



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 2017

PJ MORGAN REAL ESTATE  
OMAHA AREA NEIGHBORHOOD REPORT



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WITH YOU FOR LIFE

# Q2 2017

## OVERVIEW

Activity in the Omaha area market has accelerated significantly since the first quarter, putting this year on track to outpace 2016.

As is expected in the spring months, demand continued to rise in Q2, however inventory levels stayed roughly the same since the same time last year. More notable is the 33% decrease in average days on market year over year, and the 10% increase in average sale price. This equates to a 37% decrease in days on market and a 7% increase in price since the last quarter.

In line with the average sale price increase, two or less bedroom homes have risen by 10%, four-plus bedroom by 7% and three bedroom by 6% since Q2 2016.

“ Since demand is exceeding supply and financing is available, there is nothing right now to keep prices from going up. The increase in real, or inflation-adjusted, home prices in the last three years shows that demand is rising.

At the same time, the supply of homes for sale has barely kept pace with demand and the inventory of new or existing homes for sale shrunk down to only a four month supply.”

- David M. Blitzler  
Managing Director & Chairman  
S&P Dow Jones Indices

Omaha Area	Q2 '17	Q2 '16	% Chg (yr)	Q1 '17	% Chg (qtr)
<b>Overview</b>					
Closed Sales	4,055	4,139	-2%	2,484	63%
Contracts Signed	4,247	4,537	-6%	3,504	21%
Inventory	5,767	5,758	0%	4,482	29%
Avg. Days on Mkt.	21	32	-33%	34	-37%
Average Price	\$219,241	\$204,227	7%	\$198,687	10%
<b>Average Price By Bedroom</b>					
2 or Less	\$130,644	\$119,274	10%	\$114,106	14%
3 Bedroom	\$177,567	\$167,323	6%	\$165,765	7%
4+ Bedroom	\$311,946	\$292,207	7%	\$293,417	6%

Data courtesy of Omaha Area Board of REALTORS®



# AKSARBEN

	27	56	9	5	\$147,607	\$133.08
	Sales	Listings	Sales/Month	Average Days on Market	Average Price	Average PPSF
Bi-Annual Change	+8%	+47%	+8%	-67%	-9%	+5%

5845 Woolworth Avenue



# BELLEVUE

	279	572	22	15	\$182,633	\$124.65
	Sales	Listings	Sales/Month	Average Days on Market	Average Price	Average PPSF
Bi-Annual Change	+6%	+28%	+40%	-38%	+3%	+5%

13907 South 29th Circle





# BENNINGTON

	120	317	9	53	\$274,048	\$159.34
	Sales	Listings	Sales/Month	Average Days on Market	Average Price	Average PPSF
Bi-Annual Change	+22%	+50%	+8%	+23%	+2%	+11%

10015 North 156th Street





# BENSON

	181	289	32	18	\$125,252	\$104.27
	Sales	Listings	Sales/Month	Average Days on Market	Average Price	Average PPSF
Bi-Annual Change	+27%	+40%	+5%	-31%	+12%	+15%

