Local Market Update – September 2026

A Research Tool Provided by Great Plains Regional MLS

GREAT PLAINS REGIONAL MLS

Douglas and Sarpy Counties

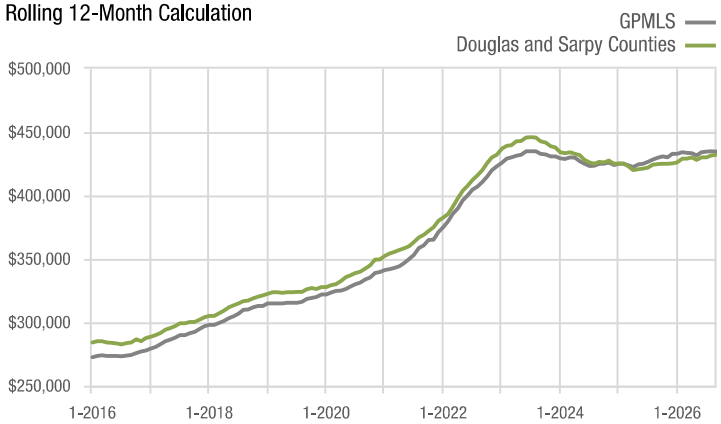
New Construction	September			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 9-2025**	**Thru 9-2026**	**% Change**
New Listings	304	**216**	- 28.9%	2,509	**2,362**	- 5.9%
Pending Sales	144	**91**	- 36.8%	1,510	**1,456**	- 3.6%
Closed Sales	146	**131**	- 10.3%	1,434	**1,478**	+ 3.1%
Days on Market Until Sale	69	**55**	- 20.3%	86	**75**	- 12.8%
Median Closed Price*	$431,682	**$441,690**	+ 2.3%	$424,995	**$433,705**	+ 2.0%
Average Closed Price*	$495,885	**$491,202**	- 0.9%	$480,296	**$496,638**	+ 3.4%
Volume of Closed Sales	$72,399,225	**$63,365,122**	- 12.5%	$688,744,770	**$733,037,641**	+ 6.4%
Percent of List Price Received*	100.6%	**100.9%**	+ 0.3%	100.7%	**100.7%**	0.0%
Inventory of Homes for Sale	950	**840**	- 11.6%	—	—	—
Months Supply of Inventory	6.0	**5.5**	- 8.3%	—	—	—

Existing Homes	September			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 9-2025**	**Thru 9-2026**	**% Change**
New Listings	1,453	**1,290**	- 11.2%	11,773	**11,442**	- 2.8%
Pending Sales	788	**627**	- 20.4%	7,319	**7,208**	- 1.5%
Closed Sales	817	**722**	- 11.6%	6,900	**6,935**	+ 0.5%
Days on Market Until Sale	16	**16**	0.0%	15	**17**	+ 13.3%
Median Closed Price*	$305,000	**$310,000**	+ 1.6%	$305,000	**$317,500**	+ 4.1%
Average Closed Price*	$362,048	**$368,741**	+ 1.8%	$356,238	**$370,149**	+ 3.9%
Volume of Closed Sales	$295,793,562	**$266,231,201**	- 10.0%	$2,455,906,738	**$2,565,870,941**	+ 4.5%
Percent of List Price Received*	98.8%	**98.8%**	0.0%	99.3%	**99.3%**	0.0%
Inventory of Homes for Sale	1,495	**1,451**	- 2.9%	—	—	—
Months Supply of Inventory	2.0	**1.9**	- 5.0%	—	—	—

* 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.

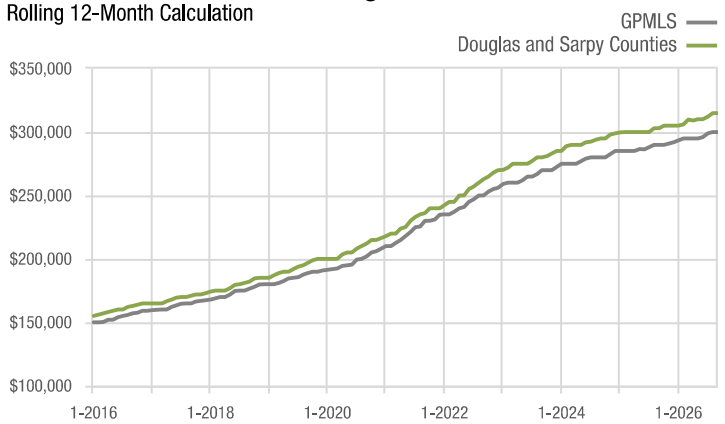
Median Closed Price - New Construction

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