



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.

Q2 2016

P.J. MORGAN REAL ESTATE
OMAHA AREA NEIGHBORHOOD REPORT



PJ MORGAN
REAL ESTATE

WITH YOU FOR LIFE

Q2 2016

OVERVIEW

The Omaha area housing market continues to experience steady growth and rapid activity. The number of sales, number of contracts signed, inventory and average price remain stable, with little change since the same time last year. The average days on market has decreased by 19% since Second Quarter 2015 and 26% from First Quarter 2016, which are indicators of how quickly the market continues to move.

The average sale price is steady for all bedroom types. Three bedroom homes had a 5% annual increase, which was the largest of any bedroom category. Four-plus bedroom home prices also increased at 4%, while two or less bedroom home prices decreased by 1%.

“Despite the challenges facing the housing market, we expect this to be the best year for housing in a decade. Home sales, housing starts, and house prices will reach their highest level since 2006... Challenges remain, with low housing supply and declining affordability being a key concern in many markets, but on balance, the housing markets in the U.S. are poised for the best year since 2006.”

- Freddie Mac


Omaha Area	Q2 '16	Q2 '15	% Chg (yr)	Q1 '16	% Chg (qtr)
Overview					
Closed Sales	4,139	4,034	3%	2,381	74%
Contracts Signed	4,537	4,338	5%	3,528	29%
Inventory	5,758	5,833	-1%	4,581	26%
Avg. Days on Mkt.	32	39	-19%	43	-26%
Average Price	\$204,227	\$197,713	3%	\$191,329	7%
Average Price By Bedroom					
2 or Less	\$119,274	\$120,099	-1%	\$119,038	0%
3 Bedroom	\$167,323	\$160,088	5%	\$157,685	6%
4+ Bedroom	\$292,207	\$281,306	4%	\$274,815	6%

Data courtesy of Omaha Area Board of REALTORS®

AKSARBEN

	44	75	14.7	12	\$163,404	\$131.32
	Sales	Listings	Sales/Month	Days on Market	Average Price	Average PPSF
Bi-Annual Change	+26%	+60%	+26%	-25%	+13%	+12%

5845 Woolworth Avenue



BELLEVUE

	338	555	112.7	27	\$173,012	\$118.43
	Sales	Listings	Sales/Month	Days on Market	Average Price	Average PPSF
Bi-Annual Change	+50%	+77%	+50%	-16%	+8%	+7%

13907 South 29th Circle



BENNINGTON

	105	237	35	53	\$260,813	\$138.12
	Sales	Listings	Sales/Month	Days on Market	Average Price	Average PPSF
Bi-Annual Change	18%	84%	18%	+66%	+3%	+4%

