



Omaha Housing Market Stats for June 2024 (compared to previous month)

- Change in **Closed Sales** ALL PROPERTIES: increased **-17.5%** from May 2024.
- Change in the **Median Closed Price** ALL PROPERTIES: 1.9% up from May 2024.
- Change in **Homes for Sale** ALL PROPERTIES: 26.1% increase from May 2024.
- **New Listings** increased 38.8% for New Construction but **decreased 0.6% for Existing Homes**.
- **Pending Sales** increased 1.4% for New Construction but **decreased 6.2% for Existing Homes**.
- **Inventory** increased 12.3% for New Construction and 40.8% for Existing Homes.
- **Median Closed Price** **decreased 6.2% for New Construction** but increased 3.3% for Existing Homes.
- **Days on Market** remained flat for New Construction but increased 25.0% for Existing Homes.
- **Months' Supply of Inventory** for June **decreased 1.5% for New Construction** but increased 40.0% for Existing Homes.

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According to the National Association of REALTORS® (NAR) as of June 2024:

- U.S. existing-home sales declined for the third consecutive month, as higher mortgage rates and rising sales prices hindered market activity during what has traditionally been one of the busiest months of the year.
- Sales of previously owned homes dipped 0.7% month-over-month and 2.8% year-over-year, to a seasonally adjusted annual rate of 4.11 million units.
- Nationally, total housing inventory grew 6.7% month-over-month to 1.28 million units heading into June, for a 3.7 months' supply at the current sales pace.
 - However, the increase in supply has yet to temper home prices, which have continued to rise nationwide.
- At last measure, the median existing-home price climbed to \$419,300, a 5.8% increase from the same period last year and a record high for the month.

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 July 13, 2024. All data from Great Plains Regional MLS. Report © 2024 ShowingTime.



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