



A photograph of a modern interior space. In the foreground, a glass-topped table with chrome legs holds a glass of water and a plate. Behind it, two Eames-style chairs with black leather upholstery and light-colored wooden shells are positioned near a large window. The room features white brick walls, a black metal grid partition, and a multi-bulb chandelier. The floor is made of light-colored wood.

Q2 2018

PJ MORGAN REAL ESTATE
OMAHA AREA NEIGHBORHOOD REPORT



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Q2 2018

OVERVIEW

Activity in the metro area housing market continued to strengthen in the second quarter, which could result in 2018 outpacing 2017. Demand increased by 68% in Q2, and 4% year over year. A welcome 47% increase in inventory since Q1 has home buyers moving rapidly, as days on market have decreased by 22%. Average sale price continues to grow steadily at 6% annually.

Two or less bedroom home prices have risen by 16%, three bedroom by 8%, and four-plus bedroom by 1% since Q2 2017.

“ Understanding the resiliency of the housing market in a rising mortgage rate environment puts the likely rise in mortgage rates into perspective – they are unlikely to materially impact the housing market... Mortgage rates are on the rise because of a stronger economy and our housing market is well positioned to adapt. ”

- Mark Fleming
First American Chief Economist

Omaha Area	Q2 '18	Q2 '17	% Chg (yr)	Q1 '18	% Chg (qtr)
Overview					
Closed Sales	4,216	4,055	+4%	2,505	+68%
Contracts Signed	4,257	4,247	0%	3,368	+26%
Inventory	6,006	5,767	+4%	4,079	+47%
Avg. Days on Mkt.	28	21	+30%	35	-22%
Average Price	\$231,930	\$219,241	+6%	\$216,540	+7%
Average Price By Bedroom					
2 or Less	\$151,168	\$130,644	+16%	\$140,695	+7%
3 Bedroom	\$191,694	\$177,567	+8%	\$180,667	+6%
4+ Bedroom	\$316,222	\$311,946	+1%	\$311,341	+2%

Data courtesy of Omaha Area Board of REALTORS®

AKSARBEN

90	136	11	\$181,318	\$145
Sales	Listings	Average Days on Market	Average Price	Average PPSF
Annual Change	+6%	+30%	+10%	+21%
				+16%

5845 Woolworth Avenue



BELLEVUE

	332	537	31	\$199,204	\$135
	Sales	Listings	Average Days on Market	Average Price	Average PPSF
Annual Change	+19%	+60%	+72%	+9%	+8%

13907 South 29th Circle



BENNINGTON

	166	397	91	\$284,966	\$159
	Sales	Listings	Average Days on Market	Average Price	Average PPSF
Annual Change	+38%	+144%	+20%	+4%	0%

10015 North 156th Street

BENSON

	159	254	14	\$145,660	\$118
	Sales	Listings	Average Days on Market	Average Price	Average PPSF
Annual Change	-13%	+20%	-30%	+17%	+15%

2303 North 64th Street

DOWNTOWN

	17	46	63	\$313,288	\$218
	Sales	Listings	Average Days on Market	Average Price	Average PPSF
Annual Change	-45%	+12%	+43%	+26%	+13%

1107 Leavenworth Street



DUNDEE

	67	122	20	\$311,194	\$154
	Sales	Listings	Average Days on Market	Average Price	Average PPSF
Annual Change	+12%	+65%	-5%	+18%	+3%

5507 Dodge Street



ELKHORN

	109	281	60	\$382,009	\$176
	Sales	Listings	Average Days on Market	Average Price	Average PPSF
Annual Change	+24%	+107%	-10%	+5%	+6%

18721 N HWS Cleveland Boulevard



GREटना

	117	270	79	\$314,786	\$167
	Sales	Listings	Average Days on Market	Average Price	Average PPSF
Annual Change	+4%	+80%	+52%	+1%	+3%

10816 South 215th Street

LA VISTA

	62	106	10	\$200,436	\$143
	Sales	Listings	Average Days on Market	Average Price	Average PPSF
Annual Change	-15%	+23%	-29%	-6%	+4%

7011 South 100th Circle



%

MILLARD

213	329	13	\$189,262	\$132
Sales	Listings	Average Days on Market	Average Price	Average PPSF
+3%	+29%	+8%	+3%	+6%
Annual Change				

6208 Oak Hills Plaza



NORTHWEST

	363	616	30	\$238,019	\$143
	Sales	Listings	Average Days on Market	Average Price	Average PPSF
Annual Change	-15%	+20%	+30%	+9%	+7%

8021 North 123rd Street



PAPILLION

	273	521	41	\$295,415	\$149
	Sales	Listings	Average Days on Market	Average Price	Average PPSF
Annual Change	+5%	+110%	+24%	+7%	+3%

7528 Overview Street



SOUTH DOWNTOWN

	39	93	19	\$134025	\$112
	Sales	Listings	Average Days on Market	Average Price	Average PPSF
Annual Change	-3%	+86%	-24%	+26%	+26%

The Towns at Little Italy

SOUTHWEST

490	896	32	\$279,693	\$149
Sales	Listings	Average Days on Market	Average Price	Average PPSF
Annual Change	+3%	+45%	+28%	-1%
				+3%

5097 South 175th Circle



WESTSIDE

	72	128	26	\$295,167	\$159
	Sales	Listings	Average Days on Market	Average Price	Average PPSF
Annual Change	+7%	+54%	+53%	+3%	+7%

10576 Gold Plaza