



SUMMER²⁰²⁰

PJ MORGAN REAL ESTATE
OMAHA AREA NEIGHBORHOOD REPORT



PJ MORGAN
REAL ESTATE
WITH YOU FOR LIFE

SUMMER 2020

OVERVIEW

The 2020 second quarter residential market shows an increase in prices and transactions, along with a decrease in average days on the market. Data shows a total of 3,556 closed sales in this quarter, representing a +48% increase from last quarter. The average days on market was 21 days, which is ten days less than last quarter. On average, homes sold for \$256,736, which is an increase of \$20,962 from last quarter.

“ As we navigate the unprecedented impact of COVID 19, home has taken on added significance and there are signs that homeownership remains one of the main tenants of the American Dream ”

- Mark Fleming,
Chief Economist at First American

Omaha Area	Last Quarter	Q2 2020	% Chg (yr)	% Chg (qtr)
Overview				
Closed Sales	2,397	3,556	-4%	+48%
Avg. Days on Mkt.	31	21	-21%	-31%
Average Price	\$235,774	\$256,736	+5%	+9%
Average Price By Bedroom				
2 or Less	\$147,305	\$154,782	+1%	+5%
3 Bedroom	\$201,910	\$211,304	+5%	+5%
4+ Bedroom	\$324,238	\$346,174	3%	+7%

Data courtesy of Omaha Area Board of REALTORS®

AKSARBEN

	43	46	15	\$211,811	\$181
	Sales	Listings	Days on Market	Median Price	Average PPSF
Bi-Annual Change	+48%	0%	+50%	+10%	+18%

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



BELLEVUE

241	95	20	\$230,479	\$149
Sales	Listings	Days on Market	Median Price	Average PPSF
Bi-Annual Change	-11%	0%	-31%	+4%
				+2%

BENNINGTON

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

	157	235	42	\$303,854	\$167
	Sales	Listings	Days on Market	Median Price	Average PPSF
Bi-Annual Change	-19%	+1%	-42%	-2%	+1%



