



SUMMER 2019

P.J. MORGAN REAL ESTATE
OMAHA AREA NEIGHBORHOOD REPORT



PJ MORGAN
REAL ESTATE
WITH YOU FOR LIFE

SUMMER 2019

OVERVIEW

While housing inventory in the Omaha area has not reached the same marks as Q2 of 2018, there were positive increases since Q1 of 2019. Inventory increased by 10% from last quarter, but still declined by 4% compared to Q2 of 2018. Similarly, more than 2,100 home sales closed — a 58% increase from the previous quarter. Following inventory trends, homes are selling nearly 6 days faster than in the first quarter, with an average of 27 days on the market. The average sales price of homes increased by approximately \$10,000 from Q1 of 2019. Sale prices for 2, 3, and 4+ bedrooms experienced a quarterly increase of 4%, 11%, and 7%.

“At the moment, some observers suggest the housing market is indeed headed for a slowdown. But no need to panic — experts say the financial and economic factors that were in play during the big crash a decade ago don’t exist today.”

-Kaycee Miller
Realtor Magazine

Omaha Area	Last Quarter	Q2 2019	% Chg (yr)	% Chg (qtr)
Overview				
Closed Sales	1,980	3,719	-12%	58%
Avg. Days on Mkt.	31	27	-2%	-21%
Average Price	\$228,356	\$245,128	6%	9%
Average Price By Bedroom				
2 or Less	\$152,982	\$153,982	2%	4%
3 Bedroom	\$191,198	\$202,170	5%	11%
4+ Bedroom	\$288,577	\$336,200	6%	7%

Data courtesy of Omaha Area Board of REALTORS®

AKSARBEN

	72	133	14	\$173,055	\$147
	Sales	Listings	Days on Market	Median Price	Average PPSF
Bi-Annual Change	-20%	-2%	+27%	-5%	+1%

AKSARBEN IS NEBRASKA SPELLED BACKWARDS,
AND WAS KNOWN FOR IT'S HORSE RACING





BELLEVUE

303

Sales

-9%

Bi-Annual
Change

574

Listings

+7%

27

Days on Market

-13%

\$204,138

Median Price

+2%

\$143

Average PPSF

+6%

BENNINGTON

ORIGINALLY NAMED "BNZ TOWN"
...SUN'S OUT BNZ OUT

	185	406	87	\$309,269	\$164
	Sales	Listings	Days on Market	Median Price	Average PPSF
Bi-Annual Change	+11%	2%	-4%	+9%	+3%



HOME OF THE FEARSOME BENSON BUNNIES



BENSON

87	161	13	\$174,674	\$128
Sales	Listings	Days on Market	Median Price	Average PPSF
Bi-Annual Change	-45%	-37%	+20%	+8%

DOWNTOWN

18	63	31	\$302,569	\$202
Sales	Listings	Days on Market	Median Price	Average PPSF
Bi-Annual Change	+6%	+37%	-51%	-3%
			-7%	



DUNDEE

OCCASIONAL HANGOUT SPOT FOR WARREN BUFFETT AND PAUL MCCARTNEY

	59	124	13	\$311,897	\$159
	Sales	Listings	Days on Market	Median Price	Average PPSF
Bi-Annual Change	-12%	+2%	-35%	0%	+3%





ELKHORN

	99	286	64	\$427,546	\$193
	Sales	Listings	Days on Market	Median Price	Average PPSF
Bi-Annual Change	-9%	+2%	+7%	+12%	+10%



NOT JUST PUMPKINS!
BUT ALSO... PUMPKINS!



GREटना

	96	220	74	\$317,174	\$176
	Sales	Listings	Days on Market	Median Price	Average PPSF
Bi-Annual Change	-18%	-19%	-6%	+1%	+5%



LA VISTA

	52	97	11	\$252,775	\$152
	Sales	Listings	Days on Market	Median Price	Average PPSF
Bi-Annual Change	-16%	-8%	+10%	+26%	+6%



MILLARD

199

Sales

-7%

Bi-Annual
Change

318

Listings

-3%

12

Days on Market

-8%

\$205,281

Median Price

+8%

\$145

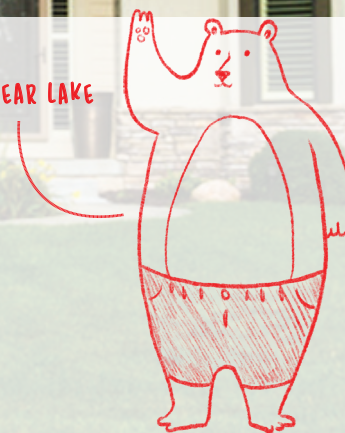
Average PPSF

+10%

NORTHWEST

KNOWN FOR THE BEAUTIFUL STANDING BEAR LAKE
(BEAR NOT INCLUDED)

350	629	24	\$252,384	\$150
Sales	Listings	Days on Market	Median Price	Average PPSF
-4%	+2%	-20%	+6%	+5%
Bi-Annual Change				

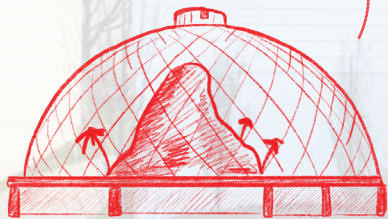




PAPILLION

224	538	31	\$310,573	\$156
Sales	Listings	Days on Market	Median Price	Average PPSF
Bi-Annual Change	-18%	+3%	-24%	+5%

ZOO. EVER HEARD OF IT?



S. DOWNTOWN

	44	92	31	\$138,608	\$114
	Sales	Listings	Days on Market	Median Price	Average PPSF
Bi-Annual Change	+13%	-1%	+63%	+3%	+2%

SOUTHWEST

	387	787	25	\$295,914	\$153
	Sales	Listings	Days on Market	Median Price	Average PPSF
Bi-Annual Change	-21%	-12%	-22%	+6%	+3%

WESTSIDE

COME FOR THE SCHOOL DISTRICT, STAY FOR THE SHOPPING

	60	116	22	\$288,865	\$162
	Sales	Listings	Days on Market	Median Price	Average PPSF
Bi-Annual Change	-17%	-9%	-15%	-2%	+2%