Local Market Update – August 2026

A Research Tool Provided by Great Plains Regional MLS

GREAT PLAINS REGIONAL MLS

Douglas and Sarpy Counties

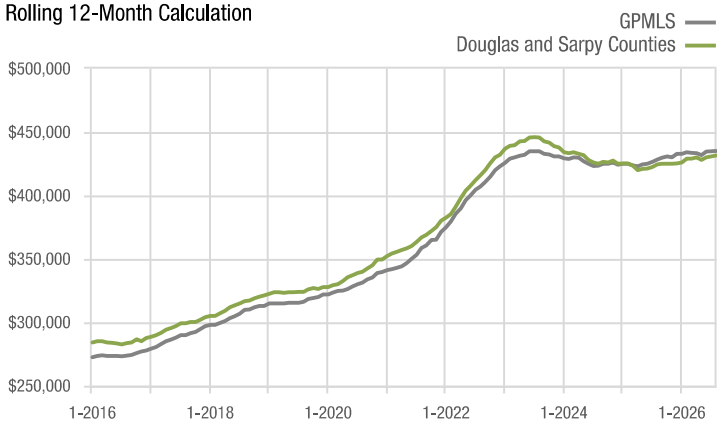
New Construction	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	308	**218**	- 29.2%	2,205	**2,141**	- 2.9%
Pending Sales	156	**112**	- 28.2%	1,366	**1,366**	0.0%
Closed Sales	144	**114**	- 20.8%	1,287	**1,320**	+ 2.6%
Days on Market Until Sale	70	**68**	- 2.9%	87	**77**	- 11.5%
Median Closed Price*	$431,708	**$438,730**	+ 1.6%	$424,990	**$432,120**	+ 1.7%
Average Closed Price*	$479,908	**$515,541**	+ 7.4%	$478,686	**$498,008**	+ 4.0%
Volume of Closed Sales	$69,106,727	**$58,771,674**	- 15.0%	$616,068,555	**$657,370,292**	+ 6.7%
Percent of List Price Received*	101.6%	**101.3%**	- 0.3%	100.7%	**100.7%**	0.0%
Inventory of Homes for Sale	969	**809**	- 16.5%	—	**—**	—
Months Supply of Inventory	6.2	**5.2**	- 16.1%	—	**—**	—

Existing Homes	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	1,367	**1,290**	- 5.6%	10,320	**10,134**	- 1.8%
Pending Sales	861	**691**	- 19.7%	6,531	**6,544**	+ 0.2%
Closed Sales	845	**785**	- 7.1%	6,083	**6,189**	+ 1.7%
Days on Market Until Sale	15	**14**	- 6.7%	15	**17**	+ 13.3%
Median Closed Price*	$311,500	**$335,000**	+ 7.5%	$305,000	**$319,000**	+ 4.6%
Average Closed Price*	$369,442	**$389,089**	+ 5.3%	$355,457	**$370,291**	+ 4.2%
Volume of Closed Sales	$311,439,842	**$305,434,887**	- 1.9%	$2,160,113,176	**$2,290,621,790**	+ 6.0%
Percent of List Price Received*	99.4%	**99.4%**	0.0%	99.3%	**99.4%**	+ 0.1%
Inventory of Homes for Sale	1,412	**1,329**	- 5.9%	—	**—**	—
Months Supply of Inventory	1.9	**1.7**	- 10.5%	—	**—**	—

* 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.

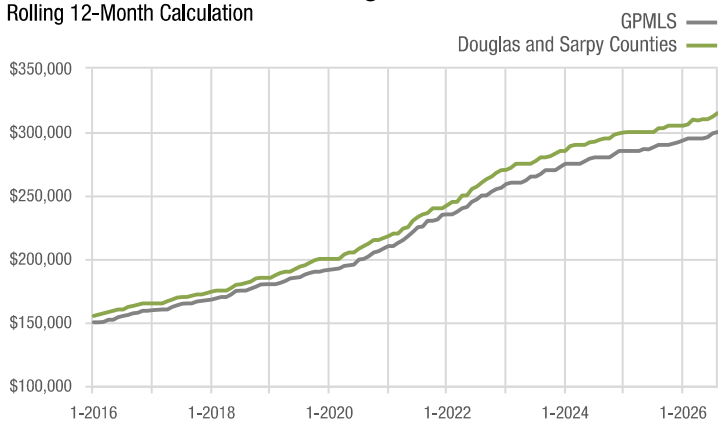
Median Closed Price - New Construction

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