Omaha Housing Market Stats

AUGUST 2026

Good to KNOmaha

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

- **New Listings decreased 27.3 percent for New Construction and 4.4 percent for Existing Homes.**
- **Pending Sales decreased 25.3 percent for New Construction and 18.9 percent for Existing Homes.**
- **Inventory decreased 15.5 percent for New Construction and 3.1 percent for Existing Homes.**
- **Median Closed Price increased 1.1 percent for New Construction and 8.2 percent for Existing Homes.**
- **Days on Market increased 1.4 percent for New Construction but decreased 6.3 percent for Existing Homes.**
- **Months' Supply of Inventory decreased 15.9 percent for New Construction and 5.0 percent for Existing Homes.**
- U.S. existing-home sales edged down 1.7% from the previous month to a seasonally adjusted annual rate of 4.06 million units.
- Regionally, sales increased in the Northeast, held steady in the West, and declined in the Midwest and South.
- On a year-over-year basis, sales rose in the Midwest and West while remaining flat in the Northeast and South.
- Nationally, the median existing-home sales price climbed to $431,400, as inventory remained at a 4.6-month supply at the current sales pace.
- Year-to-date sales are up 2.4%, reflecting stable demand even amid elevated mortgage rates.
- Homes are sitting on the market longer and fewer buyers are bidding above asking price compared to a year earlier, though local market conditions vary widely.

CHANGES ALL PROPERTIES:
- Closed Sales -8.9%
- Median Closed Price +6.2%
- Homes for Sale -7.8%

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

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