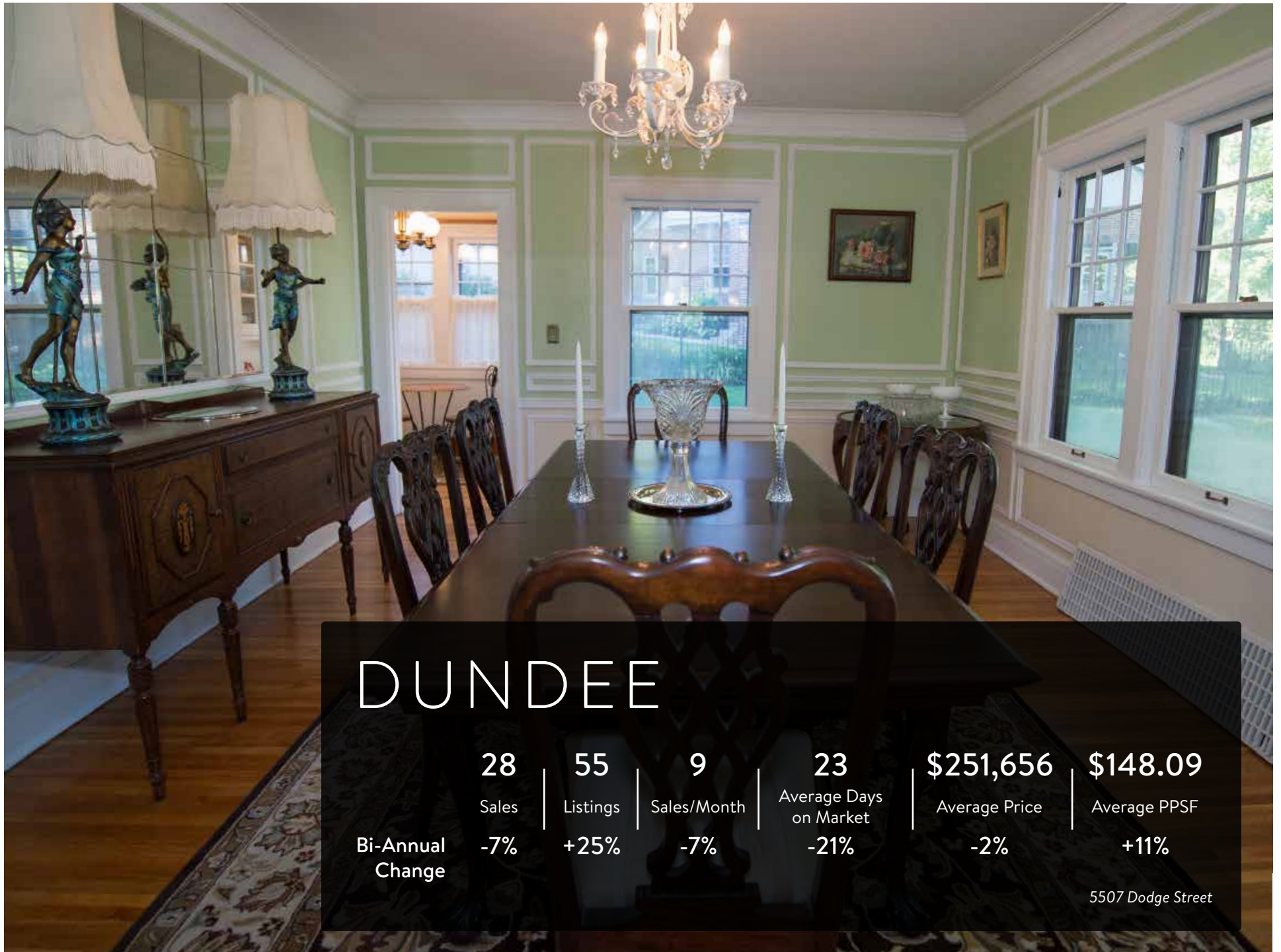
2303 North 64th Street



# DOWNTOWN

	31	68	10	42	\$249,598	\$193.14
	Sales	Listings	Sales/Month	Average Days on Market	Average Price	Average PPSF
Bi-Annual Change	+138%	+79%	+138%	-13%	+1%	+19%

