

# Good to KN maha

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

- Change in **Closed Sales** ALL PROPERTIES: increased 13.0% from March 2024.
- Change in the **Median Closed Price** ALL PROPERTIES: 3.3% up from March 2024.
- Change in **Homes for Sale** ALL PROPERTIES: 37.0% increase from March 2024.
- **New Listings** increased 38.8% for New Construction and 26.0% for Existing Homes.
- **Pending Sales** **decreased 2.0% for New Construction** but increased 4.5% for Existing Homes.
- **Inventory** increased 22.4% for New Construction and 57.0% for Existing Homes.
- **Median Closed Price** increased 1.5% for New Construction and 5.5% for Existing Homes.
- **Days on Market** increased 6.4% for New Construction and 55.6% for Existing Homes.
- **Months' Supply of Inventory** for April remained flat for New Construction but increased 71.4% for Existing Homes.



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

- U.S. existing-home sales recently fell from a one-year high, **dropping 4.3% month-over-month** to a seasonally adjusted annual rate of 4.19 million, as higher interest rates and rising sales prices continue to keep some prospective buyers on the sidelines.
- Average 30-year mortgage rates have topped 7% in recent weeks, while the median existing-home sales price hit \$393,500 as of last measure, a 4.8% increase from the previous month.
- Warmer temperatures appear to have helped bring some sellers back to the market, providing additional options to home shoppers during the spring buying season.
- Total inventory was up 4.7% month-over-month and 14.4% year-over-year, for a 3.2 months' supply at the current sales pace. Nevertheless, demand continues to outpace supply and properties are selling quickly, with the typical home spending 33 days on market nationwide, **down from 38 days the month before**.

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

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