Local Market Update – March 2026

A Research Tool Provided by Great Plains Regional MLS

GREAT PLAINS REGIONAL MLS

Douglas and Sarpy Counties

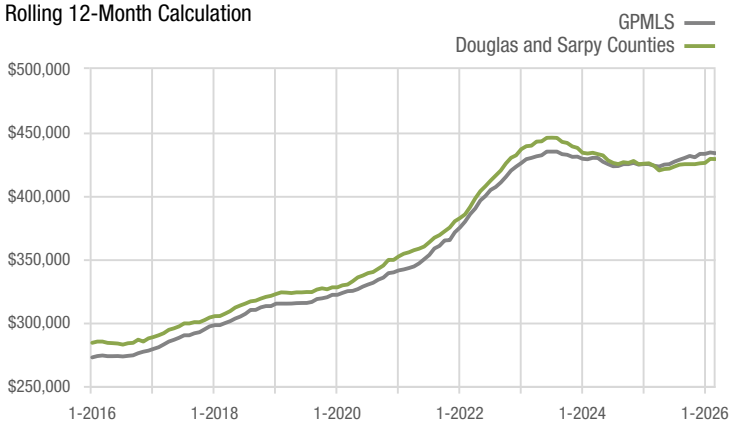
New Construction	March			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 3-2025**	**Thru 3-2026**	**% Change**
New Listings	261	**296**	+ 13.4%	828	**872**	+ 5.3%
Pending Sales	259	**233**	- 10.0%	583	**632**	+ 8.4%
Closed Sales	159	**193**	+ 21.4%	405	**418**	+ 3.2%
Days on Market Until Sale	104	**83**	- 20.2%	94	**82**	- 12.8%
Median Closed Price*	$398,950	**$399,990**	+ 0.3%	$411,548	**$424,995**	+ 3.3%
Average Closed Price*	$458,036	**$449,294**	- 1.9%	$462,670	**$482,633**	+ 4.3%
Volume of Closed Sales	$72,827,672	**$86,713,802**	+ 19.1%	$187,381,249	**$201,740,707**	+ 7.7%
Percent of List Price Received*	100.4%	**100.1%**	- 0.3%	100.8%	**100.3%**	- 0.5%
Inventory of Homes for Sale	906	**856**	- 5.5%	—	**—**	—
Months Supply of Inventory	5.9	**5.4**	- 8.5%	—	**—**	—

Existing Homes	March			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 3-2025**	**Thru 3-2026**	**% Change**
New Listings	1,126	**1,190**	+ 5.7%	2,922	**3,124**	+ 6.9%
Pending Sales	834	**877**	+ 5.2%	2,077	**2,207**	+ 6.3%
Closed Sales	636	**680**	+ 6.9%	1,692	**1,707**	+ 0.9%
Days on Market Until Sale	18	**19**	+ 5.6%	20	**25**	+ 25.0%
Median Closed Price*	$285,000	**$310,000**	+ 8.8%	$289,900	**$305,000**	+ 5.2%
Average Closed Price*	$326,871	**$354,544**	+ 8.5%	$324,603	**$352,703**	+ 8.7%
Volume of Closed Sales	$207,562,918	**$240,735,112**	+ 16.0%	$548,903,915	**$601,359,057**	+ 9.6%
Percent of List Price Received*	98.9%	**99.5%**	+ 0.6%	98.7%	**98.9%**	+ 0.2%
Inventory of Homes for Sale	841	**932**	+ 10.8%	—	**—**	—
Months Supply of Inventory	1.2	**1.2**	0.0%	—	**—**	—

* 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.

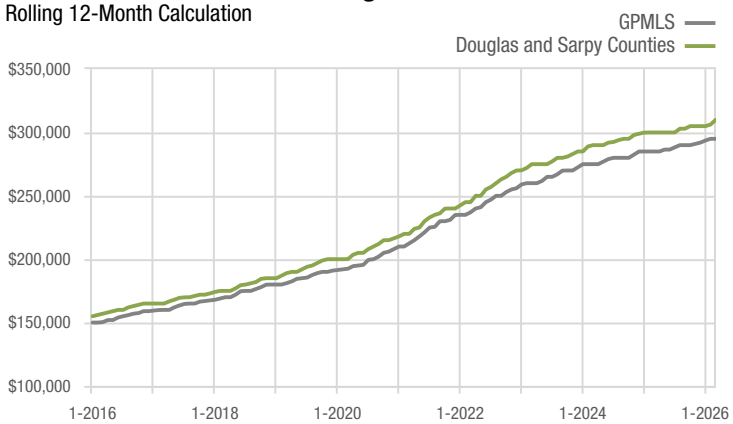
Median Closed Price - New Construction

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