



A modern interior space featuring a glass-topped dining table with chrome legs, a large multi-bulb chandelier, and a white brick wall. In the background, there are Eames-style chairs and large windows overlooking a green landscape.

Q1 2017

PJ MORGAN REAL ESTATE
OMAHA AREA NEIGHBORHOOD REPORT



PJ MORGAN
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Q1 2017

OVERVIEW

The Omaha area housing market continues to experience demand that is higher than supply. Although sales are roughly on par with the same time last year, a 22% decrease in days on market indicates how quickly the market continues to move. This demand likely contributed to a 4% increase in price since Q1 2016.

The number of sales have decreased since the previous quarter, while the number of signed contracts have increased, both of which are typical of the change in seasons. This is also reflected in a 40% increase in inventory.

The average sale price is steady for all bedroom types. Four-plus bedroom homes had a 7% annual increase, which was the largest of any bedroom category. Three bedroom home prices also increased at 5%, while two or less bedroom home prices decreased by 4%.

“Arguably the biggest challenge to buyers this spring will be simply finding a home to buy and getting it successfully under contract. That’s because the supply of homes for sale is at an all-time low, and yet demand is strong and getting stronger.”

- Jonathan Smoke
Realtor.com Chief Economist

Omaha Area	Q1 '17	Q1 '16	% Chg (yr)	Q4 '16	% Chg (qtr)
Overview					
Closed Sales	2,484	2,381	4%	3,242	-23%
Contracts Signed	3,504	3,528	-1%	2,640	33%
Inventory	4,482	4,581	-2%	3,206	40%
Avg. Days on Mkt.	34	43	-22%	31	10%
Average Price	\$198,687	\$191,329	4%	\$206,148	-4%
Average Price By Bedroom					
2 or Less	\$114,106	\$119,038	-4%	\$125,879	-9%
3 Bedroom	\$165,765	\$157,685	5%	\$169,328	-2%
4+ Bedroom	\$293,417	\$274,815	7%	\$298,360	-2%

Data courtesy of Omaha Area Board of REALTORS®

AKSARBEN

18	29	6	15	\$138,258	\$134.70
Sales	Listings	Sales/Month	Average Days on Market	Average Price	Average PPSF
-65%	-56%	-65%	+36%	-12%	+2%
Bi-Annual Change					

5845 Woolworth Avenue

BELLEVUE

	204	363	68	27	\$167,570	\$117.89
	Sales	Listings	Sales/Month	Average Days on Market	Average Price	Average PPSF
Bi-Annual Change	-26%	-29%	-26%	+4%	-3%	-1%

