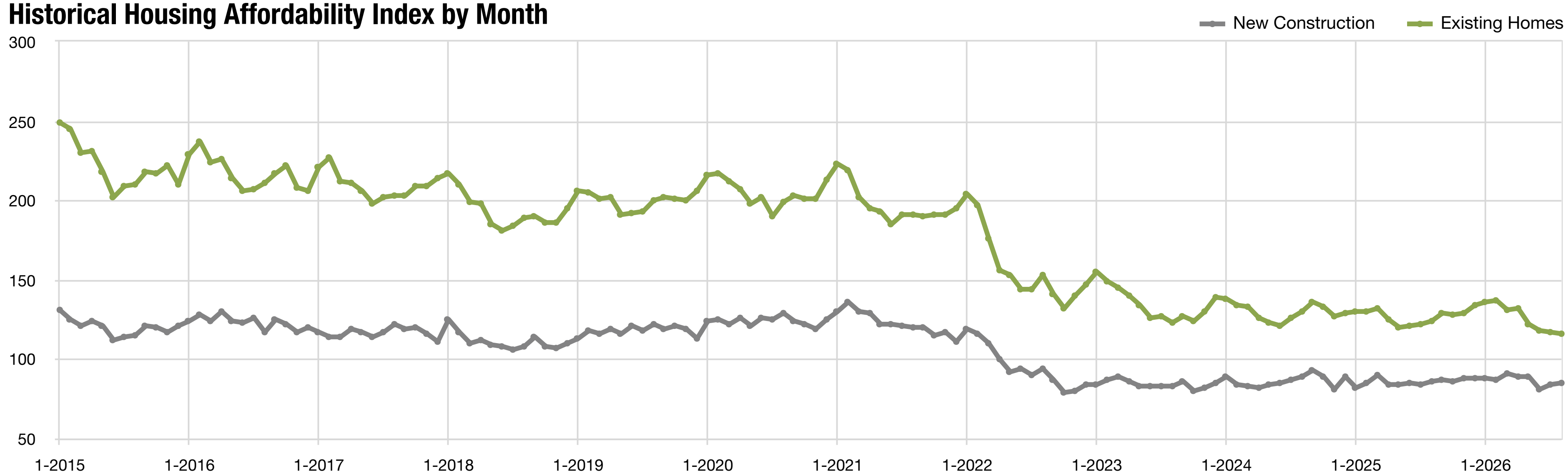


Year to Date



Affordability Index	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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%	122	+ 1.7%
Jun-2026	81	- 4.7%	118	- 2.5%
Jul-2026	84	0.0%	117	- 4.1%
Aug-2026	**85**	**- 1.2%**	**116**	**- 6.5%**
12-Month Avg	87	+ 1.2%	127	0.0%

