



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.

Q4 2017

PJ MORGAN REAL ESTATE
OMAHA AREA NEIGHBORHOOD REPORT



PJ MORGAN
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Q4 2017

OVERVIEW

The Omaha area housing market remained strong as 2017 came to a close. Activity has slowed since the previous quarter, but an active spring is expected again this year. Home prices continue to rise with a 3% increase year over year, while days on market have declined by 17%. A slight increase in inventory indicates more potential for those in the market to purchase a new home.

In line with the increase in average sale price, two or less and four-plus bedroom homes have risen by 3%, and three bedroom by 5% since Q4 2016.

“The acceleration in home prices is good news for both homeowners and the economy because it leads to higher home equity balances that support consumer spending and is a cushion against mortgage risk.”

- Frank Martell
President & CEO
CoreLogic

Omaha Area	Q4 '17	Q4 '16	% Chg (yr)	Q3 '17	% Chg (qtr)
Overview					
Closed Sales	3,231	3,242	0%	3,878	-17%
Contracts Signed	2,787	2,640	+6%	3,523	-21%
Inventory	3,558	3,206	+11%	5,074	-30%
Avg. Days on Mkt.	25	31	-17%	21	+19%
Average Price	\$213,027	\$206,148	+3%	\$218,867	-3%
Average Price By Bedroom					
2 or Less	\$129,862	\$125,879	+3%	\$136,085	-5%
3 Bedroom	\$177,070	\$169,328	+5%	\$180,534	-2%
4+ Bedroom	\$308,340	\$298,360	+3%	\$304,604	+1%

Data courtesy of Omaha Area Board of REALTORS®

AKSARBEN

80	104	18	\$161,783	\$127
Sales	Listings	Average Days on Market	Average Price	Average PPSF
Annual Change	+8%	+1%	+6%	+4%
				+2%

5845 Woolworth Avenue



BELLEVUE

	259	370	20	\$182,093	\$126
	Sales	Listings	Average Days on Market	Average Price	Average PPSF
Annual Change	-2%	+13%	-23%	+2%	+6%

13907 South 29th Circle



BENNINGTON

	133	237	58	\$289,575	\$158
	Sales	Listings	Average Days on Market	Average Price	Average PPSF
Annual Change	+36%	+77%	0%	+8%	+10%

10015 North 156th Street



BENSON

	72	100	19	\$137,682	\$109
	Sales	Listings	Average Days on Market	Average Price	Average PPSF
Annual Change	-4%	-4%	-34%	+6%	+9%

2303 North 64th Street

DOWNTOWN

	22	50	64	\$260,613	\$198
	Sales	Listings	Average Days on Market	Average Price	Average PPSF
Annual Change	+69%	+127%	+31%	+5%	+22%

