

Omaha Housing Market Stats

MAY 2026



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

- New Listings decreased 21.7 percent for New Construction and 10.4 percent for Existing Homes.
- Pending Sales decreased 23.7 percent for New Construction and 0.6 percent for Existing Homes.
- Inventory decreased 13.3 percent for New Construction and 4.1 percent for Existing Homes.
- Median Closed Price decreased 4.2 percent for New Construction but increased 4.0 percent for Existing Homes.
- Days on Market decreased 19.2 percent for New Construction but remained flat for Existing Homes.
- Months' Supply of Inventory decreased 14.5 percent for New Construction and 11.8 percent for Existing Homes.
- U.S. existing-home sales edged up 0.2% from April to a seasonally adjusted annual rate of 4.02 million, remaining 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.
- 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. 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 in April, while the median existing-home price increased to \$417,700, up 0.9% from May 2025.

CHANGES ALL PROPERTIES:

- Closed Sales -1.3%
- Median Closed Price +3.8%
- Homes for Sale -7.9%



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This report covers residential real estate activity in the Omaha area, including 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, 68463. Percent changes calculated using rounded figures. Current as of June 13, 2026. All data from Great Plains Regional MLS. Report © 2026 ShowingTime Plus, LLC.

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We're Here to Help!