HOME OF THE FEARSOME BENSON BUNNIES

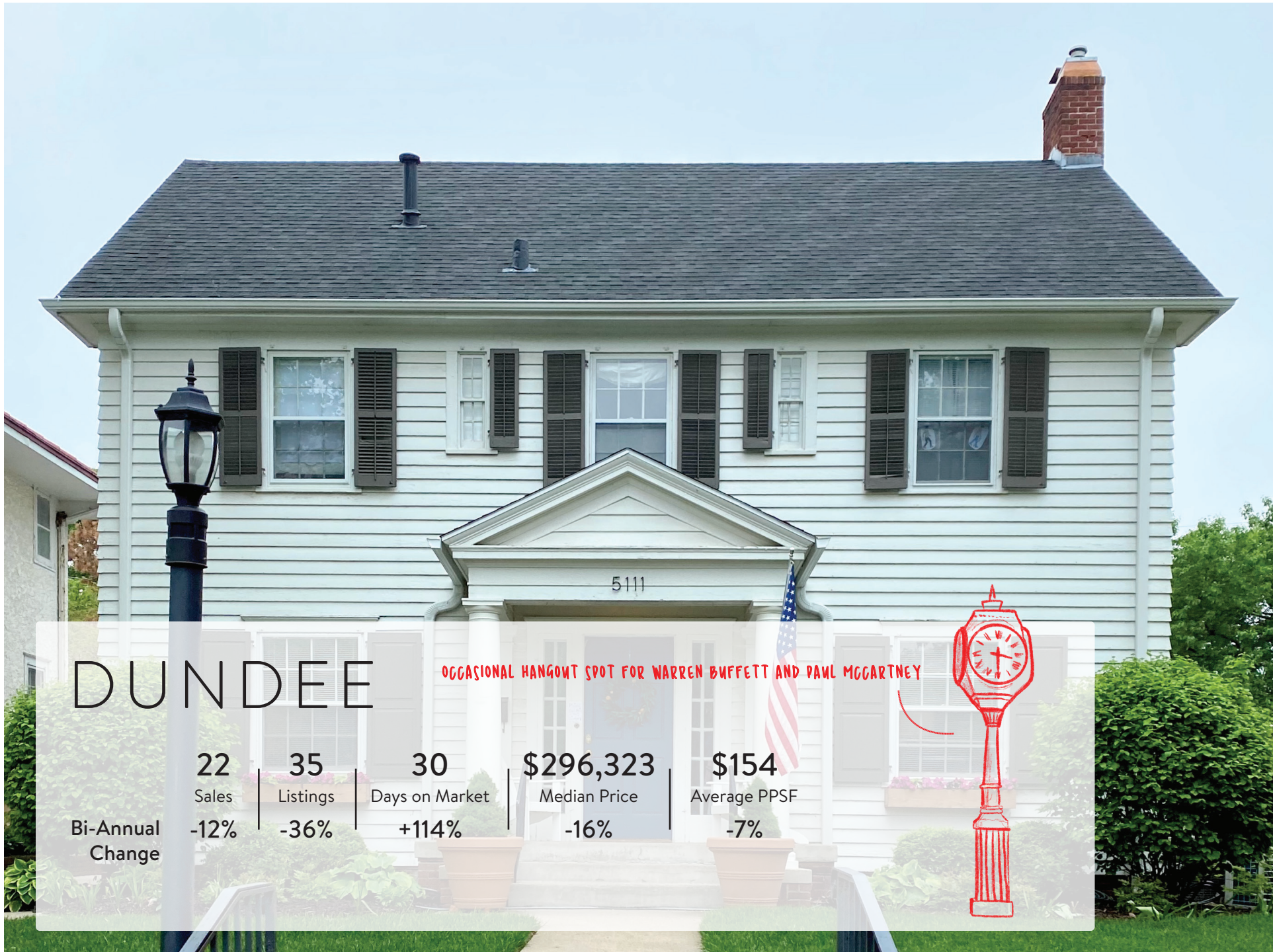


BENSON

195	230	10	\$163,646	\$131
Sales	Listings	Days on Market	Median Price	Average PPSF
Bi-Annual Change	-1%	-16%	+25%	0%
				+8%

DOWNTOWN

50	64	30	\$171,365	\$144
Sales	Listings	Days on Market	Median Price	Average PPSF
Bi-Annual Change	-6%	-30%	0%	-23%
				-8%



DUNDEE

OCCASIONAL HANGOUT SPOT FOR WARREN BUFFETT AND PAUL MCCARTNEY

22	35	30	\$296,323	\$154
Sales	Listings	Days on Market	Median Price	Average PPSF
Bi-Annual Change	-12%	-36%	+114%	-16%
				-7%



A bedroom interior featuring a bed with white bedding and beige pillows. Two windows with white frames and dark panes are on either side of the bed, each with a white lamp. A framed painting of a still life with fruit hangs above the bed. A semi-transparent white box with market data is overlaid on the lower half of the image.

ELKHORN

Bi-Annual
Change

316

Sales

+1%

507

Listings

-2%

35

Days on Market

-31%

\$398,896

Median Price

+1%

\$186

Average PPSF

+3%



NOT JUST PUMPKINS!
BUT ALSO...
PUMPKINS!



GREYNA

	205	294	37	\$343,189	\$181
	Sales	Listings	Days on Market	Median Price	Average PPSF
Bi-Annual Change	+13%	-10%	-34%	+11%	+5%



LA VISTA

	58	9	11	\$256,302	\$164
	Sales	Listings	Days on Market	Median Price	Average PPSF
Bi-Annual Change	-5%	-55%	10%	+1%	+8%

MIDTOWN

Bi-Annual Change	90	143	27	\$194,480	\$144
	Sales	Listings	Days on Market	Median Price	Average PPSF
	+6%	-15%	+4%	+2%	-3%

MILLARD NORTH

	139	179	10	\$291,755	\$147
	Sales	Listings	Days on Market	Median Price	Average PPSF
Bi-Annual Change	-5%	-21%	+11%	+3%	+4%



MILLARD SOUTH

207	255	8	\$221,488	\$152
Sales	Listings	Days on Market	Median Price	Average PPSF
Bi-Annual Change	-10%	-10%	-20%	+7%
				+5%



MILLARD WEST

	233	284	15	\$293,024	\$158
	Sales	Listings	Days on Market	Median Price	Average PPSF
Bi-Annual Change	+3%	-18%	-32%	+2%	+5%

NORTH OMAHA

	121	160	17	\$128,549	\$107
	Sales	Listings	Days on Market	Median Price	Average PPSF
Bi-Annual Change	-2%	-4%	+6%	+27%	+26%



PAPILLION

241

Sales

-2%

Bi-Annual
Change

381

Listings

0%

30

Days on Market

+20%

\$320,519

Median Price

+3%

\$161

Average PPSF

+3%

RALSTON

	37	46	6	\$181,984	\$143
	Sales	Listings	Days on Market	Median Price	Average PPSF
Bi-Annual Change	-20%	-34%	0%	-3%	+4%

SOUTH OMAHA

212	287	12	\$150,438	\$131
Sales	Listings	Days on Market	Median Price	Average PPSF
Bi-Annual Change	-25%	-23%	-40%	+7%
			+7%	+7%

ZOO. EVER HEARD OF IT?





WEST/NORTHWEST

	646	830	11	\$224,006	\$150
	Sales	Listings	Days on Market	Median Price	Average PPSF
Bi-Annual Change	-6%	-13%	-48%	+2%	+3%

WESTSIDE

COME FOR THE SCHOOL DISTRICT, STAY FOR THE SHOPPING

	97	40	10	\$330,515	\$178
	Sales	Listings	Days on Market	Median Price	Average PPSF
Bi-Annual Change	-14%	-15%	-38%	+15%	+9%