

# Good to KN<sup>OW</sup> Omaha

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

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

- Change in Closed Sales ALL PROPERTIES: +8.2%
- Change in the Median Closed Price ALL PROPERTIES: +0.7%
- Change in Homes for Sale ALL PROPERTIES: +11.6%
- New Listings **decreased 52.8 percent for New Construction** but increased 15.4 percent for Existing Homes.
- Pending Sales **decreased 4.1 percent for New Construction and 2.5 percent for Existing Homes.**
- Inventory **decreased 6.9 percent for New Construction** but increased 27.7 percent for Existing Homes.
- Median Closed Price **decreased 1.6 percent for New Construction** but increased 2.6 percent for Existing Homes.
- Days on Market increased 3.9 percent for New Construction and 9.1 percent for Existing Homes.
- Months' Supply of Inventory **remained flat for New Construction** **decreased 7.5 percent for New Construction** but increased 28.6 percent for Existing Homes.
- U.S. existing-home sales edged up 0.8% month-over-month to a seasonally adjusted annual rate of 4.03 million units, exceeding economists' expectations, although sales were down 0.7% year-over-year.
- On a monthly basis, sales increased in the Midwest, Northeast, and South but decreased in the West.
- Heading into June, there were 1.54 million units for sale across the country, a 6.2% increase from the previous month and a 20.3% improvement over the same period last year, representing a 4.6-month supply at the current sales pace.
- Despite the additional supply, home prices have continued to rise nationwide, albeit at a slower pace than during the pandemic, climbing 1.3% year-over-year to \$422,800 as of last measure.

**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 July 13, 2025. All data from Great Plains Regional MLS. Report © 2025 ShowingTime Plus, LLC.

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**QUESTIONS?**

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