13907 South 29th Circle



BENNINGTON

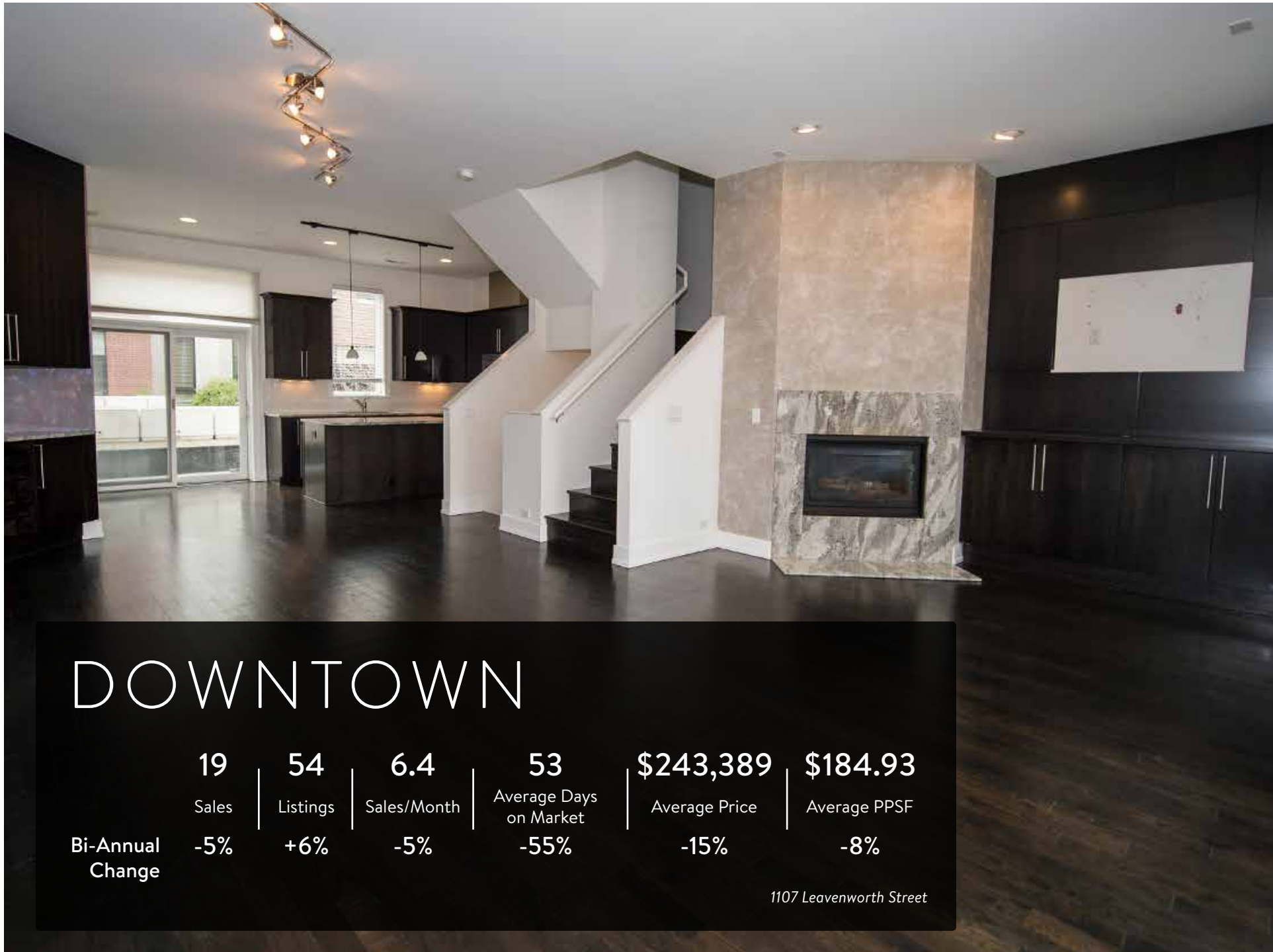
	75	235	25	47	\$265,472	\$143.61
	Sales	Listings	Sales/Month	Average Days on Market	Average Price	Average PPSF
Bi-Annual Change	-30%	-6%	-30%	+34%	-3%	-1%

10015 North 156th Street

BENSON

	126	220	42	27	\$116,770	\$93.33
	Sales	Listings	Sales/Month	Average Days on Market	Average Price	Average PPSF
Bi-Annual Change	-12%	-26%	-12%	+42%	-6%	-5%

2303 North 64th Street



DOWNTOWN

	19	54	6.4	53	\$243,389	\$184.93
	Sales	Listings	Sales/Month	Average Days on Market	Average Price	Average PPSF
Bi-Annual Change	-5%	+6%	-5%	-55%	-15%	-8%

