



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

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

- Change in Closed Sales ALL PROPERTIES: **-13.6%**
- Change in the Median Closed Price ALL PROPERTIES: **+4.5%**
- Change in Homes for Sale ALL PROPERTIES: **+9.9%**

- **New Listings** increased 4.0 percent for New Construction but **decreased 4.0 percent for Existing Homes**.
- **Pending Sales** decreased 25.2 percent for New Construction but increased 12.8 percent for Existing Homes.
- **Inventory** decreased 0.4 percent for New Construction but increased 17.9 percent for Existing Homes.
- **Median Closed Price** decreased 4.6 percent for New Construction but increased 5.1 percent for Existing Homes.
- **Days on Market** decreased 16.9 percent for New Construction but increased 17.6 percent for Existing Homes.
- **Months' Supply of Inventory** increased 1.5 percent for New Construction and 12.5 percent for Existing Homes.
- U.S. sales of existing homes rose 1.2% from October to a seasonally adjusted annual rate of 4.10 million as buyers took advantage of fall's lower mortgage rates.
- Sales increased in the Midwest and South, held steady in the Northeast and edged down in the West.
- Year-over-year, sales were up 1.7%, with gains in the Northeast, Midwest, and South, while the West posted a decline.
- Nationally, inventory dipped 0.7% month-over-month but rose 10.9% year-over-year, totaling 1.52 million units.
- At the current sales pace, supply stands at 4.4 months, slightly below last month's level but higher than the 4.1 months recorded a year ago.
- Due to modest inventory levels, prices continue to rise with the national median existing home price up 2.1% y-o-y to \$415,200 = 28 consecutive months of annual gains.

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

Brought to you by

 & 

**Credit Information Systems** **Star Appraisal**

A trusted advisor in the mortgage market for 110 years. With credit reports and risk mitigation products, title, recording and appraisal management services, and many other valuable decisioning tools, we keep your workflow efficient and compliant, making your job just a bit easier. Best of all, when you have questions, our team of caring, industry experts pick up the phone and reply to emails!

[CreditInfoSystems.com](http://CreditInfoSystems.com) | [StarAppraisalMC.com](http://StarAppraisalMC.com)

QUESTIONS?

Mike Osbourne | [Mike@CreditInfoSystems.com](mailto:Mike@CreditInfoSystems.com)

402-660-0060

We're Here to Help!

