Local Market Update – June 2026

A Research Tool Provided by Great Plains Regional MLS

Douglas and Sarpy Counties

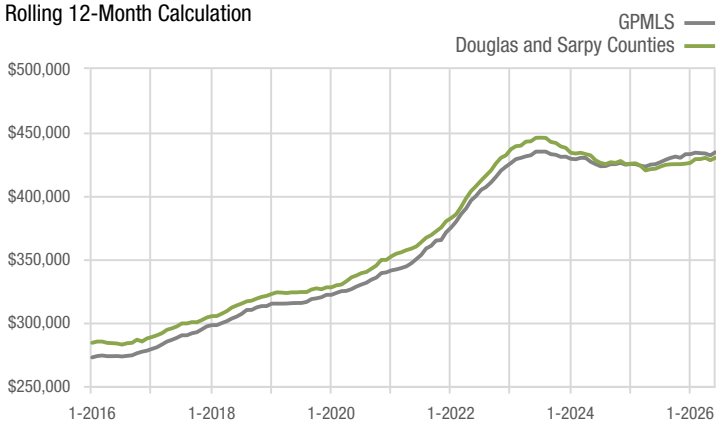
New Construction	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	209	**267**	+ 27.8%	1,653	**1,680**	+ 1.6%
Pending Sales	146	**128**	- 12.3%	1,075	**1,092**	+ 1.6%
Closed Sales	192	**202**	+ 5.2%	975	**1,053**	+ 8.0%
Days on Market Until Sale	77	**64**	- 16.9%	93	**79**	- 15.1%
Median Closed Price*	$432,207	**$457,813**	+ 5.9%	$420,230	**$429,990**	+ 2.3%
Average Closed Price*	$483,778	**$524,949**	+ 8.5%	$477,889	**$494,493**	+ 3.5%
Volume of Closed Sales	$92,885,310	**$106,039,657**	+ 14.2%	$465,941,976	**$520,206,172**	+ 11.6%
Percent of List Price Received*	100.5%	**101.2%**	+ 0.7%	100.7%	**100.6%**	- 0.1%
Inventory of Homes for Sale	906	**807**	- 10.9%	—	**—**	—
Months Supply of Inventory	5.9	**5.1**	- 13.6%	—	**—**	—

Existing Homes	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	1,474	**1,408**	- 4.5%	7,373	**7,348**	- 0.3%
Pending Sales	875	**838**	- 4.2%	4,805	**4,986**	+ 3.8%
Closed Sales	970	**993**	+ 2.4%	4,319	**4,455**	+ 3.1%
Days on Market Until Sale	11	**11**	0.0%	16	**18**	+ 12.5%
Median Closed Price*	$316,100	**$330,000**	+ 4.4%	$301,000	**$314,975**	+ 4.6%
Average Closed Price*	$369,387	**$388,929**	+ 5.3%	$348,889	**$362,385**	+ 3.9%
Volume of Closed Sales	$357,566,499	**$386,206,556**	+ 8.0%	$1,505,806,042	**$1,613,339,824**	+ 7.1%
Percent of List Price Received*	99.8%	**99.8%**	0.0%	99.4%	**99.4%**	0.0%
Inventory of Homes for Sale	1,270	**1,174**	- 7.6%	—	**—**	—
Months Supply of Inventory	1.7	**1.5**	- 11.8%	—	**—**	—

* 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.

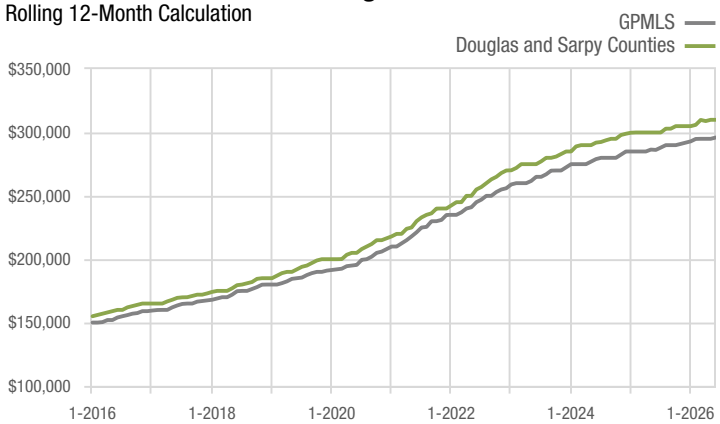
Median Closed Price - New Construction

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