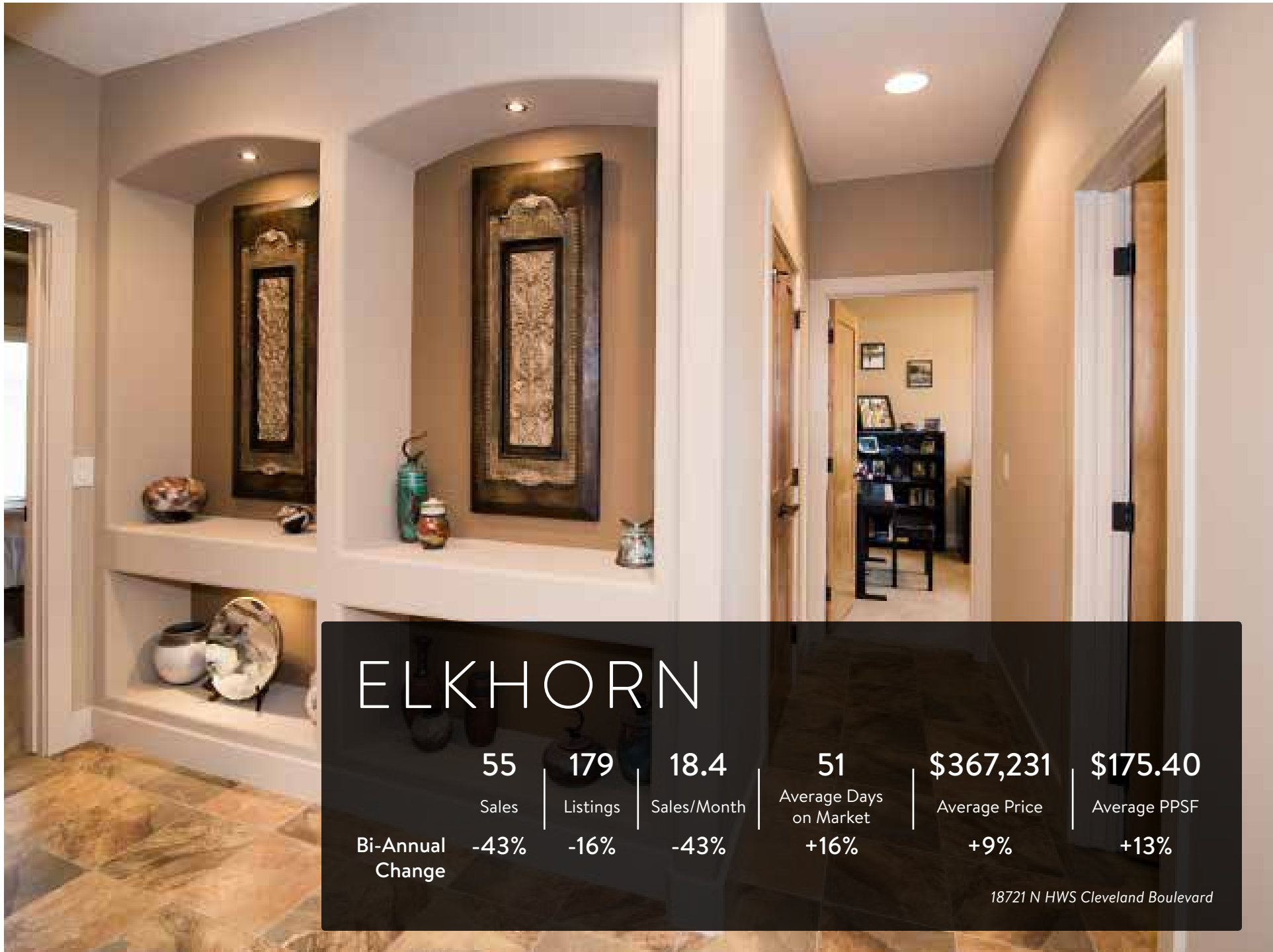
1107 Leavenworth Street



DUNDEE

	21	44	7	14	\$226,990	\$137.25
	Sales	Listings	Sales/Month	Average Days on Market	Average Price	Average PPSF
Bi-Annual Change	-34%	-32%	-34%	-52%	-11%	+8 %

5507 Dodge Street



ELKHORN

	55	179	18.4	51	\$367,231	\$175.40
	Sales	Listings	Sales/Month	Average Days on Market	Average Price	Average PPSF
Bi-Annual Change	-43%	-16%	-43%	+16%	+9%	+13%

18721 N HWS Cleveland Boulevard



GREटना

	79	230	26.4	44	\$285,954	\$150.51
	Sales	Listings	Sales/Month	Average Days on Market	Average Price	Average PPSF
Bi-Annual Change	-19%	+4%	-19%	-12%	-6%	-2%

10816 South 215th Street

LA VISTA

	44	67	14.7	23	\$202,435	\$132.93
	Sales	Listings	Sales/Month	Average Days on Market	Average Price	Average PPSF
Bi-Annual Change	-34%	-41%	-34%	+35%	+3%	-3 %

7011 South 100th Circle

MILLARD

	35	59	11.7	14	\$156,742	\$118.66
	Sales	Listings	Sales/Month	Average Days on Market	Average Price	Average PPSF
Bi-Annual Change	-57%	-53%	-57%	+75%	-6%	-4%

6208 Oak Hills Plaza



NORTHWEST

	151	335	50.4	25	\$240,572	\$137.99
	Sales	Listings	Sales/Month	Average Days on Market	Average Price	Average PPSF
Bi-Annual Change	-40%	-28%	-40%	-4%	+4%	+4%

8021 North 123rd Street



PAPILLION

	154	339	51.4	43	\$286,526	\$144.91
	Sales	Listings	Sales/Month	Average Days on Market	Average Price	Average PPSF
Bi-Annual Change	-40%	-34%	-40%	+79%	+7%	+4%

