

# Omaha Housing Market Stats

## MARCH 2026



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

- **New Listings** increased 6.0 percent for New Construction and 5.8 percent for Existing Homes.
- **Pending Sales** decreased 9.8 percent for New Construction but increased 3.1 percent for Existing Homes.
- **Inventory** decreased 7.1 percent for New Construction but increased 14.5 percent for Existing Homes.
- **Median Closed Price** remained flat for New Construction but increased 7.5 percent for Existing Home properties.
- **Days on Market** decreased 21.2 percent for New Construction but increased 10.0 percent for Existing Homes.
- **Months' Supply of Inventory** decreased 9.8 percent for New Construction but increased 8.3 percent for Existing Homes.
- As lower mortgage rates helped boost buyer activity, U.S. existing-home sales unexpectedly rose 1.7% month-over-month to a seasonally adjusted annual rate of 4.09 million.
- Monthly sales increased in the Midwest, South & West but decreased in the Northeast. Sales increased year-over-year in the South, but fell in the Northeast, Midwest & West.
- Heading into March, inventory continued to grow nationwide, ticking up 2.4% month-over-month & 4.9% year-over-year to 1.29 million units, representing a 3.8-month supply at the current sales pace.
- Meanwhile, home prices increased for the 32nd consecutive month, climbing 0.3% year-over-year to \$398,000.

### CHANGES ALL PROPERTIES:

- **Closed Sales** +10.9%
- **Median Closed Price** +3.2%
- **Homes for Sale** +3.9%

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



QUESTIONS?

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