Omaha Housing Market Stats

JULY 2026

Good to KNOmaha

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

- **New Listings decreased 6.2 percent for New Construction and 7.8 percent for Existing Homes.**
- **Pending Sales decreased 7.9 percent for New Construction and 5.6 percent for Existing Homes.**
- **Inventory decreased 7.4 percent for New Construction and 8.9 percent for Existing Homes.**
- **Median Closed Price increased 5.8 percent for New Construction and 3.8 percent for Existing Homes.**
- **Days on Market decreased 1.4 percent for New Construction but remained flat for Existing Homes.**
- **Months' Supply of Inventory decreased 10.0 percent for New Construction and 10.0 percent for Existing Homes.**
- U.S. existing-home sales declined 2.4% from the previous month to a seasonally adjusted annual rate of 4.09 million units.
- Regionally, sales increased in the Northeast but declined in the West, South, and Midwest. Compared to a year earlier, existing-home sales rose 2.8%, with gains in the Midwest, South, and West while remaining unchanged in the Northeast.
- Nationally, the median existing-home price hit a new record of $440,600, a 1.8% increase from a year earlier, NAR reported. Home prices have now increased on an annual basis for 36 consecutive months, reflecting continued demand despite inventory remaining below historically balanced levels.
- Heading into July, there were 1.56 million properties for sale, down 0.6% month-over-month but up 1.3% from the same period last year, representing a 4.6-month supply at the current sales pace. Homes spent a median of 28 days on the market, with first-time homebuyers accounting for 33% of home purchases.

CHANGES ALL PROPERTIES:

- **Closed Sales -6.3%**
- **Median Closed Price +4.2%**
- **Homes for Sale -8.4%**

This report covers residential real estate activity in the Omaha area, including 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, 68463.Percent changes calculated using rounded figures. Current as of August 13, 2026. All data from Great Plains Regional MLS.

QUESTIONS? Mike Osbourne | Mike@CreditInfoSystems.com | 402-660-0060 We're Here to Help!