

# Good to KN Omaha

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

- Change in Closed Sales ALL PROPERTIES: +1.7%
- Change in the Median Closed Price ALL PROPERTIES: +5.0%
- Change in Homes for Sale ALL PROPERTIES: +11.6%
- New Listings decreased 36.1 percent for New Construction and 9.5 percent for Existing Homes.
- Pending Sales decreased 35.8 percent for New Construction and 5.0 percent for Existing Homes.
- Inventory increased 2.3 percent for New Construction and 23.6 percent for Existing Homes.
- Days on the Market increased 36.8 percent for New Construction and 4.5 percent for Existing Homes.
- Median Closed Price decreased 1.8 percent for New Construction but increased 5.4 percent for Existing Homes.
- Months Supply of Inventory increased 3.0 percent for New Construction and 20.0 percent for Existing Homes.

## According to the National Association of REALTORS® (NAR) as of February 2025:

- U.S. existing-home sales fell for the first time since September slipping 4.9% month-over-month to a seasonally adjusted annual rate of 4.08M units as elevated home prices and higher interest rates continue to impact buyer activity.
  - Despite the drop, sales were up 2% compared to the same period last year, marking the fourth consecutive monthly year-over-year increase.
- The limited number of properties for sale has continued to push home prices higher nationwide.
  - At last measure, the national median existing-home price was \$396,900, a 4.8% increase from one year earlier, with prices up in all four regions.
  - Total housing inventory heading into Feb stood at 1.18M units, up 3.5% month-over-month and 16.8% year-over-year, for a 3.5-month supply at the current sales pace.

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

**Credit Information  
Systems**

**Star Appraisal**

**Brought to you by**

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



**QUESTIONS?**

**Mike Osbourne | [Mike@CreditInfoSystems.com](mailto:Mike@CreditInfoSystems.com) | 402-660-0060**

**We're Here to Help!**