

# Good to KNOW Omaha

## Omaha Housing Market Stats for JAN 2026 (compared to the previous month)

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

- Change in Closed Sales ALL PROPERTIES: -4.7%
- Change in the Median Closed Price ALL PROPERTIES: +3.2%
- Change in Homes for Sale ALL PROPERTIES: +3.1%

- New Listings increased 5.7 percent for New Construction and 0.6 percent for Existing Homes.
- Pending Sales increased 13.6 percent for New Construction and 3.7 percent for Existing Homes.
- Inventory increased 0.4 percent for New Construction and 5.8 percent for Existing Homes.
- Median Closed Price increased 0.5 percent for New Construction and 4.6 percent for Existing Homes.
- Days on Market decreased 19.3 percent for New Construction but increased 25.0 percent for Existing Homes.
- Months' Supply of Inventory were dead even with last year for both property types.
- U.S. existing-home sales climbed 5.1% month-over-month & 1.4% year-over-year to a seasonally adjusted annual rate of 4.35 million units, the strongest pace in ~3 years.
- Lower mortgage rates and slower home price growth helped spur buyer activity, and sales increased month-over-month in every region.
- On an annual basis, sales rose in the South, held steady in the West and Midwest and declined in the Northeast.
- Nationally, there were 1.18 million homes for sale heading into January, an 18.1% decline from the previous month but 3.5% higher compared to the same period last year, representing a 3.3-month supply at the current sales pace.
- Meanwhile, the median existing-home price rose 0.4% from a year ago to \$405,400, reflecting a continued moderation in national price growth.

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

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