

Good to KN Omaha

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

- Change in Closed Sales ALL PROPERTIES: +4.0%
- Change in the Median Closed Price ALL PROPERTIES: +5.1%
- Change in Homes for Sale ALL PROPERTIES: +18.3%

- New Listings increased 35.2 percent for New Construction and 23.6 percent for Existing Homes..
- Pending Sales **decreased 3.6 percent for New Construction** but increased 10.5 percent for Existing Homes.
- Inventory increased 5.5 percent for New Construction and 35.5 percent for Existing Homes.
- Median Closed Price increased 3.4 percent for New Construction and 6.3 percent for Existing Homes.
- Days on the Market increased 43.1 percent for New Construction and 26.3 percent for Existing Homes.
- Months Supply of Inventory **decreased 1.5 percent for New Construction** but increased 33.3 percent for Existing Homes.

According to the National Association of REALTORS® (NAR) as of January 2025:

- U.S. existing-home sales advanced for the third straight month, climbing 2.2% to a seasonally adjusted annual rate of 4.24 million units, a 10-month high.
 - Sales were up 9.3% year-over-year, driven largely by purchases of homes priced \$500,000 and above.
 - Month-over-month, sales rose in the South, Northeast, and the West but fell in the Midwest, with all four regions reporting year-over-year gains.
 - Total housing inventory was 1.15 million units heading into January, a 13.5% decrease from the previous month but a 16.2% increase from the same period one year earlier, for a 3.3-month supply at the current sales pace.
 - Housing supply remains down compared to pre-pandemic levels, and the limited number of homes on the market continues to push sales prices higher nationwide, with the median existing-home price rising 6% year-over-year to \$404,400.

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 February 13, 2025. All data from Great Plains Regional MLS. Report © 2025 ShowingTime Plus, LLC.

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