SPRING 2021

OMAHA AREA NEIGHBORHOOD REPORT





OVERVIEW

OVERVIEW

CLOSED SALES

AVG DAYS ON MKT

AVERAGE PRICE

The Residential real estate market in the 1st quarter of 2021 has truly earned the title of 'A Seller's Market'. The few Sellers that are taking advantage of this market have received offers to purchase at an average of 102.3% of the original list price. Each individual Omaha Metro neighborhood shows unique fluctuation in sales statistics, but the average price per square foot as increased across the board. This comes to no surprise with a 52% decrease in homes for sale as compared to the previous quarter. The 16% increase in average sale prices has Sellers feeling proud of their real estate investment. Despite interest rates making a slight increase to 3.18%, Buyers are accepting the challenges of this market and fighting for their chance at home ownership with historically low rates. Reach out to your PJ Morgan Real Estate REALTOR® to talk about achieving your real estate goals in this exciting market!

Q1

2021

2,505

19

\$273,354

LAST

QUARTER

3,908

16

\$273,818

6 House prices nationwide recorded the largest	
•	
annual and quarterly increase in the history	
of FHFA HPI. Low mortgage rates, pent up	
demand from homebuyers, and a limited	
housing supply propelled every region of the	
country to experience faster growth in 2020	
compared to a year ago despite the pandemic.	90

- Dr. Lynn Fisher Deputy Director of FHFA's Division of Research and Statistics

AVERAGE PRICE BY BEDROOM	LAST QUARTER	Q1 2021	% CHANGE (YR)	% CHANGE (QTR)
2 BEDROOM	\$170,808	\$164,110	+11%	-3.9%
3 BEDROOM	\$218,755	\$233,313	+16%	+6.4%
4+ BEDROOM	\$377,838	\$369,269	+14%	+2.3%

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% CHANGE % CHANGE

(QTR)

-44%

+17%

-0.2%

(YR)

+5%

-39%

+16%

Information furnished is from sources deemed reliable, but is not guaranteed by PJ Morgan Real Estate, or its agents and is subject to change, corrections, errors, omissions, prior sales or withdrawal, without notice.



AKSARBEN

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF	
	24	2	1	\$217,634	\$186	
ANNUAL CHANGE	+20%	-71%	-89%	+5.3%	+6.9%	_



BELLEVUE

153 43 30 \$259,872		¢ 2E 0 072	20	40	15.2	
ANNUAL CHANGE -2.5% -56% +3.4% +21%	\$166 +11%	. ,	+3 /1%	-56%	-2 5%	



BENNINGT	ΟN	SALE
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ANNUAL CHANGE	+31%	-47%	-91%	-3.6%	+8.2%	_
	136	74	2	\$312,061	\$184	_
	N SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF	



BENSON

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	120	30	12	\$169,027	\$147
ANNUAL CHANGE	-9.1%	-55%	-50%	+21%	+25%



DOWNTOWN	
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	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF	
	67	32	38	\$228,489	\$149	
ANNUAL CHANGE	+52%	-24%	+8.6%	+18%	+14%	



DUNDEE

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	20	20	47	\$385,850	\$185
ANNUAL CHANGE	+54%	+18%	-16%	+51%	+22%



Elkhorn

	234	105	20	\$433,092	\$204
ANNUAL CHANGE	-3.3%	-58%	-56%	+16%	+21%



GRETNA

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	143	72	38	\$383,091	\$200
ANNUAL CHANGE	+11%	-49%	-26%	+18%	+12%



LA VISTA

ANNUAL CHANGE	-185%	-67%	-77%	-1.7%	+8.4%
	41	4	5	\$231,271	\$180
	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF



MIDTOWN

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	75	37	32	\$206,725	\$157
ANNUAL CHANGE	+17%	-55%	-5.9%	+22%	+31%



MILLARD NORT	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	94	14	8	\$293,067	\$159
ANNUAL CHANGE	-5.1%	-59%	-50%	+15%	+15%



MILLARD SOUTH	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	94	14	8	\$296,067	\$161
ANNUAL CHANGE	-5.1%	-59%	-50%	+16%	+13%



MILLARD WEST	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	119	38	12	\$317,865	\$175
ANNUAL CHANGE	-7.8%	-50%	-59%	+12%	+12%



NORTH OMAHA SAL

-	128	48 -24%	19 -27%	\$136,138 +28%	\$114 +30%
	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF



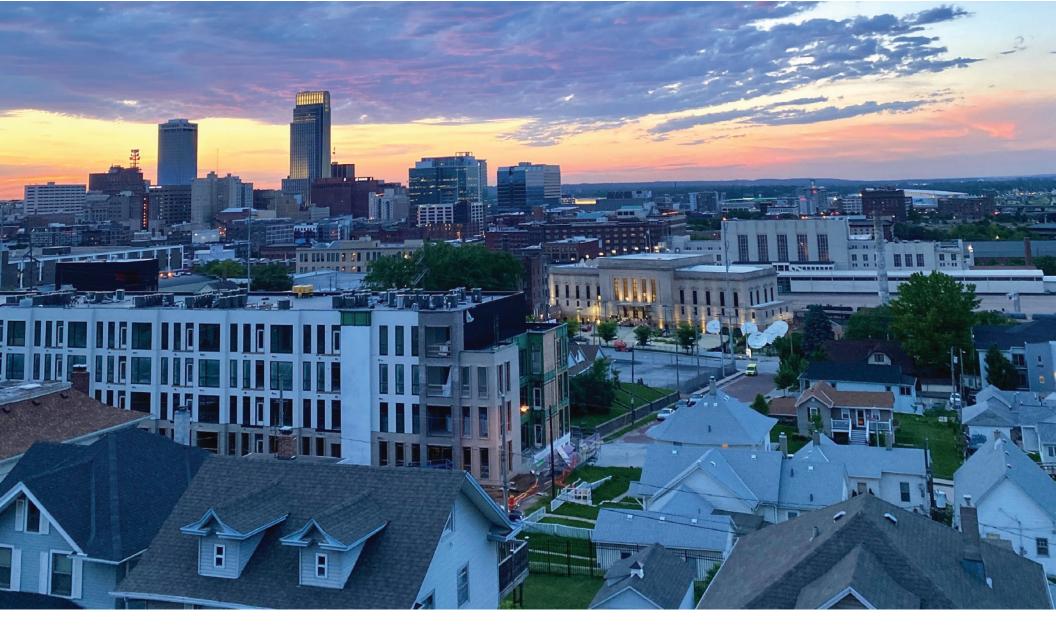
PAPILLION

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	182	60	25	\$349,320	\$184
ANNUAL CHANGE	+38%	-61%	-24%	+16%	+17%



RALSTON

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF	-
	34	3	4	\$205,253	\$160	_
ANNUAL CHANGE	-17%	-57%	-71%	+15%	+13%	_



SOUTH OMAHA SALES

JUTTIOMATIA	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	195	31	10	\$161,548	\$147
ANNUAL CHANGE	+11%	-54%	-50%	+16%	+22%



WEST/NORTHWEST _{sales}		LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	407	66	2	\$251,034	\$169
ANNUAL CHANGE	-9%	-61%	-80%	+15%	+18%



WESTSIDE

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	64	14	19	\$308,627	\$175
ANNUAL CHANGE	-26%	-63%	-27%	+12%	+3.6%