Local Market Update – July 2026

A Research Tool Provided by Great Plains Regional MLS

Douglas and Sarpy Counties

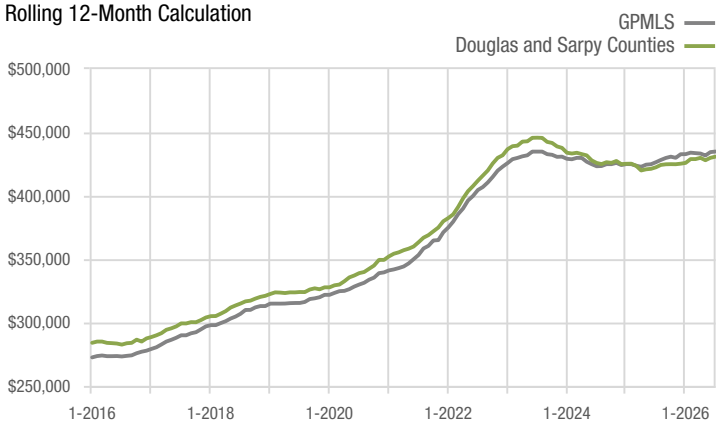
New Construction	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	243	**227**	- 6.6%	1,897	**1,914**	+ 0.9%
Pending Sales	135	**119**	- 11.9%	1,210	**1,226**	+ 1.3%
Closed Sales	168	**140**	- 16.7%	1,143	**1,201**	+ 5.1%
Days on Market Until Sale	70	**70**	0.0%	90	**78**	- 13.3%
Median Closed Price*	$429,109	**$460,311**	+ 7.3%	$423,147	**$431,497**	+ 2.0%
Average Closed Price*	$482,261	**$514,138**	+ 6.6%	$478,532	**$496,460**	+ 3.7%
Volume of Closed Sales	$81,019,852	**$71,979,281**	- 11.2%	$546,961,828	**$596,248,625**	+ 9.0%
Percent of List Price Received*	100.2%	**100.6%**	+ 0.4%	100.6%	**100.6%**	0.0%
Inventory of Homes for Sale	905	**827**	- 8.6%	—	—	—
Months Supply of Inventory	5.9	**5.2**	- 11.9%	—	—	—

Existing Homes	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	1,579	**1,432**	- 9.3%	8,952	**8,818**	- 1.5%
Pending Sales	866	**822**	- 5.1%	5,670	**5,833**	+ 2.9%
Closed Sales	919	**862**	- 6.2%	5,238	**5,369**	+ 2.5%
Days on Market Until Sale	14	**13**	- 7.1%	16	**17**	+ 6.3%
Median Closed Price*	$320,000	**$335,000**	+ 4.7%	$305,000	**$315,000**	+ 3.3%
Average Closed Price*	$373,494	**$395,237**	+ 5.8%	$353,205	**$367,473**	+ 4.0%
Volume of Closed Sales	$342,867,292	**$340,694,200**	- 0.6%	$1,848,673,334	**$1,971,861,724**	+ 6.7%
Percent of List Price Received*	99.1%	**99.1%**	0.0%	99.3%	**99.4%**	+ 0.1%
Inventory of Homes for Sale	1,463	**1,287**	- 12.0%	—	—	—
Months Supply of Inventory	2.0	**1.7**	- 15.0%	—	—	—

* 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.

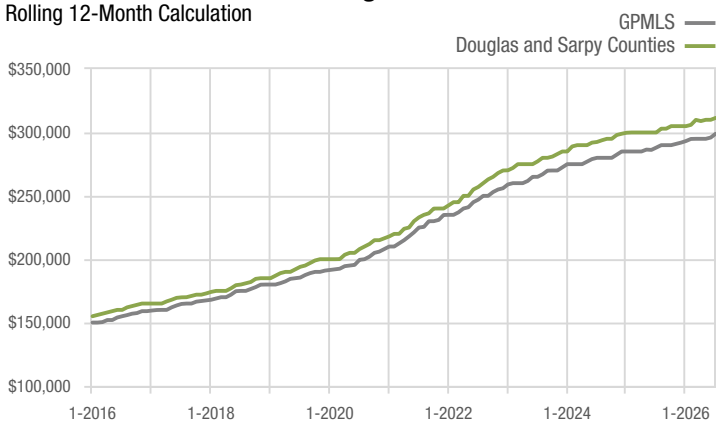
Median Closed Price - New Construction

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