



## **Omaha Housing Market Stats for July 2024** (compared to previous month)

- Change in **Closed Sales** ALL PROPERTIES: increased 0.5% from June 2024.
- Change in the **Median Closed Price** ALL PROPERTIES: 1.6% up from June 2024.
- Change in **Homes for Sale** ALL PROPERTIES: 32.5% increase from June 2024.
- **New Listings** decreased 9.3 percent for New Construction in June but increased 16.3 percent for Existing Homes.
- **Pending Sales** decreased 8.8 percent for New Construction and 7.2 percent for Existing Homes.
- **Inventory** increased 15.4 percent for New Construction and 50.5 percent for Existing Homes for June.
- **Median Closed Price** decreased 6.3 percent for New Construction but increased 1.7 percent for Existing Homes.
- **Days on Market** decreased 7.5 percent for New Construction but increased 33.3 percent for Existing Homes.
- **Months' Supply of Inventory** for June increased 6.3 percent for New Construction and 60.0 percent for Existing Homes.

## **According to the National Association of REALTORS® (NAR) as of July 2024:**

- U.S. existing home sales fell 5.4% MOM & 5.4% YOY to a seasonally adjusted annual rate of 3.89 million units, with monthly sales down in all four regions.
- Higher mortgage rates, along with rising sales prices, have kept many prospective buyers on the sidelines, despite more home choices with less competition.
- Home prices have maintained their upward trend across much of the country, even as sales slow and inventory improves.
- **The national median existing-home sales price climbed 4.1% YOY to \$426,900 as of last measure, an all-time high.**
- Total housing inventory increased 3.1% MOM to 1.32 million units heading into July, the highest level since 2020, for a 4.1-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. % changes are calculated using rounded figures.

Current as of August 13, 2024. All data from Great Plains Regional MLS. Report © 2024 ShowingTime.

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