Local Market Update – February 2026

A Research Tool Provided by Great Plains Regional MLS

GREAT PLAINS REGIONAL MLS

Douglas and Sarpy Counties

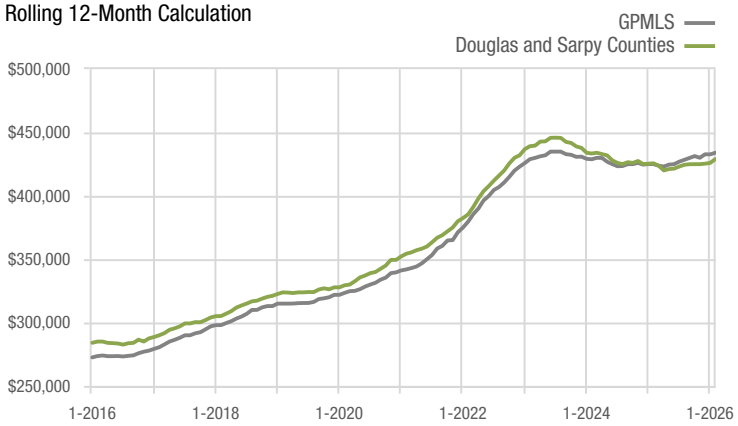
New Construction	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	219	**205**	- 6.4%	567	**575**	+ 1.4%
Pending Sales	158	**193**	+ 22.2%	323	**390**	+ 20.7%
Closed Sales	122	**113**	- 7.4%	246	**223**	- 9.3%
Days on Market Until Sale	93	**97**	+ 4.3%	88	**82**	- 6.8%
Median Closed Price*	$417,915	**$447,775**	+ 7.1%	$422,038	**$435,000**	+ 3.1%
Average Closed Price*	$456,530	**$531,854**	+ 16.5%	$465,665	**$509,048**	+ 9.3%
Volume of Closed Sales	$55,696,655	**$60,099,472**	+ 7.9%	$114,553,577	**$113,517,648**	- 0.9%
Percent of List Price Received*	100.9%	**100.5%**	- 0.4%	101.0%	**100.4%**	- 0.6%
Inventory of Homes for Sale	974	**925**	- 5.0%	—	**—**	—
Months Supply of Inventory	6.5	**5.8**	- 10.8%	—	**—**	—

Existing Homes	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	842	**908**	+ 7.8%	1,796	**1,895**	+ 5.5%
Pending Sales	623	**669**	+ 7.4%	1,243	**1,328**	+ 6.8%
Closed Sales	549	**532**	- 3.1%	1,056	**1,014**	- 4.0%
Days on Market Until Sale	21	**27**	+ 28.6%	22	**28**	+ 27.3%
Median Closed Price*	$295,000	**$301,000**	+ 2.0%	$290,000	**$300,000**	+ 3.4%
Average Closed Price*	$320,946	**$344,215**	+ 7.3%	$323,240	**$352,209**	+ 9.0%
Volume of Closed Sales	$176,199,324	**$183,122,384**	+ 3.9%	$341,340,997	**$356,787,245**	+ 4.5%
Percent of List Price Received*	98.9%	**98.6%**	- 0.3%	98.7%	**98.4%**	- 0.3%
Inventory of Homes for Sale	856	**877**	+ 2.5%	—	**—**	—
Months Supply of Inventory	1.2	**1.1**	- 8.3%	—	**—**	—

* 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.

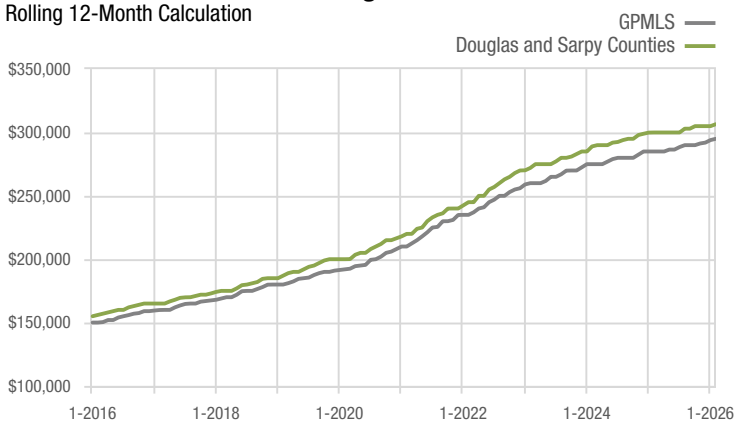
Median Closed Price - New Construction

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