



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

- Change in Closed Sales ALL PROPERTIES: **-7.5%**
- Change in the Median Closed Price ALL PROPERTIES: **0.0%**
- Change in Homes for Sale ALL PROPERTIES: **+12.1%**
  
- New Listings **decreased 12.3 percent for New Construction** but increased 9.1 percent for Existing Homes.
- Pending Sales **decreased 6.4 percent for New Construction and 3.0 percent for Existing Homes.**
- Inventory **decreased 1.5 percent for New Construction** but increased 29.1 percent for Existing Homes.
- Median Closed Price **decreased 2.0 percent for New Construction** but increased 5.5 percent for Existing Homes.
- Days on the Market increased 272.0 percent for New Construction and 33.3 percent for Existing Homes.

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

- U.S. existing-home sales improved for the second consecutive month, rising 4.8% to a seasonally adjusted annual rate of 4.15 million units, an eight-month high.
  - **Sales were up 6.1% compared to the same time last year, marking the largest year-over-year increase since June 2021.**
  - Economists had forecast existing-home sales would come in at an annual rate of 4.07 million units for the month.
- Total housing inventory stood at 1.33 million units heading into December, a **2.9% decrease from the previous month** but a **17.7% increase year-over-year**, for a 3.8-month supply at the current sales pace.
- Inventory remains below the 5 – 6 months' supply of a balanced market, and the limited number of homes for sale continues to put upward pressure on sales prices nationwide, with NAR reporting a median existing-home price of \$406,100, a **4.7% increase from one year earlier.**

**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 January 17, 2025. All data from Great Plains Regional MLS. Report © 2024 ShowingTime.

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