

# Good to KN maha

## Omaha Housing Market Stats for November 2024 (compared to the previous month)

- Change in Closed Sales ALL PROPERTIES: +4.2%
- Change in the Median Closed Price ALL PROPERTIES: +8.3%
- Change in Homes for Sale ALL PROPERTIES: +16.5%
  
- New Listings **decreased 36.0% for New Construction** but increased 1.9% for Existing Homes.
- Pending Sales increased 24.5% for New Construction but **decreased 4.7% for Existing Homes**.
- Inventory increased 2.1% for New Construction and 30.8% for Existing Homes.
- Median Closed Price increased 6.0% for New Construction and 6.9% for Existing Homes.
- Days on the Market increased 75.0% for New Construction and 21.4% for Existing Homes.



## **According to the National Association of REALTORS® (NAR) as of November 2024:**

- U.S. existing-home sales rose 3.4% month-over-month and 2.9% year-over-year to a seasonally adjusted annual rate of 3.96 million units, exceeding economists' expectations for the month and marking **the first annual gain since July 2021**.
- Lower mortgage rates in late summer and early fall helped sales increase across all four regions.
- The number of homes for sale continues to improve nationwide, climbing 0.7% month-over-month and 19.1% year-over-year to 1.37 million units heading into November, for a 4.2-month supply at the current sales pace.
- Despite a wider selection of properties on the market, sales prices have remained strong at the national level, with a median existing-home price of \$407,200 as of last measure, a 4% increase from the same time last year.

**NOTE:** 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. % changes are calculated using rounded figures.

Current as of December 13, 2024. All data from Great Plains Regional MLS. Report © 2024 ShowingTime.

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