



Omaha Housing Market Stats for DEC 2025 (compared to the previous month)

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

- Change in Closed Sales ALL PROPERTIES: +7.1%
- Change in the Median Closed Price ALL PROPERTIES: +0.6%
- Change in Homes for Sale ALL PROPERTIES: +9.8%

- New Listings increased 23.5 percent for New Construction and 4.0 percent for Existing Homes.
- Pending Sales decreased 0.9 percent for New Construction and 6.6 percent for Existing Homes.
- Inventory increased 1.9 percent for New Construction and 17.0 percent for Existing Homes.
- Median Closed Price increased 7.4 percent for New Construction and 0.7 percent for Existing Homes.
- Days on Market decreased 26.6 percent for New Construction but increased 10.0 percent for Existing Homes.
- Months' Supply of Inventory increased 4.9 percent for New Construction and 15.4 percent for Existing Homes.
- U.S. existing home sales ticked up 0.5% from Nov to a seasonally adjusted annual rate of 4.13 million, marking the 3rd consecutive monthly increase. However, sales were down 1.0% from the same period last year.
- Regionally, sales rose month-over-month in the Northeast and South, were unchanged in the West, and declined in the Midwest.
- On a year-over-year basis, sales were flat in the Northeast and South and fell in both the Midwest and West.
- The national median existing-home price continued to climb, rising 1.2% from a year ago to \$409,200. This year-over-year increase—the 29th consecutive monthly gain—reflects ongoing tightness in housing supply.
- At the end of Nov, there were 1.43 million units for sale, down 5.9% from the previous month but up 7.5% from the same time last year, representing a 4.2-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. Percent changes are calculated using rounded figures.

Current as of January 13, 2026. All data from Great Plains Regional MLS. Report © 2026 ShowingTime Plus, LLC.

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