

# Good to KN Omaha

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

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

- Change in Closed Sales ALL PROPERTIES: +16.4%
- Change in the Median Closed Price ALL PROPERTIES: +4.5%
- Change in Homes for Sale ALL PROPERTIES: +14.4%

- New Listings increased 8.3 percent for New Construction and 17.5 percent for Existing Homes.
- Pending Sales decreased 5.0 percent for New Construction and 4.3 percent for Existing Homes.
- Inventory decreased 3.5 percent for New Construction but increased 27.6 percent for Existing Homes.
- Median Closed Price increased 2.0 percent for New Construction and 5.5 percent for Existing Homes.
- Days on Market decreased 10.8 percent for New Construction but increased 12.5 percent for Existing Homes.
- Months' Supply of Inventory decreased 4.5 percent for New Construction but increased 23.5 percent for Existing Homes.
- U.S. existing-home sales climbed 1.5% month-over-month and 4.1% year-over-year, reaching a seasonally adjusted annual rate of 4.06 million units. The increase was partly driven by falling mortgage rates, which recently hit their lowest level in more than a year.
- Regionally, monthly sales advanced in the Northeast, South, and West, while the Midwest experienced a slight decline.
- Housing inventory edged up 1.3% from the previous month to 1.55 million units, 14.0% higher than the same period last year. This represents a 4.6-month supply at the current sales pace.
- The median existing-home price grew 2.1% year-over-year to \$415,200, continuing the trend of annual price gains.
- The Midwest saw the largest year-over-year increase in median sales price, followed by the Northeast and South, while prices remained mostly flat in the West.

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

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**QUESTIONS?**

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