Good to KNOmaha

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

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

- Change in Closed Sales ALL PROPERTIES: -9.7%
- Change in the Median Closed Price ALL PROPERTIES: 0.0%
- Change in Homes for Sale ALL PROPERTIES: +9.1%

- New Listings increased 27.8 percent for New Construction and 14.6 percent for Existing Homes.
- Pending Sales decreased 4.0 percent for New Construction but increased 11.3 percent for Existing Homes.
- Inventory increased 1.2 percent for New Construction and 15.8 percent for Existing Homes.
- Median Closed Price increased 17.1 percent for New Construction and 3.0 percent for Existing Homes.
- Days on Market increased 28.8 percent for New Construction and 27.3 percent for Existing Homes.
- Months' Supply of Inventory remained flat for New Construction but increased 14.3 percent for Existing Homes properties.

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

- U.S. existing-home **sales dipped 0.5% month-over-month and 2.0% year-over-year** to a seasonally adjusted annual rate of 4.00 million units.
  - Sales **increased in the Midwest**, decreased in the West and Northeast, and were unchanged in the South.
  - Year-over-year, sales were down in every region except the Northeast.
- There were 1.45 million units actively for sale heading into May, a **9.0% increase from the previous month** and a **20.8% improvement from the same time last year**, for a 4.4-month supply at the current sales pace.
- The **median existing-home price edged up 1.8% year-over-year to $414,000** as of last measure, the 22nd consecutive month of annual price increases and a new record high for the month.

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

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