Omaha Housing Market Stats

SEPTEMBER 2026

Good to KNOmaha

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

- **New Listings decreased 28.1 percent for New Construction and 9.4 percent for Existing Homes.**
- **Pending Sales decreased 36.9 percent for New Construction and 15.8 percent for Existing Homes.**
- **Inventory decreased 10.7 percent for New Construction and 2.7 percent for Existing Homes.**
- **Median Closed Price increased 2.2 percent for New Construction and 1.7 percent for Existing Homes.**
- **Days on Market decreased 19.1 percent for New Construction but remained flat for Existing Homes.**
- **Months' Supply of Inventory decreased 6.6 percent for New Construction and 4.8 percent for Existing Homes.**

CHANGES ALL PROPERTIES:
- **Closed Sales -12.0%**
- **Median Closed Price +2.8%**
- **Homes for Sale -5.6%**

- U.S. existing-home sales fell 2.0% from August and 1.2% from 9/2025 to a seasonally adjusted annual rate of 3.98 million, the first reading below 4 million since 6/2025.
- Sales held steady in the West, but declined in the Northeast, Midwest, and South. Compared with a year earlier, sales were unchanged in the South and declined in the Northeast, Midwest, and West.
- Heading into Sept, 1.62 million homes were listed for sale, up 3.2% from the previous month and 5.9% from a year earlier, the first time inventory has exceeded 1.6 million units since November 2019, representing a 4.9-month supply at the current sales pace, up from 4.6 months a month earlier and the highest level in over ten years.
- The median existing-home sales price rose 1.6% year-over-year to $429,100, marking 38 consecutive months of annual gains, and year-to-date sales are up 1.6%.
- The Federal Reserve raised its benchmark rate by a quarter point on September 16 to a range of 3.75% to 4%, its first increase since July 2023, and the 30-year fixed-rate mortgage moved above 7% in late September, up from an August average of 6.67%, according to Freddie Mac.

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This report covers residential real estate activity in the Omaha area, including 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, 68463.Percent changes calculated using rounded figures. Current as of October 13, 2026. All data from Great Plains Regional MLS. Report © 2026 ShowingTime Plus, LLC.

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