Historical Housing Affordability Index by Month

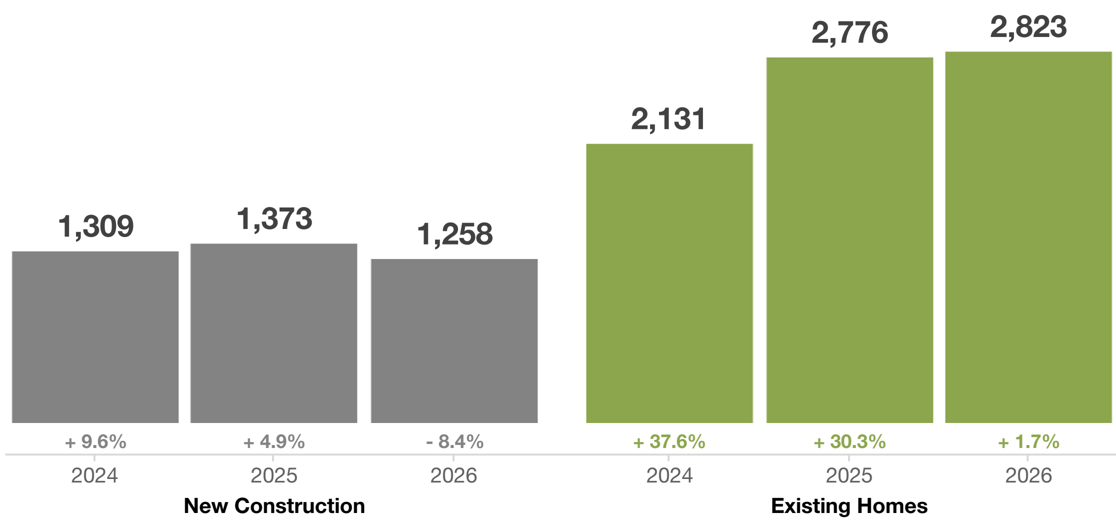


Inventory of Homes for Sale

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

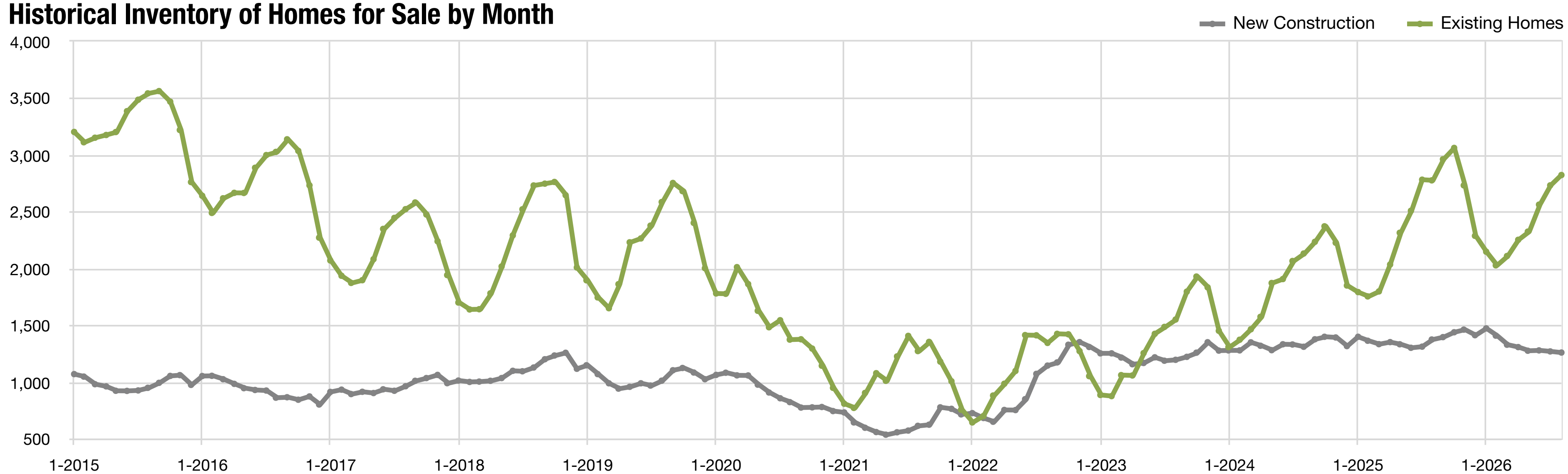
GREAT PLAINS REGIONAL MLS

August



Homes for Sale	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
Sep-2025	1,394	+ 1.4%	2,962	+ 32.6%
Oct-2025	1,437	+ 2.9%	3,062	+ 29.1%
Nov-2025	1,460	+ 5.0%	2,732	+ 22.7%
Dec-2025	1,411	+ 7.3%	2,287	+ 23.7%
Jan-2026	1,471	+ 5.3%	2,147	+ 19.9%
Feb-2026	1,407	+ 3.3%	2,027	+ 15.6%
Mar-2026	1,327	- 0.4%	2,109	+ 17.4%
Apr-2026	1,306	- 3.3%	2,252	+ 10.7%
May-2026	1,274	- 4.3%	2,324	+ 0.4%
Jun-2026	1,277	- 1.8%	2,562	+ 2.2%
Jul-2026	1,268	- 3.2%	2,732	- 1.8%
Aug-2026	**1,258**	**- 8.4%**	**2,823**	**+ 1.7%**
12-Month Avg	1,358	+ 0.4%	2,502	+ 13.6%

