Local Market Update – April 2026

A Research Tool Provided by Great Plains Regional MLS

GREAT PLAINS REGIONAL MLS

Douglas and Sarpy Counties

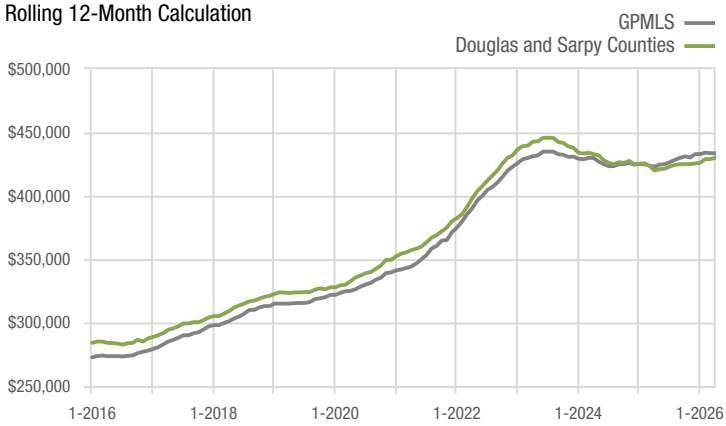
New Construction	April			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 4-2025**	**Thru 4-2026**	**% Change**
New Listings	313	**297**	- 5.1%	1,142	**1,173**	+ 2.7%
Pending Sales	170	**159**	- 6.5%	754	**800**	+ 6.1%
Closed Sales	169	**189**	+ 11.8%	574	**609**	+ 6.1%
Days on Market Until Sale	99	**86**	- 13.1%	95	**83**	- 12.6%
Median Closed Price*	$419,990	**$436,495**	+ 3.9%	$414,700	**$428,090**	+ 3.2%
Average Closed Price*	$484,479	**$495,256**	+ 2.2%	$469,091	**$486,071**	+ 3.6%
Volume of Closed Sales	$81,877,000	**$93,603,348**	+ 14.3%	$269,258,249	**$296,017,030**	+ 9.9%
Percent of List Price Received*	100.6%	**101.1%**	+ 0.5%	100.7%	**100.5%**	- 0.2%
Inventory of Homes for Sale	914	**840**	- 8.1%	—	**—**	—
Months Supply of Inventory	6.0	**5.3**	- 11.7%	—	**—**	—

Existing Homes	April			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 4-2025**	**Thru 4-2026**	**% Change**
New Listings	1,433	**1,334**	- 6.9%	4,356	**4,505**	+ 3.4%
Pending Sales	906	**929**	+ 2.5%	2,983	**3,160**	+ 5.9%
Closed Sales	714	**762**	+ 6.7%	2,408	**2,487**	+ 3.3%
Days on Market Until Sale	17	**17**	0.0%	19	**22**	+ 15.8%
Median Closed Price*	$303,500	**$301,000**	- 0.8%	$295,000	**$305,000**	+ 3.4%
Average Closed Price*	$359,208	**$343,479**	- 4.4%	$334,857	**$349,635**	+ 4.4%
Volume of Closed Sales	$256,474,294	**$261,043,965**	+ 1.8%	$806,001,209	**$868,144,422**	+ 7.7%
Percent of List Price Received*	99.3%	**99.4%**	+ 0.1%	98.9%	**99.1%**	+ 0.2%
Inventory of Homes for Sale	995	**1,010**	+ 1.5%	—	**—**	—
Months Supply of Inventory	1.4	**1.3**	- 7.1%	—	**—**	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

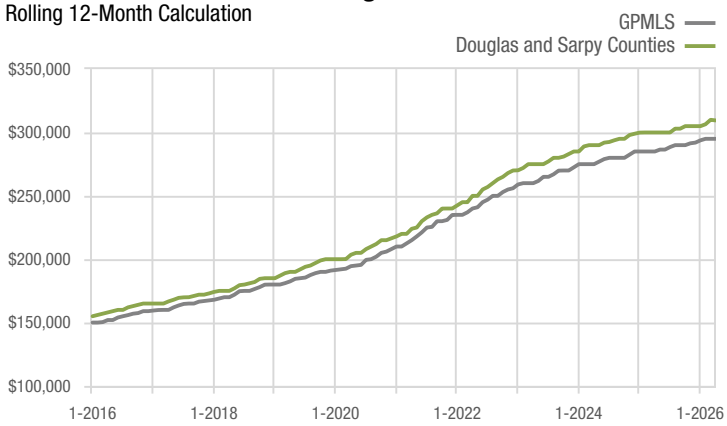
Median Closed Price - New Construction

Rolling 12-Month Calculation



Median Closed Price - Existing Homes

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Current as of May 13, 2026. All data from Great Plains Regional MLS. Report © 2026 ShowingTime Plus, LLC.