



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.

Q3 2017

PJ MORGAN REAL ESTATE
OMAHA AREA NEIGHBORHOOD REPORT



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Q3 2017

OVERVIEW

Increasing demand, rapid activity and low inventory continue to characterize the Omaha area real estate market. The average days on market has decreased by 20% and the average sale price has increased by 4% since Q3 2016, while the number of transactions has remained relatively steady. Because of this, home prices are expected to continue to rise for the remainder of the year.

Three bedroom homes saw the highest increase in sale price year over year at 6%, while two or less and four-plus bedroom homes rose by 1%.

“ Homeowner equity reached \$8 trillion in the second quarter of 2017, which is more than double the level just five years ago. The rapid rise in homeowner equity not only reduces mortgage risk, but also supports consumer spending and economic growth. ”

- Frank Martell
President & CEO
CoreLogic


Omaha Area	Q3 '17	Q3 '16	% Chg (yr)	Q2 '17	% Chg (qtr)
Overview					
Closed Sales	3,878	3,930	-1%	4,055	-4%
Contracts Signed	3,523	3,564	-1%	4,247	-17%
Inventory	5,074	5,098	0%	5,767	-12%
Avg. Days on Mkt.	21	27	-20%	21	0%
Average Price	\$218,867	\$210,798	+4%	\$219,241	0%
Average Price By Bedroom					
2 or Less	\$136,085	\$134,644	+1%	\$130,644	+4%
3 Bedroom	\$180,534	\$169,705	+6%	\$177,567	+2%
4+ Bedroom	\$304,604	\$302,147	+1%	\$311,946	-2%

Data courtesy of Omaha Area Board of REALTORS®

AKSARBEN

32	43	12	\$157,647	\$134.23
Sales	Listings	Average Days on Market	Average Price	Average PPSF
Annual Change	-18%	+2%	+9%	-5%
				-3%

5845 Woolworth Avenue



BELLEVUE

	339	496	18	\$188,614	\$124.88
	Sales	Listings	Average Days on Market	Average Price	Average PPSF
Annual Change	+23%	-3%	-31%	+9%	+5%

13907 South 29th Circle



BENNINGTON

128	251	47	\$266,292	\$152.25
Sales	Listings	Average Days on Market	Average Price	Average PPSF
Annual Change	+20%	+1%	+34%	-3%
				+5%

10015 North 156th Street



BENSON

	139	215	10	\$126,689	\$104.98
	Sales	Listings	Average Days on Market	Average Price	Average PPSF
Annual Change	-4%	+3%	-44%	+2%	+6%

2303 North 64th Street



DOWNTOWN

	26	52	54	\$327,111	\$207.73
	Sales	Listings	Average Days on Market	Average Price	Average PPSF
Annual Change	+30%	+2%	-54%	+14%	+3%

1107 Leavenworth Street



DUNDEE

	31	54	13	\$276,054	\$144.38
	Sales	Listings	Average Days on Market	Average Price	Average PPSF
Annual Change	-6%	+10%	-54%	+10%	+12%

5507 Dodge Street



ELKHORN

	93	246	50	\$416,112	\$179.76
	Sales	Listings	Average Days on Market	Average Price	Average PPSF
Annual Change	-4%	+15%	+14%	+23%	+16%

18721 N HWS Cleveland Boulevard



GREटना

	126	239	46	\$298,242	\$156.44
	Sales	Listings	Average Days on Market	Average Price	Average PPSF
Annual Change	+29%	+8%	-8%	-2%	+2%

10816 South 215th Street

LA VISTA

71	104	17	\$192,474	\$137.19
Sales	Listings	Average Days on Market	Average Price	Average PPSF
Annual Change	+6%	-8%	0%	-2%

7011 South 100th Circle

MILLARD

49	67	11	\$175,893	\$126.35
Sales	Listings	Average Days on Market	Average Price	Average PPSF
Annual Change	-2%	+12%	0%	+2%
				0%

6208 Oak Hills Plaza



NORTHWEST

	149	428	20	\$244,725	\$139.20
	Sales	Listings	Average Days on Market	Average Price	Average PPSF
Annual Change	-41%	-8%	-23%	+5%	+4%

8021 North 123rd Street



PAPILLION

	236	470	25	\$286,246	\$144.87
	Sales	Listings	Average Days on Market	Average Price	Average PPSF
Annual Change	-9%	-9%	+4%	+6%	+4%

7528 Overview Street



SOUTH DOWNTOWN

	34	77	18	\$130,309	\$106.80
	Sales	Listings	Average Days on Market	Average Price	Average PPSF
Annual Change	-3%	-38%	-65%	-6%	+9%

The Towns at Little Italy



SOUTHWEST

	116	216	24	\$277,136	\$149.27
	Sales	Listings	Average Days on Market	Average Price	Average PPSF
Annual Change	-26%	-24%	0%	+9%	+6%

5097 South 175th Circle



WESTSIDE

	75	126	18	\$291,422	\$157.12
	Sales	Listings	Average Days on Market	Average Price	Average PPSF
Annual Change	-4%	-12%	+64%	+20%	-2%

10576 Gold Plaza