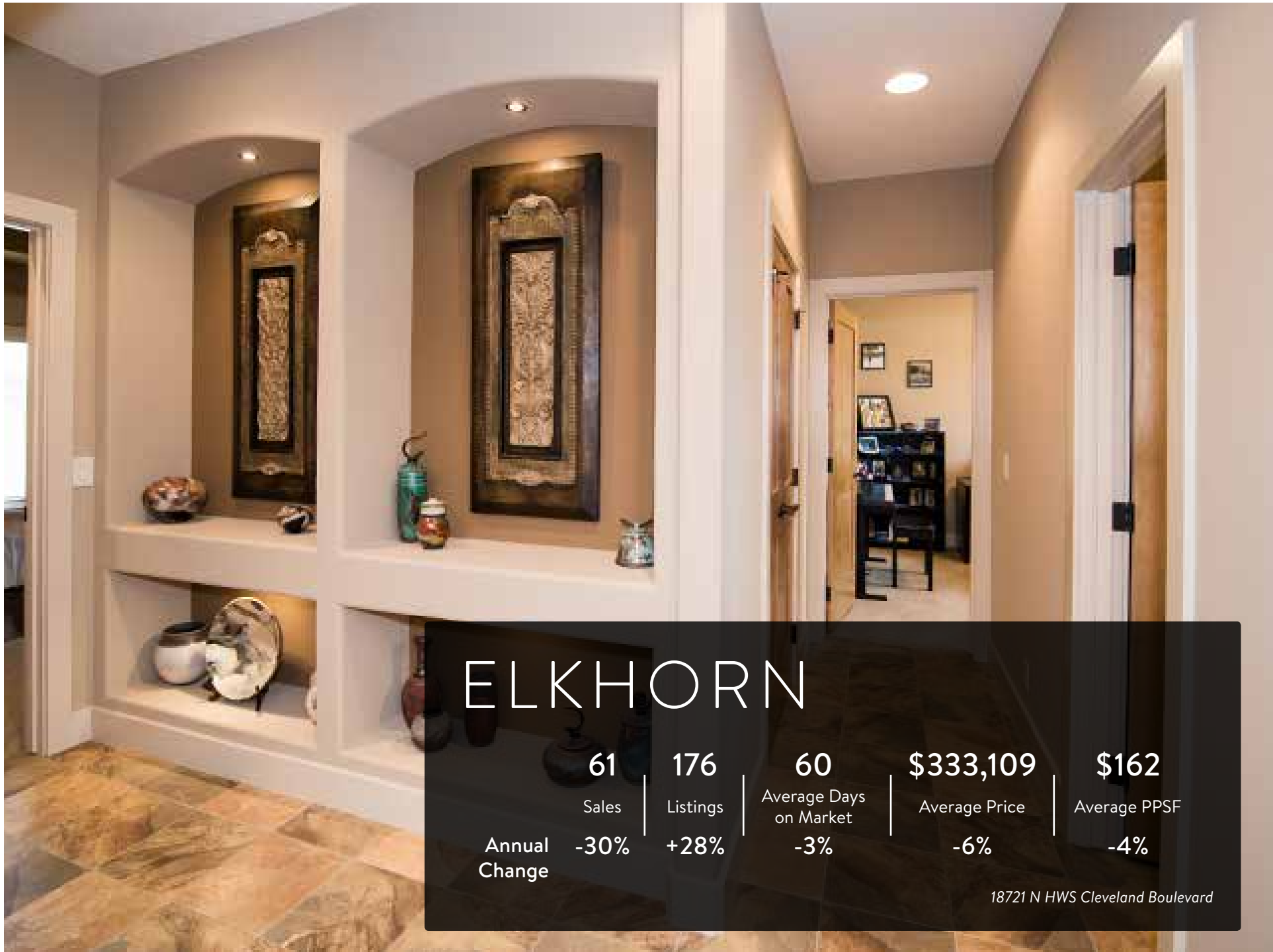
1107 Leavenworth Street



DUNDEE

	45	78	24	\$242,588	\$147
	Sales	Listings	Average Days on Market	Average Price	Average PPSF
Annual Change	-12%	+7%	-20%	-6%	+9%

5507 Dodge Street



ELKHORN

	61	176	60	\$333,109	\$162
	Sales	Listings	Average Days on Market	Average Price	Average PPSF
Annual Change	-30%	+28%	-3%	-6%	-4%

18721 N HWS Cleveland Boulevard



GREटना

	100	190	40	\$289,541	\$162
	Sales	Listings	Average Days on Market	Average Price	Average PPSF
Annual Change	+18%	+54%	-25%	0%	+11%

10816 South 215th Street

LA VISTA

	56	77	23	\$182,494	\$138
	Sales	Listings	Average Days on Market	Average Price	Average PPSF
Annual Change	-2%	+5%	-15%	-14%	-3%

7011 South 100th Circle

MILLARD

	176	241	16	\$173,567	\$124
	Sales	Listings	Average Days on Market	Average Price	Average PPSF
Annual Change	-12%	-2%	-27%	0%	+6%

6208 Oak Hills Plaza



NORTHWEST

	230	328	26	\$245,249	\$140
	Sales	Listings	Average Days on Market	Average Price	Average PPSF
Annual Change	+8%	+26%	-19%	+6%	+4%

8021 North 123rd Street



PAPILLION

	162	296	34	\$283,216	\$148
	Sales	Listings	Average Days on Market	Average Price	Average PPSF
Annual Change	-26%	0%	-8%	+4%	+5%

7528 Overview Street



SOUTH DOWNTOWN

	40	65	31	\$119,958	\$92
	Sales	Listings	Average Days on Market	Average Price	Average PPSF
Annual Change	+3%	+41%	-9%	-13%	0%

The Towns at Little Italy



SOUTHWEST

117	175	28	\$273,235	\$150
Sales	Listings	Average Days on Market	Average Price	Average PPSF
+5%	+28%	-15%	+9%	+6%

Annual
Change

5097 South 175th Circle



WESTSIDE

	53	78	23	\$295,459	\$159
	Sales	Listings	Average Days on Market	Average Price	Average PPSF
Annual Change	+10%	+18%	-60%	+6%	+7%

10576 Gold Plaza