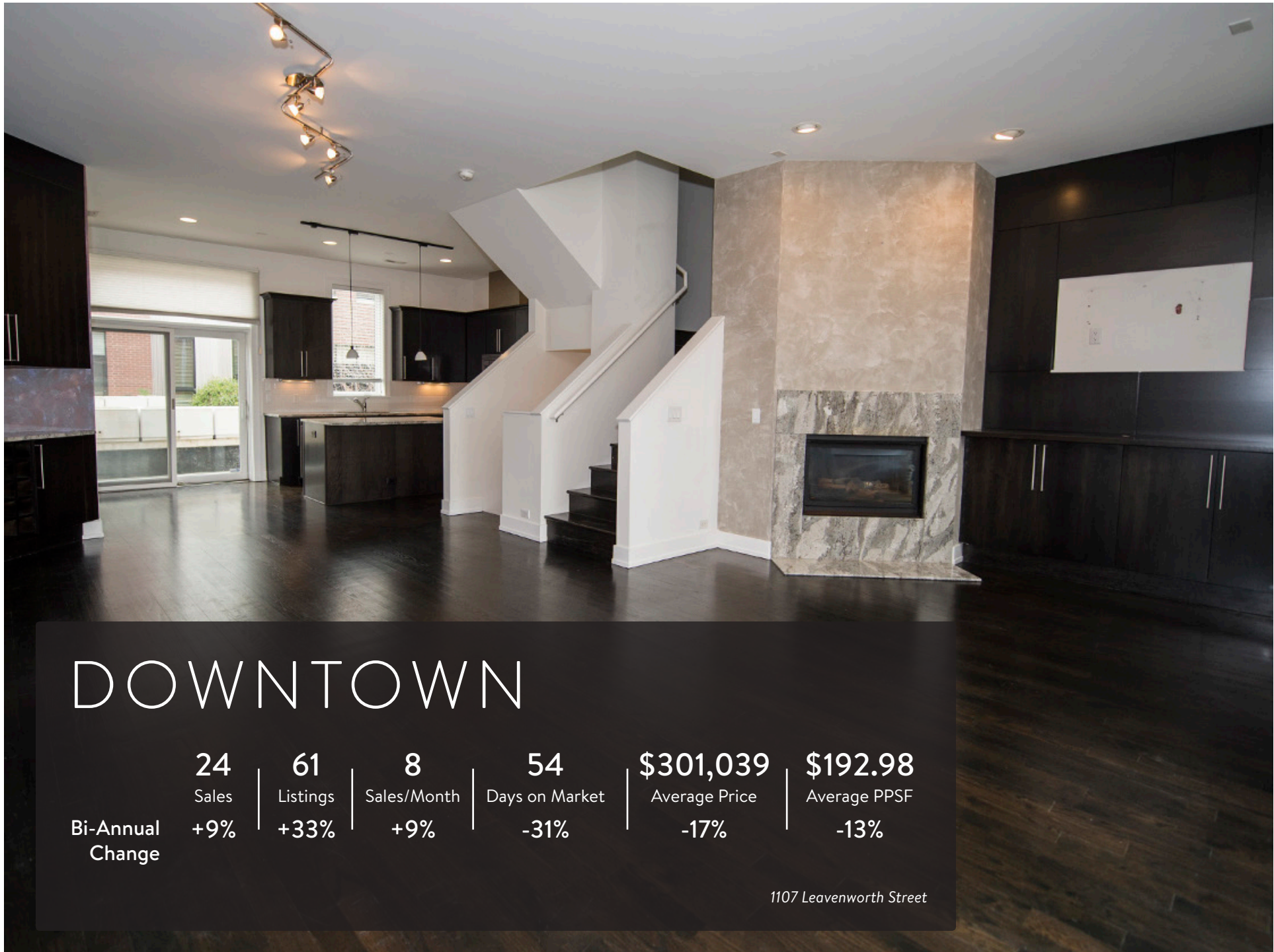
10015 North 156th Street



BENSON

	196	279	65.3	26	\$129,143	\$101.61
	Sales	Listings	Sales/Month	Days on Market	Average Price	Average PPSF
Bi-Annual Change	+69%	+35%	+69%	-10%	+22%	+17%