Historical Inventory of Homes for Sale by Month

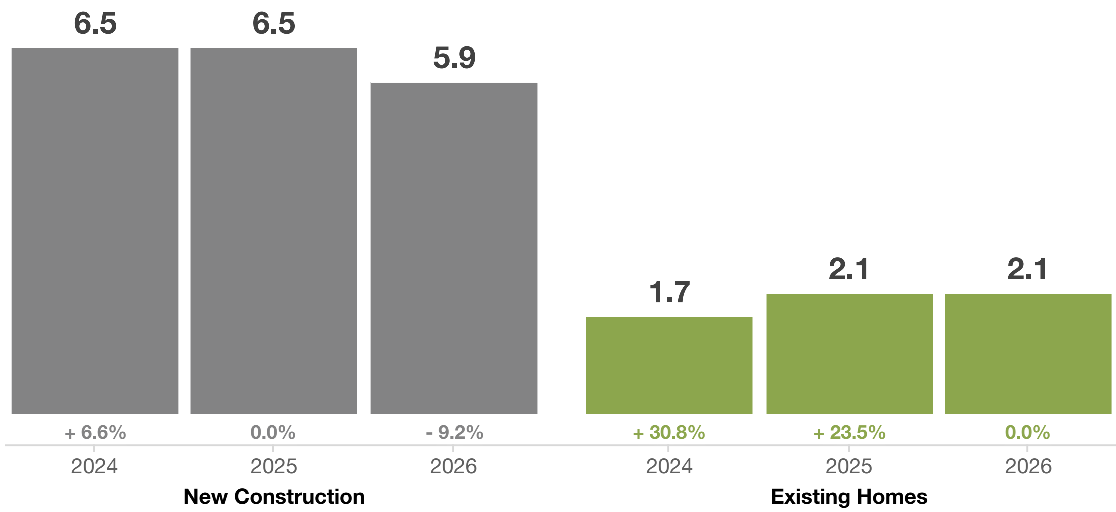


Months Supply of Inventory

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.

