

Good to KN Omaha

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

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

- Change in Closed Sales ALL PROPERTIES: **-0.7%**
- Change in the Median Closed Price ALL PROPERTIES: **+5.5%**
- Change in Homes for Sale ALL PROPERTIES: **+14.4%**
- New Listings **decreased 8.8 percent for New Construction** but increased 18.5 percent for Existing Homes.
- Pending Sales **decreased 12.1 percent for New Construction** but increased 6.2 percent for Existing Homes.
- Inventory **decreased 9.9 percent for New Construction** but increased 34.4 percent for Existing Homes.
- Median Closed Price increased 1.0 percent for New Construction and 7.0 percent for Existing Homes.
- Days on Market increased 13.3 percent for New Construction and 25.0 percent for Existing Homes.
- Months' Supply of Inventory **remained flat for New Construction** **decreased 11.8 percent for New Construction** but increased 33.3 percent for Existing Homes.
- U.S. existing-home sales fell 2.7% from the previous month to a seasonally adjusted annual rate of 3.93 million. Sales were unchanged from one year earlier.
- Regionally, monthly sales declined in the Midwest, Northeast, and South but rose in the West.
- Year-over-year, sales decreased in the Northeast and West but increased in the South and Midwest.
- Nationally, the median existing-home sales price rose 2.0% year-over-year to \$435,300, a new monthly high and the 24th consecutive month of annual price gains.
- Slower sales activity has contributed to rising inventory this year, with 1.53 million properties listed for sale heading into July, a 15.9% increase from the same time last year and equivalent to a 4.7-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 August 13, 2025. All data from Great Plains Regional MLS. Report © 2025 ShowingTime Plus, LLC.

Brought to you by



Credit Information
Systems



Star Appraisal
Systems

A trusted advisor in the mortgage market for 110 years.

With credit reports and risk mitigation products, title, recording and appraisal management services, and many other valuable decisioning tools, we keep your workflow efficient and compliant, making your job just a bit easier.

Best of all, when you have questions, our team of caring, industry experts pick up the phone and reply to emails!

CreditInfoSystems.com | StarAppraisalMC.com



QUESTIONS?

Mike Osbourne | Mike@CreditInfoSystems.com | 402-660-0060

We're Here to Help!