

Good to KN Omaha



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.

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