



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

- Change in Closed Sales ALL PROPERTIES: **-1.0%** from September
- Change in the Median Closed Price ALL PROPERTIES: **+6.8%**
- Change in Homes for Sale ALL PROPERTIES: **+21.9%**
  
- New Listings increased **2.0%** for New Construction and **11.0%** for Existing Homes.
- Pending Sales increased **29.1%** for New Construction and **3.9%** for Existing Homes.
- Inventory increased **11.9%** for New Construction and **30.5 %** for Existing Homes.
- Median Closed Price **decreased 1.9% for New Construction** but increased **7.3%** for Existing Homes.
- Days on the Market increased **68.2%** for New Construction and **60.0%** for Existing Homes.

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

- U.S. existing-home sales unexpectedly slipped 1.0% month-over-month and 3.5% year-over-year to a seasonally adjusted annual rate of 3.84 million, the lowest level in more than a decade.
- Prospective buyers have pulled back in recent months, despite lower mortgage rates and more home choices compared to the same time last year.
- There were 1.35 million units for sale heading into September, a 0.7% increase from the previous month and a 22.7% jump from the same time last year.
- There were 1.39 million homes for sale heading into October, a 1.5% increase from the previous month and a 23% increase from the same period last year, for a 4.3-month supply at the current sales pace.
- Even with improving supply and the slower sales pace, home prices have continued to rise nationwide, with a median existing-home price of \$404,500 as of last measure, a 3% increase from one year ago.

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

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