

# Good to KN Omaha

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

- Change in Closed Sales ALL PROPERTIES: -9.1%
- Change in the Median Closed Price ALL PROPERTIES: -4.3%
- Change in Homes for Sale ALL PROPERTIES: +1.9%
- New Listings decreased 33.6 percent for New Construction and 2.4 percent for Existing Homes.
- Pending Sales increased 13.2 percent for New Construction but decreased 0.3 percent for Existing Homes.
- Inventory decreased 7.4 percent for New Construction but increased 13.5 percent for Existing Homes.
- Days on the Market increased 35.2 percent for New Construction and 17.6 percent for Existing Homes.
- Median Closed Price decreased 1.8 percent for New Construction but remained flat for Existing Homes.
- Months Supply of Inventory decreased 10.1 percent for New Construction but increased 10.0 percent for Existing Homes.

### **According to the National Association of REALTORS® (NAR) as of March 2025:**

- U.S. existing-home sales rebounded from the previous month, rising 4.2% to a seasonally adjusted annual rate of 4.26 million units.
  - Economists polled by Reuters had forecast sales would fall to a rate of 3.95 million for the month.
- Purchase activity increased in the South and the West but decreased in the Northeast, while sales in the Midwest remained unchanged from one month earlier.
- Heading into March there were 1.24 million properties for sale, a 5.1% increase from the previous month and a 17% jump from one year ago, for a 3.5-month supply at the current sales pace.
- While mortgage rates have remained in the mid-to-high 6% range, the additional supply appears to have helped bring some buyers out of the woodwork, even as sales prices continue to rise nationwide.

**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 April 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](https://CreditInfoSystems.com) | [StarAppraisalMC.com](https://StarAppraisalMC.com)



**QUESTIONS?**

**Mike Osbourne | [Mike@CreditInfoSystems.com](mailto:Mike@CreditInfoSystems.com) | 402-660-0060**

**We're Here to Help!**