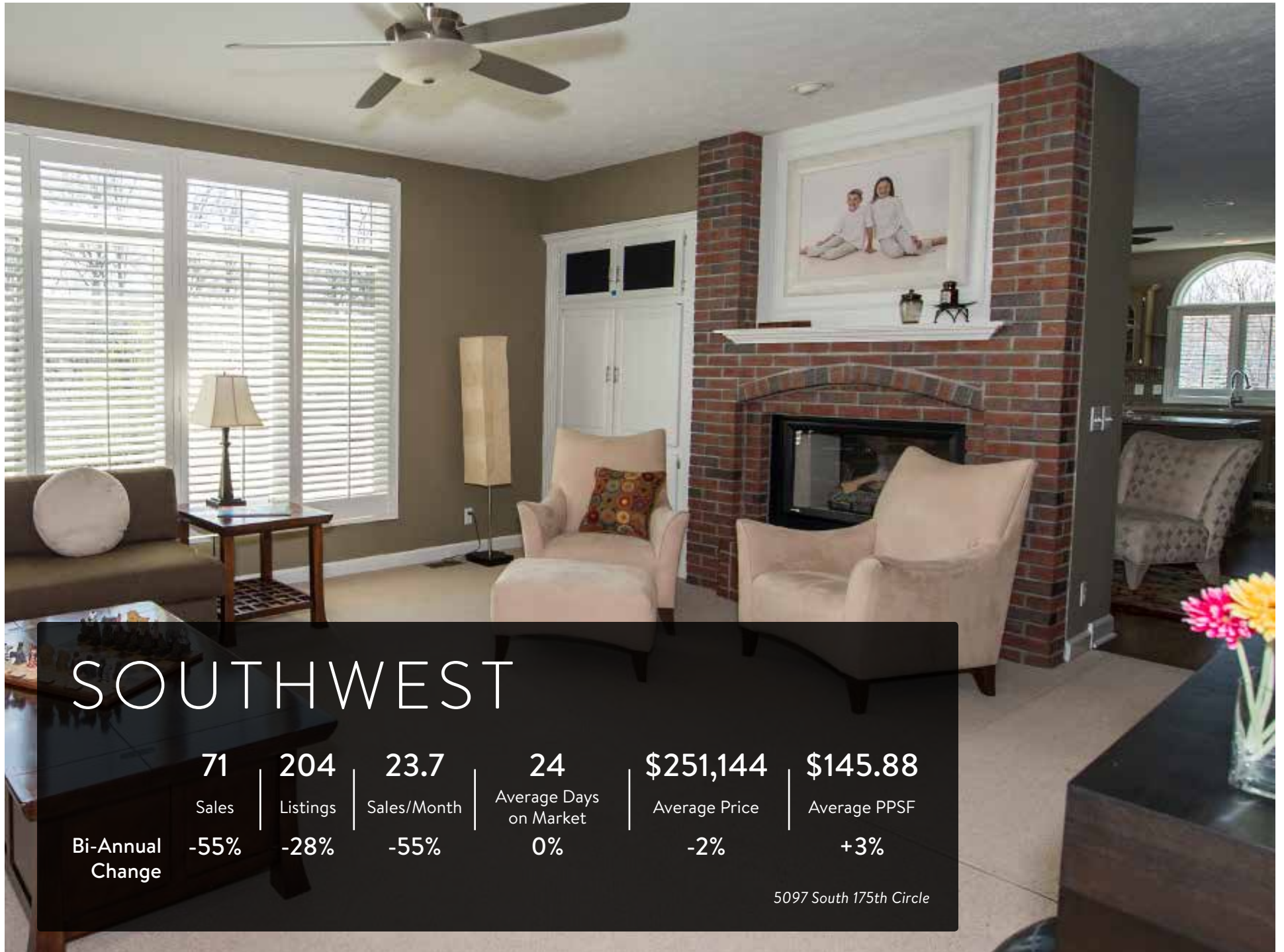
7528 Overview Street



SOUTH DOWNTOWN

	27	83	9	37	\$124,785	\$89.55
	Sales	Listings	Sales/Month	Average Days on Market	Average Price	Average PPSF
Bi-Annual Change	-23%	-33%	-23%	-27%	-10%	-9%

The Towns at Little Italy



SOUTHWEST

	71	204	23.7	24	\$251,144	\$145.88
	Sales	Listings	Sales/Month	Average Days on Market	Average Price	Average PPSF
Bi-Annual Change	-55%	-28%	-55%	0%	-2%	+3%

5097 South 175th Circle



WESTSIDE

	38	82	12.7	34	\$231,781	\$144.85
	Sales	Listings	Sales/Month	Average Days on Market	Average Price	Average PPSF
Bi-Annual Change	-51%	-43%	-51%	+209%	-5%	-10%

10576 Gold Plaza