Local Market Update – May 2026

A Research Tool Provided by Great Plains Regional MLS

GREAT PLAINS REGIONAL MLS

Douglas and Sarpy Counties

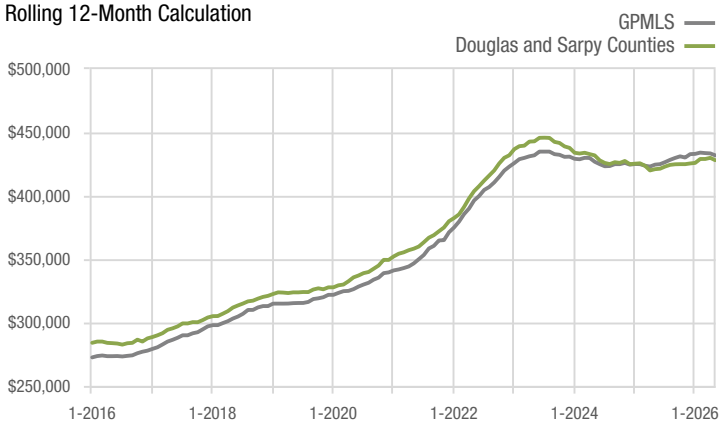
New Construction	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	301	**230**	- 23.6%	1,444	**1,408**	- 2.5%
Pending Sales	175	**131**	- 25.1%	929	**955**	+ 2.8%
Closed Sales	209	**233**	+ 11.5%	783	**850**	+ 8.6%
Days on Market Until Sale	100	**81**	- 19.0%	97	**82**	- 15.5%
Median Closed Price*	$432,708	**$407,692**	- 5.8%	$419,990	**$425,431**	+ 1.3%
Average Closed Price*	$496,643	**$482,523**	- 2.8%	$476,445	**$485,893**	+ 2.0%
Volume of Closed Sales	$103,798,417	**$111,945,230**	+ 7.8%	$373,056,666	**$412,523,265**	+ 10.6%
Percent of List Price Received*	100.7%	**100.2%**	- 0.5%	100.7%	**100.5%**	- 0.2%
Inventory of Homes for Sale	924	**807**	- 12.7%	—	—	—
Months Supply of Inventory	6.0	**5.1**	- 15.0%	—	—	—

Existing Homes	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	1,543	**1,360**	- 11.9%	5,899	**5,900**	+ 0.0%
Pending Sales	947	**930**	- 1.8%	3,930	**4,124**	+ 4.9%
Closed Sales	939	**901**	- 4.0%	3,349	**3,414**	+ 1.9%
Days on Market Until Sale	12	**13**	+ 8.3%	17	**20**	+ 17.6%
Median Closed Price*	$315,000	**$325,000**	+ 3.2%	$298,750	**$310,000**	+ 3.8%
Average Closed Price*	$363,919	**$369,733**	+ 1.6%	$342,963	**$354,443**	+ 3.3%
Volume of Closed Sales	$341,720,334	**$332,759,790**	- 2.6%	$1,148,239,543	**$1,209,004,312**	+ 5.3%
Percent of List Price Received*	100.0%	**100.2%**	+ 0.2%	99.2%	**99.3%**	+ 0.1%
Inventory of Homes for Sale	1,171	**1,060**	- 9.5%	—	—	—
Months Supply of Inventory	1.6	**1.4**	- 12.5%	—	—	—

* 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.

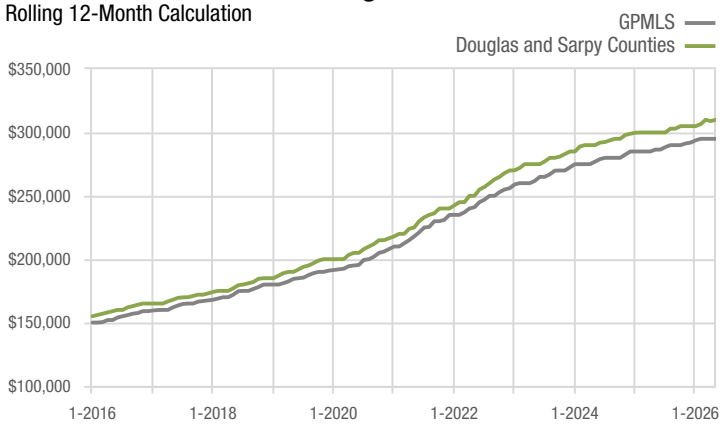
Median Closed Price - New Construction

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