



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

- Change in **Closed Sales** ALL PROPERTIES: **decreased 4.5%** from July 2024.
- Change in the **Median Closed Price** ALL PROPERTIES: 4.0% up from July 2024.
- Change in **Homes for Sale** ALL PROPERTIES: 29.7% increase from July 2024.
- **New Listings** **decreased 42.9% for New Construction** but increased 8.5% for Existing Homes.
- **Pending Sales** **decreased 2.3% for New Construction and 8.3% for Existing Homes.**
- **Inventory** increased 10.6% for New Construction and 49.3% for Existing Homes.
- **Median Closed Price** **decreased 1.3% for New Construction** but increased 2.5% for Existing Homes.
- **Days on Market** increased 3.1% for New Construction and 30.0% for Existing Homes.
- **Months' Supply of Inventory** increased 4.7% for New Construction and 45.5% for Existing Homes.

According to the National Association of REALTORS® (NAR) as of August 2024:

- U.S. existing home sales increased for the first time in 5 months, as lower mortgage rates and rising supply helped boost market activity.
- Sales of previously owned homes rose 1.3% month-over-month to a seasonally adjusted annual rate of 3.95 million units, exceeding economists' expectations and ending the downward trend of recent months.
- Nationally, total housing inventory edged up 0.8% from the previous month to 1.33 million units heading into August, for a 4.0-month supply at the current sales pace.
- Although inventory is up nearly 20% compared to the same time last year, demand continues to outpace supply, putting upward pressure on sales prices.
- The nationwide median existing-home price rose 4.2% year-over-year to \$422,600 at last measure, marking the 13th consecutive month of annual price increases.

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 September 13, 2024. All data from Great Plains Regional MLS. Report © 2024 ShowingTime.

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