GREAT PLAINS
REGIONAL MLS

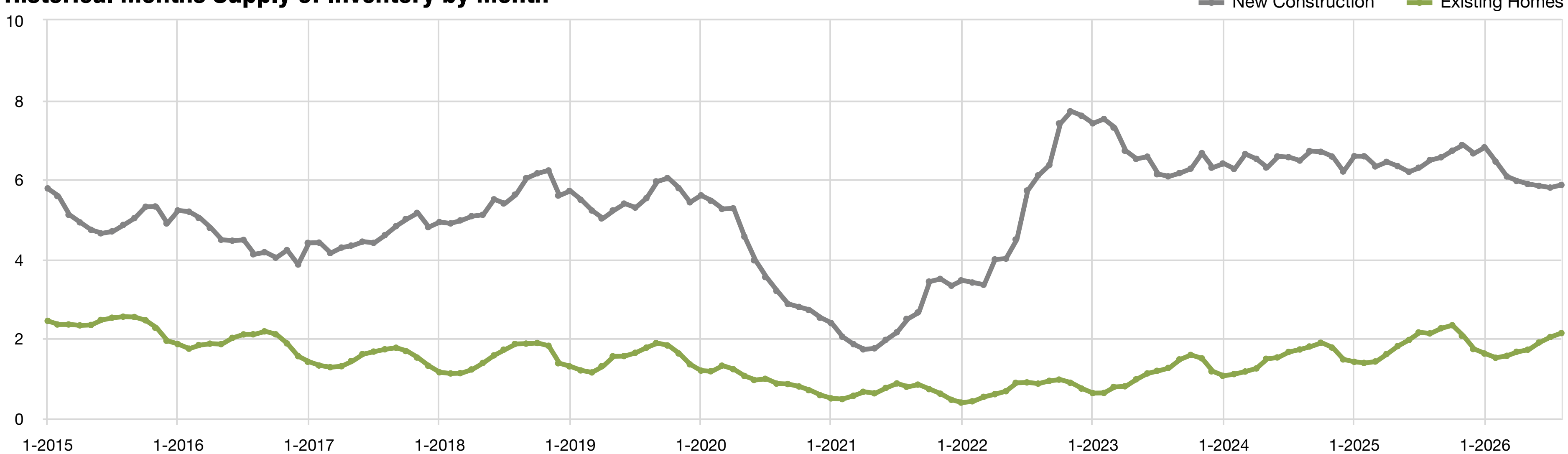
August



Months Supply	New Construction	Year-Over-Year Change	Existing Homes	Year-Over-Year Change
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	6.5	- 1.5%	1.5	+ 7.1%
Mar-2026	6.1	- 3.2%	1.6	+ 14.3%
Apr-2026	6.0	- 6.3%	1.7	+ 6.3%
May-2026	5.9	- 6.3%	1.7	- 5.6%
Jun-2026	5.8	- 6.5%	1.9	- 5.0%
Jul-2026	5.8	- 7.9%	2.0	- 9.1%
Aug-2026	**5.9**	**- 9.2%**	**2.1**	**0.0%**
12-Month Avg*	6.3	- 2.5%	1.9	+ 8.3%

* 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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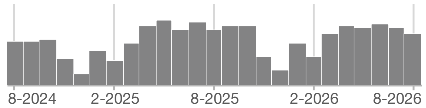
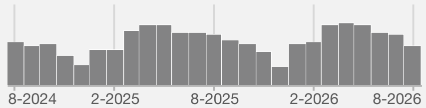
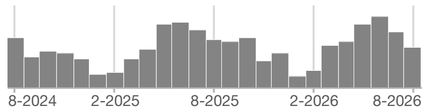
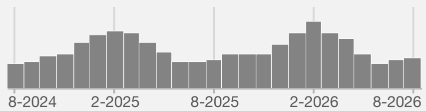
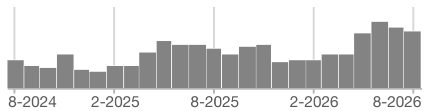
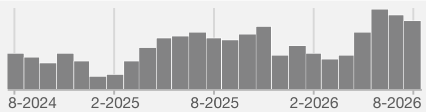
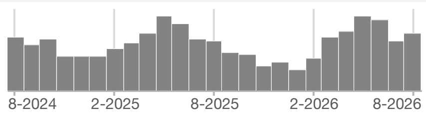
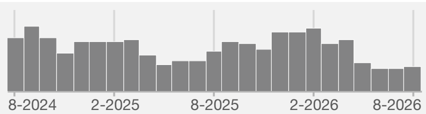
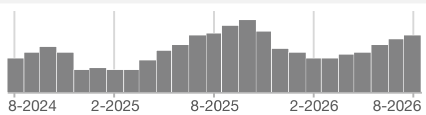
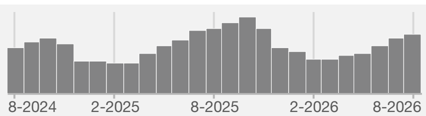
Key Metrics	Historical Sparkbars	8-2025	8-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		2,848	**2,702**	- 5.1%	21,353	**21,667**	+ 1.5%
Pending Sales		1,661	**1,375**	- 17.2%	13,129	**13,227**	+ 0.7%
Closed Sales		1,667	**1,512**	- 9.3%	12,255	**12,563**	+ 2.5%
Days on Market Until Sale		23	**23**	0.0%	27	**28**	+ 3.7%
Median Closed Price		$315,000	**$331,350**	+ 5.2%	$315,000	**$322,500**	+ 2.4%
Average Closed Price		$366,707	**$381,310**	+ 4.0%	$358,070	**$369,697**	+ 3.2%
Percent of List Price Received		98.9%	**99.1%**	+ 0.2%	99.0%	**99.0%**	0.0%
Housing Affordability Index		118	**111**	- 5.9%	118	**114**	- 3.4%
Inventory of Homes for Sale		4,149	**4,081**	- 1.6%	—	**—**	—
Months Supply of Inventory		2.7	**2.7**	0.0%	—	**—**	—