

Good to KN Omaha

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

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

- Change in Closed Sales ALL PROPERTIES: **-9.0%**
- Change in the Median Closed Price ALL PROPERTIES: **+1.6%**
- Change in Homes for Sale ALL PROPERTIES: **+15.3%**
- New Listings increased 52.3 percent for New Construction and 11.3 percent for Existing Homes.
- Pending Sales increased 10.8 percent for New Construction and 9.0 percent for Existing Homes.
- Inventory **decreased 1.6 percent for New Construction** but increased 28.4 percent for Existing Homes.
- Median Closed Price increased 2.0 percent for New Construction and 3.7 percent for Existing Homes.
- Days on Market increased 1.4 percent for New Construction and 23.1 percent for Existing Homes.
- Months' Supply of Inventory **decreased 4.5 percent for New Construction** but increased 18.8 percent for Existing Homes.
- U.S. existing-home sales rose 2.0% month-over-month and 0.8% year-over-year to a seasonally adjusted annual rate of 4.01 million units.
- Economists polled by Reuters had forecast a rate of 3.92 million units.
- On a monthly basis regional sales increased in the West, South, and Northeast, **but declined in the Midwest.**
- Nationally, 1.55 million units were listed for sale heading into August, up 0.6% from the previous month and 15.7% higher than the same time last year, representing a 4.6-month supply at the current sales pace.
- Inventory is now at its highest level since May 2020, a shift that has helped slow price growth in many markets.
- As a result, the national median existing-home sales price edged up just 0.2% year-over-year to \$422,400.

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

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