

Omaha Housing Market Stats

APRIL 2026



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

- **New Listings** decreased 6.0 percent for New Construction and 5.8 percent for Existing Homes.
- **Pending Sales** decreased 7.7 percent for New Construction and 0.7 percent for Existing Homes.
- **Inventory** decreased 8.9 percent for New Construction but increased 9.4 percent for Existing Homes.
- **Median Closed Price** increased 3.4 percent for New Construction and 0.3 percent for Existing Homes.
- **Days on Market** decreased 13.3 percent for New Construction but increased 5.6 percent for Existing Homes.
- **Months' Supply of Inventory** decreased 11.3 percent for New Construction but increased 7.1 percent for Existing Homes.
- U.S. existing-home sales fell 3.6% month-over-month and 1.0% year-over-year to a seasonally adjusted annual rate of 3.98 million, as tight supply and ongoing affordability challenges constrained activity.
- Sales declined month-over-month in all four regions. Year-over-year, sales increased in the South and West but fell in the Midwest and Northeast.
- Nationally, the median existing-home price rose 1.4% from a year earlier to \$408,800, marking the 33rd consecutive month of year-over-year price increases as limited inventory continued to put upward pressure on prices.
- There were 1.36 million homes for sale heading into April, up 2.3% from a year earlier, representing a 4.1-month supply at the current sales pace.

CHANGES ALL PROPERTIES:

- **Closed Sales** +6.8%
- **Median Closed Price** 0.0%
- **Homes for Sale** +1.0%

Brought to you by  **Star Appraisal**
StarAppraisalMC.com

Credit Information Systems
CreditInfoSystems.com

Third-Generation Family-Owned | Woman-Led | Celebrating 110+ Years in Business

As a trusted business partner providing reliable credit reporting products, verification solutions and exceptional service from responsive industry experts, Credit Information Systems empowers Lenders to make well-informed, confident lending decisions that help Borrowers reach financial goals.

Star Appraisal Management Company makes the appraisal management process as smooth as possible and operates with a dedication to excellence, accuracy and agility as a highly touted division of Credit Information Systems.



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 May 13, 2026. All data from Great Plains Regional MLS. Report © 2026 ShowingTime Plus, LLC.