

Good to KN Omaha

Omaha Housing Market Stats for April 2025 (compared to the previous month)

According to the National Association of REALTORS® (NAR):

- Change in Closed Sales ALL PROPERTIES: **-6.7%**
- Change in the Median Closed Price ALL PROPERTIES: **+3.9%**
- Change in Homes for Sale ALL PROPERTIES: **+5.3%**
- New Listings increased 3.1 percent for New Construction and 6.7 percent for Existing Homes.
- Pending Sales decreased 10.4 percent for New Construction and 2.6 percent for Existing Homes.
- Inventory decreased 4.8 percent for New Construction but increased 16.1 percent for Existing Homes.
- Median Closed Price decreased 4.3 percent for New Construction but increased 3.1 percent for Existing Homes.
- Days on Market increased 24.7 percent for New Construction and 28.6 percent for Existing Homes.
- Months' Supply of Inventory decreased 6.1 percent for New Construction but increased 18.2 percent for Existing Homes.
- **U.S. existing-home sales decreased 5.9% month-over-month and 2.4% year-over-year** to a seasonally adjusted annual rate of 4.02 million units, as affordability challenges and economic uncertainty weigh on market activity.
- Sales were down month-over-month in all four regions, with the West experiencing the largest decline, at 9.4%.
- Total housing inventory **increased 8.1% month-over-month for a total of 1.33 million units heading into April**, equivalent to a 4.0-month supply at the current sales pace.
- Although inventory is up nearly 20% from the same time last year, the additional supply has had little effect on home prices across much of the country, with the national median existing home price climbing 2.7% year-over-year to \$403,700 as of last measure.

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. Percent changes are calculated using rounded figures.

Current as of May 13, 2025. All data from Great Plains Regional MLS. Report © 2025 ShowingTime Plus, LLC.

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