

Good to KN Omaha

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

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

- Change in Closed Sales ALL PROPERTIES: +15.9%
- Change in the Median Closed Price ALL PROPERTIES: +0.4%
- Change in Homes for Sale ALL PROPERTIES: +14.5%

- **New Listings** increased 11.8 percent for New Construction and 22.3 percent for Existing Homes.
- **Pending Sales** decreased 0.7 percent for New Construction but increased 2.0 percent for Existing Homes.
- **Inventory** decreased 7.2 percent for New Construction but increased 31.3 percent for Existing Homes.
- **Median Closed Price** increased 3.9 percent for New Construction and 1.3 percent for Existing Homes.
- **Days on Market** increased 11.7 percent for New Construction and 5.9 percent for Existing Homes.
- **Months' Supply of Inventory** remained flat for New Construction decreased 9.0 percent for New Construction but increased 31.3 percent for Existing Homes.
- **U.S. existing-home sales were virtually unchanged from the previous month, dipping just 0.2%** to a seasonally adjusted annual rate of 4.0 million units.
- Most of these transactions went under contract in June and July, when mortgage rates were **40 to 50 basis points higher than current levels**.
- **Year-over-year, sales increased 1.8%, with the strongest activity occurring in the Midwest**, where the typical home price is 22% below the national median.
- For the first time in '25 **housing inventory declined 1.3% month-over-month nationally, slipping to 1.53 million units**, a 4.6-month supply at the current sales pace.
- Despite the monthly drop, **total inventory remained 11.7% higher than the same time last year**.
- Meanwhile, **the median existing-home price rose 2% year-over-year to \$422,600**, though it was essentially flat compared to the prior month.

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

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