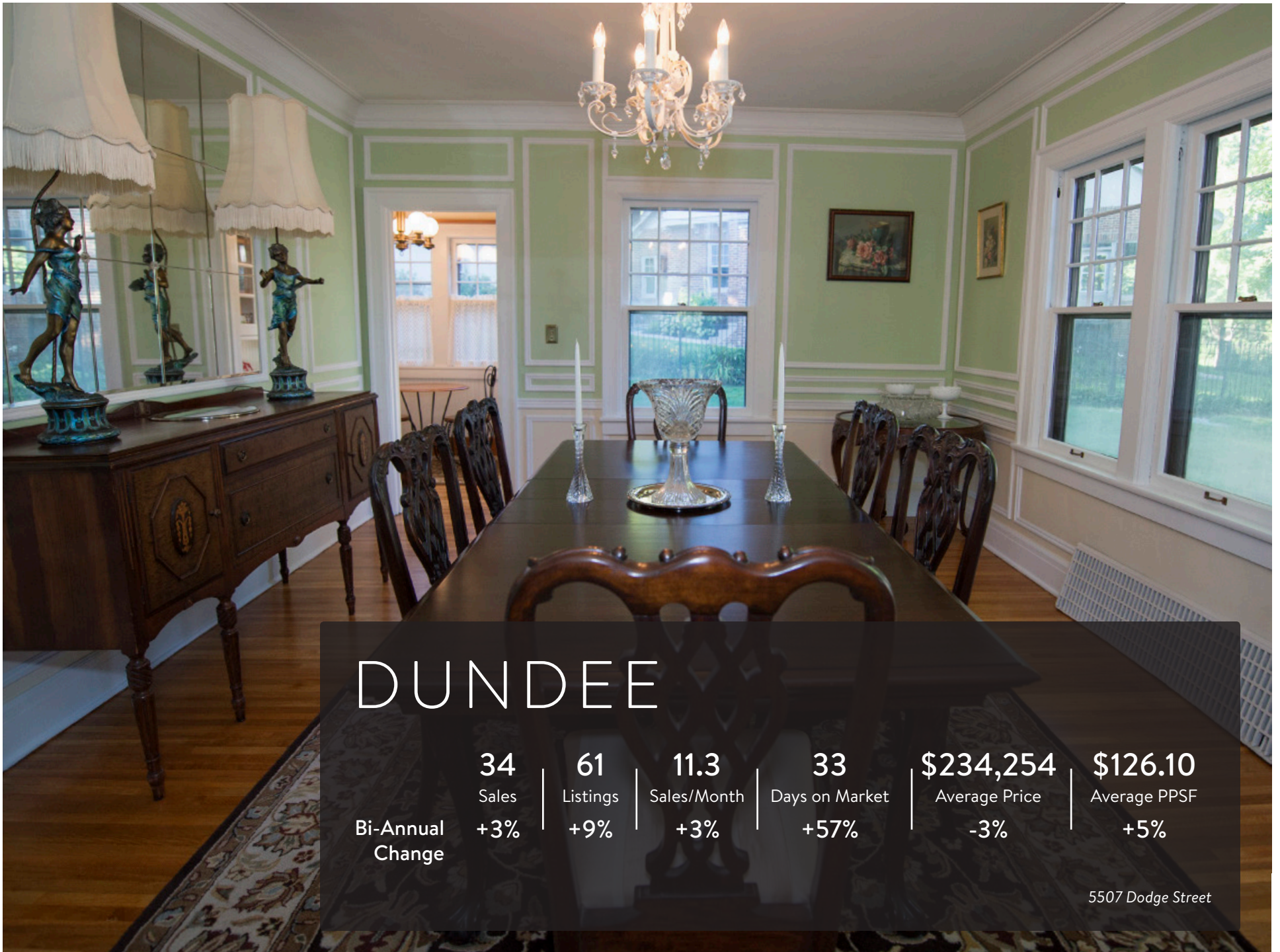
2303 North 64th Street



DOWNTOWN

	24	61	8	54	\$301,039	\$192.98
	Sales	Listings	Sales/Month	Days on Market	Average Price	Average PPSF
Bi-Annual Change	+9%	+33%	+9%	-31%	-17%	-13%

1107 Leavenworth Street



DUNDEE

34	61	11.3	33	\$234,254	\$126.10
Sales	Listings	Sales/Month	Days on Market	Average Price	Average PPSF
+3%	+9%	+3%	+57%	-3%	+5%
Bi-Annual Change					

5507 Dodge Street



ELKHORN

	106	225	35.3	49	\$342,416	\$160.41
	Sales	Listings	Sales/Month	Days on Market	Average Price	Average PPSF
Bi-Annual Change	+19%	+55%	+19%	+11%	+4%	+4%

18721 N HWS Cleveland Boulevard



GRETTNA

	94	201	31.3	55	\$287,432	\$136.54
	Sales	Listings	Sales/Month	Days on Market	Average Price	Average PPSF
Bi-Annual Change	+19%	+47%	+19%	+38%	-3%	-7%

10816 South 215th Street



LA VISTA

	57	95	19	24	\$202,204	\$129.99
	Sales	Listings	Sales/Month	Days on Market	Average Price	Average PPSF
Bi-Annual Change	+10%	+22%	+10%	-14%	+5%	+1%

7011 South 100th Circle

MILLARD

	94	146	31.33	12	\$166,231	\$117.34
	Sales	Listings	Sales/Month	Days on Market	Average Price	Average PPSF
Bi-Annual Change	+71%	+97%	+71%	-29%	+16%	+6%

6208 Oak Hills Plaza

NORTHWEST

270	333	90	40	\$231,416	\$131.20
Sales	Listings	Sales/Month	Days on Market	Average Price	Average PPSF
Bi-Annual Change	+44%	+29%	+44%	+33%	+4%
					+3%

8021 North 123rd Street



PAPILLION

	241	307	80.3	34	\$276,220	\$139.65
	Sales	Listings	Sales/Month	Days on Market	Average Price	Average PPSF
Bi-Annual Change	+38%	+66%	+38%	-6%	+6%	+4%

7528 Overview Street



SOUTH DOWNTOWN


	43	75	14.3	40	\$91,330	\$66.95
	Sales	Listings	Sales/Month	Days on Market	Average Price	Average PPSF
Bi-Annual Change	+39%	+60%	+39%	+3%	-6%	-14%

The Towns at Little Italy

SOUTHWEST

	147	188	49	36	\$248,424	\$138.78
	Sales	Listings	Sales/Month	Days on Market	Average Price	Average PPSF
Bi-Annual Change	+41%	+33%	+41%	+16%	+3%	+1%

5097 South 175th Circle



WESTSIDE

	78	143	26	18	\$251,533	\$143.31
	Sales	Listings	Sales/Month	Days on Market	Average Price	Average PPSF
Bi-Annual Change	+73%	+127%	+73%	-36%	-3%	-2%

10576 Gold Plaza