

Omaha Housing Market Stats

JUNE 2026



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

- New Listings increased 26.9 percent for New Construction but decreased 3.9 percent for Existing Homes.
- Pending Sales decreased 15.8 percent for New Construction and 2.8 percent for Existing Homes.
- Inventory decreased 10.0 percent for New Construction and 5.5 percent for Existing Homes.
- Median Closed Price increased 5.7 percent for New Construction and 3.6 percent for Existing Homes.
- Days on Market decreased 16.9 percent for New Construction but remained flat for Existing Homes.
- Months' Supply of Inventory decreased 11.7 percent for New Construction and 11.1 percent for Existing Homes.
- U.S. existing-home sales rose 3.2% month-over-month & year-over-year to a seasonally adjusted annual rate of 4.17 million units, the highest level since Dec 2025.
- Regionally, sales increased from the previous month in the Northeast, Midwest, and South, while remaining flat in the West.
- On a year-over-year basis, sales grew in the Midwest, South, and West but declined in the Northeast.
- Nationally, 1.55 million homes were available for sale heading into June, a 3.3% increase from the previous month and 0.6% higher than one year earlier, representing a 4.5-month supply at the current sales pace.
- Home prices also rose, with the median existing-home price climbing to \$429,300 nationwide, an all-time high for the month and 1.3% higher than a year earlier.

CHANGES ALL PROPERTIES:

- Closed Sales 1.9%
- Median Closed Price +4.8%
- Homes for Sale -7.2%



Third-Generation Family-Owned | Woman-Led | Celebrating 110+ Years in Business

As a trusted business partner providing reliable credit reporting products, verification solutions and exceptional service from responsive industry experts, Credit Information Systems empowers Lenders to make well-informed, confident lending decisions that help Borrowers reach financial goals.

Star Appraisal Management Company makes the appraisal management process as smooth as possible and operates with a dedication to excellence, accuracy and agility as a highly touted division of Credit Information Systems.



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 July 13, 2026. All data from Great Plains Regional MLS. Report © 2026 ShowingTime Plus, LLC.

QUESTIONS? Mike Osbourne | Mike@CreditInfoSystems.com | 402-660-0060

We're Here to Help!