



**FALL** 2019

P.J. MORGAN REAL ESTATE  
OMAHA AREA NEIGHBORHOOD REPORT



**PJ MORGAN**  
REAL ESTATE  
WITH YOU FOR LIFE

# FALL 2019

## OVERVIEW

The residential market overall shows positive change from Q2 of this year and Q3 of 2018. Data shows a total of 3,935 closed sales in this quarter, representing a 2% increase from last year and a 6 % increase from last quarter. The number of signed contracts, however, showed no change by comparison to last quarter. Houses on the market showed a significant increase between last quarter and last year, raising by 1,637 and 1,228 listings respectively. The average days on market was 19 days, which is 5 days fewer than last quarter. On average, homes sold for \$247,848 - an increase of \$14,871 from last year.

“ Borrower equity rose to an all-time high in the first half of 2019 and has more than doubled since the housing recovery started. Combined with low mortgage rates, the rise in home equity supports spending on home improvements and may help improve balance sheets of households who could take out home equity loans to consolidate their debt. ”

-Frank Nothaft  
Chief Economist for CoreLogic

Omaha Area	Last Quarter	Q2 2019	% Chg (yr)	% Chg (qtr)
<b>Overview</b>				
Closed Sales	3,719	3,935	2%	6%
Avg. Days on Mkt.	27	19	0%	-28%
Average Price	\$245,128	\$247,848	6%	1%
<b>Average Price By Bedroom</b>				
2 or Less	\$153,982	\$159,529	12%	4%
3 Bedroom	\$202,170	\$204,459	7%	1%
4+ Bedroom	\$336,200	\$335,567	19%	0%

Data courtesy of Omaha Area Board of REALTORS®



# AKSARBEN

	41	42	9	\$190,779	\$160
	Sales	Listings	Days on Market	Median Price	Average PPSF
Bi-Annual Change	+14%	+68%	-31%	+2%	+6%

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





# BELLEVUE

256	380	14	\$220,100	\$140
Sales	Listings	Days on Market	Median Price	Average PPSF
Bi-Annual Change	-6%	-11%	+6%	0%



# BENNINGTON

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

	132	425	40	\$310,668	\$168
	Sales	Listings	Days on Market	Median Price	Average PPSF
Bi-Annual Change	-11%	-3%	-9%	-1%	+2%





HOME OF THE FEARSOME BENSON BUNNIES



# BENSON

205	205	11	\$178,237	\$130
Sales	Listings	Days on Market	Median Price	Average PPSF
Bi-Annual Change	-4%	-15%	+24%	+15%



# DOWNTOWN

48	163	14	\$221,837	\$168
Sales	Listings	Days on Market	Median Price	Average PPSF
Bi-Annual Change	-8%	-3%	+7%	+26%





# DUNDEE

OCCASIONAL HANGOUT SPOT FOR WARREN BUFFETT AND PAUL MCCARTNEY

	29	70	6	\$363,372	\$167
	Sales	Listings	Days on Market	Median Price	Average PPSF
Bi-Annual Change	+45%	0%	-54%	+21%	+3%







# ELKHORN

336

Sales

+7%

942

Listings

-10%

42

Days on Market

+17%

\$391,945

Median Price

+2%

\$173

Average PPSF

+5%

Bi-Annual  
Change





NOT JUST PUMPKINS!  
BUT ALSO... PUMPKINS!



# GREटना

195	548	28	\$317,446	\$167
Sales	Listings	Days on Market	Median Price	Average PPSF
+8%	+1%	-24%	0%	+1%
Bi-Annual Change				





# LA VISTA

	79	69	11	\$231,395	\$157
	Sales	Listings	Days on Market	Median Price	Average PPSF
Bi-Annual Change	+14%	+5%	+22%	+12%	+8%



# MIDTOWN

Bi-Annual Change	78	276	19	\$179,396	\$131
	Sales	Listings	Days on Market	Median Price	Average PPSF
	-19%	+23%	+36%	+9%	+4%



# MILLARD NORTH

158	142	11	\$268,535	\$139
Sales	Listings	Days on Market	Median Price	Average PPSF
Bi-Annual Change	+3%	-23%	-8%	0%





# MILLARD SOUTH

	243	151	7	\$204,203	\$145
	Sales	Listings	Days on Market	Median Price	Average PPSF
Bi-Annual Change	+2%	-17%	-13%	+1%	+4%





# MILLARD WEST

	200	335	14	\$276,277	\$148
	Sales	Listings	Days on Market	Median Price	Average PPSF
Bi-Annual Change	-15%	-11%	+8%	-1%	0%





# NORTH OMAHA

	119	261	4	\$120,097	\$96
	Sales	Listings	Days on Market	Median Price	Average PPSF
Bi-Annual Change	+42%	+7%	-20%	+36%	+30%





# PAPILLION

250

Sales

Bi-Annual  
Change

+2%

493

Listings

-8%

23

Days on Market

-15%

\$314,361

Median Price

+6%

\$157

Average PPSF

+3%





# RALSTON

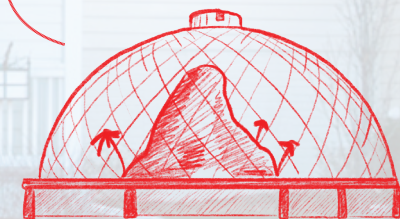
	64	41	10	\$170,869	\$135
	Sales	Listings	Days on Market	Median Price	Average PPSF
Bi-Annual Change	+10%	+14%	0%	+4%	+7%



# SOUTH OMAHA

	243	260	9	\$143,820	\$126
	Sales	Listings	Days on Market	Median Price	Average PPSF
Bi-Annual Change	-1%	-9%	-25%	+3%	+6%

ZOO. EVER HEARD OF IT?







# WEST/NORTHWEST

	745	721	15	\$224,587	\$146
	Sales	Listings	Days on Market	Median Price	Average PPSF
Bi-Annual Change	-1%	-19%	-12%	+7%	+4%



# WESTSIDE

COME FOR THE SCHOOL DISTRICT, STAY FOR THE SHOPPING

	135	190	13	\$257,194	\$156
	Sales	Listings	Days on Market	Median Price	Average PPSF
Bi-Annual Change	+8%	-23%	+8%	+7%	+14%