1107 Leavenworth Street

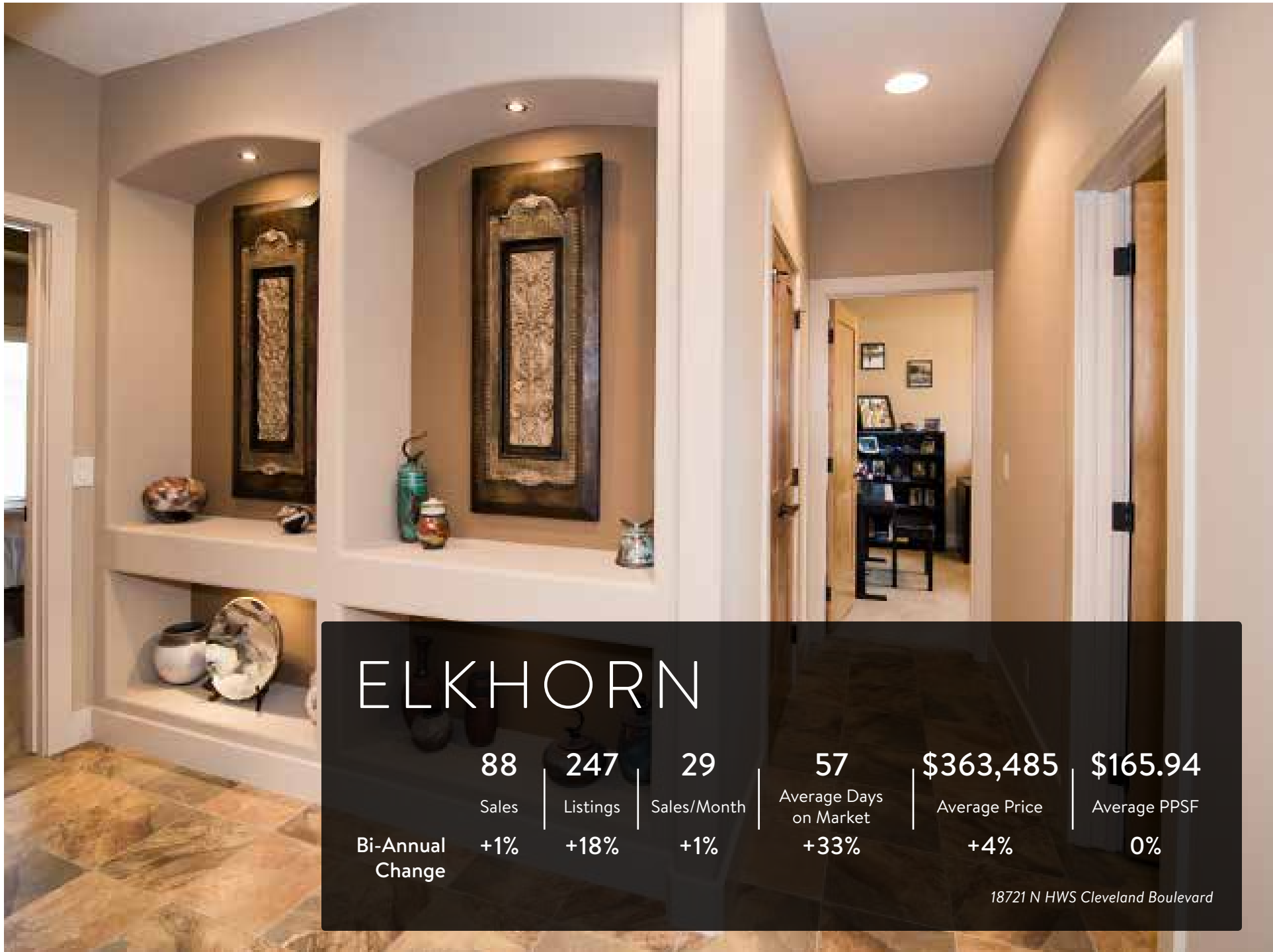


# DUNDEE

	28	55	9	23	\$251,656	\$148.09
	Sales	Listings	Sales/Month	Average Days on Market	Average Price	Average PPSF
Bi-Annual Change	-7%	+25%	-7%	-21%	-2%	+11%

5507 Dodge Street





# ELKHORN

	88	247	29	57	\$363,485	\$165.94
	Sales	Listings	Sales/Month	Average Days on Market	Average Price	Average PPSF
Bi-Annual Change	+1%	+18%	+1%	+33%	+4%	0%

18721 N HWS Cleveland Boulevard





# GREटना

	113	260	10	41	\$310,567	\$162.40
	Sales	Listings	Sales/Month	Average Days on Market	Average Price	Average PPSF
Bi-Annual Change	+33%	+31%	+138%	-2%	+8%	+11%

10816 South 215th Street



# LA VISTA

	73	128	38	11	\$212,565	\$137.52
	Sales	Listings	Sales/Month	Average Days on Market	Average Price	Average PPSF
Bi-Annual Change	+7%	+21%	+33%	-52%	-1%	-3%

7011 South 100th Circle



# MILLARD

	96	157	13	7	\$177,165	\$121.04
	Sales	Listings	Sales/Month	Average Days on Market	Average Price	Average PPSF
Bi-Annual Change	+5%	+43%	+3%	-61%	+14%	+7%

6208 Oak Hills Plaza



# NORTHWEST

	282	535	29	24	\$233,524	\$137.41
	Sales	Listings	Sales/Month	Average Days on Market	Average Price	Average PPSF
Bi-Annual Change	+33%	+62%	+1%	-11%	+1%	+2%

8021 North 123rd Street





# PAPILLION

	261	542	9	26	\$275,262	\$145.42
	Sales	Listings	Sales/Month	Average Days on Market	Average Price	Average PPSF
Bi-Annual Change	+20%	+33%	-7%	-13%	+1%	+3%

7528 Overview Street





# SOUTH DOWNTOWN

	40	71	13	20	\$106,353	\$89.43
	Sales	Listings	Sales/Month	Average Days on Market	Average Price	Average PPSF
Bi-Annual Change	+3%	-1%	+3%	-29%	-23%	-2%

*The Towns at Little Italy*



# SOUTHWEST

	143	273	40	19	\$276,816	\$155.07
	Sales	Listings	Sales/Month	Average Days on Market	Average Price	Average PPSF
Bi-Annual Change	+29%	+49%	+22%	-34%	+11%	+10%

5097 South 175th Circle



# WESTSIDE

	67	134	22	14	\$286,177	\$148.59
	Sales	Listings	Sales/Month	Average Days on Market	Average Price	Average PPSF
Bi-Annual Change	+40%	+47%	+40%	-73%	+2%	0%

10576 Gold Plaza