



OVERVIEW

Residential Real Estate sales in Summer 2021 created unique challenges and exciting opportunities for buyers, sellers, investors, and REALTORs® alike. Looking forward to next year, price appreciation is forecasted to moderate and interest rates are expected to see a slight increase. This realization has brought the Omaha Metro Area a welcomed 4% increase in homes for sale and a 16% increase in closed sales when compared to this time last year. Lawrence Yun, Chief Economist at NAR, said: "Supply is expected to improve, which will give buyers more options and help tamp down record-high asking prices for existing homes." While some buyers experienced fatigue with the early Q2 2021 market activity, pending sales still saw an increase compared to last year. On average, buyers in the Omaha Metro Area have offered 103% of the list price to get an accepted contract, causing an average 15% increase in average price per square foot. Whether you are looking to buy, sell, or invest - reach out to your PJ Morgan Real Estate REALTOR® to make a plan for achieving your real estate goals in this exciting market!

OVERVIEW	LAST QUARTER	Q2 2021	% CHANGE (YR)	% CHANGE (QTR)
CLOSED SALES	2,505	4,191	+18%	+67%
AVG DAYS ON MKT	19	9	-56%	-53%
AVERAGE PRICE	\$273,354	\$294,239	+15%	+7.6%

The improvement we saw in new listings growth from May to June shows sellers are entering the market historically later in the season, which could mean we'll see home buying continue into the fall as buyers jump at new opportunities."

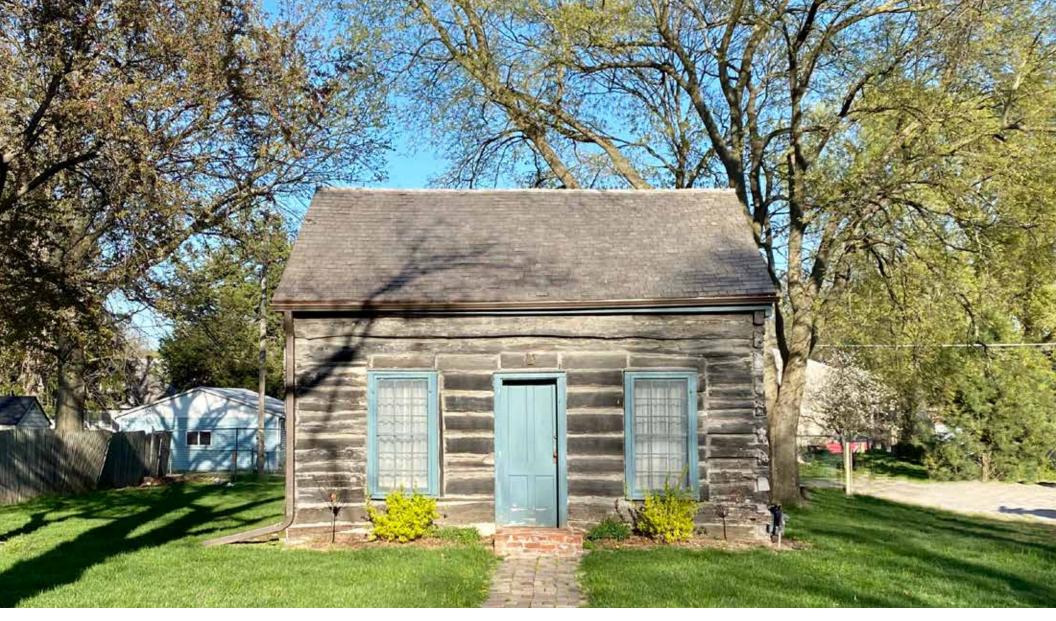
- George Ratiu Senior Economist at realtor.com

AVERAGE PRICE BY BEDROOM	LAST QUARTER	Q1 2021	% CHANGE (YR)	% CHANGE (QTR)
2 BEDROOM	\$164,110	\$186,504	+20%	+14%
3 BEDROOM	\$233,313	\$246,667	+17%	+5.7%
4+ BEDROOM	\$369,269	\$400,213	+16%	+8.4%



AKSARBEN

SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
35	64	5	\$226,532	\$203
-21%	+33%	-67%	+7.3%	+12%



BELLEVUE

SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
275	331	10	\$268,360	\$167
+10%	+11%	-57%	+16%	+12%



BENNINGTON SALES

ANNUAL CHANGE

 N SALES
 LISTINGS
 DAYS ON MARKET
 MEDIAN PRICE
 AVERAGE PPSF

 179
 204
 17
 \$362,348
 \$194

 +9%
 -26%
 -63%
 +19%
 +16%



BENSON

<i>7</i> 1	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	224	204	17	\$186,825	\$154
ANNUAL CHANGE	+11%	-26%	-63%	+13%	+17%



DOWNTOWN

ANNUAL CHANGE	73 +43%	97 +49%	30 0%	\$247,629 +47%	\$164 +15%	_
	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF	



DUNDEE

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	27	50	7	\$472,403	\$220
ANNUAL CHANGE	+23%	+43%	-77%	+59%	+43%



ELKHORN

SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
378	515	10	\$459,772	\$211
+12%	-3%	-74%	+16%	+13%



GRETNA

<i>/</i> \	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF	
	196	248	19	\$370,248	\$202	
ANNUAL CHANGE	-11%	-22%	-51%	+8%	+12%	



LA VISTA

ANNUAL CHANGE

 SALES
 LISTINGS
 DAYS ON MARKET
 MEDIAN PRICE
 AVERAGE PPSF

 48
 64
 5
 \$250,979
 \$180

 -21%
 -4%
 -58%
 -2%
 +9%



MIDTOWN

/	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	117	150	10	\$259,273	\$175
ANNUAL CHANGE	+29%	+4%	-63%	+32%	+21%



MILLARD NORTH SALES

LISTINGS

DAYS ON MARKET

4

MEDIAN PRICE

AVERAGE PPSF

\$167

ANNUAL CHANGE

214 +15% +19%

166

-60%

\$323,680 +10%

+12%



MILLARD SOUTH SALES

ES LISTINGS

DAYS ON MARKET

2

MEDIAN PRICE

\$249,929

AVERAGE PPSF

ANNUAL CHANGE

219 293 +1% +14%

-75%

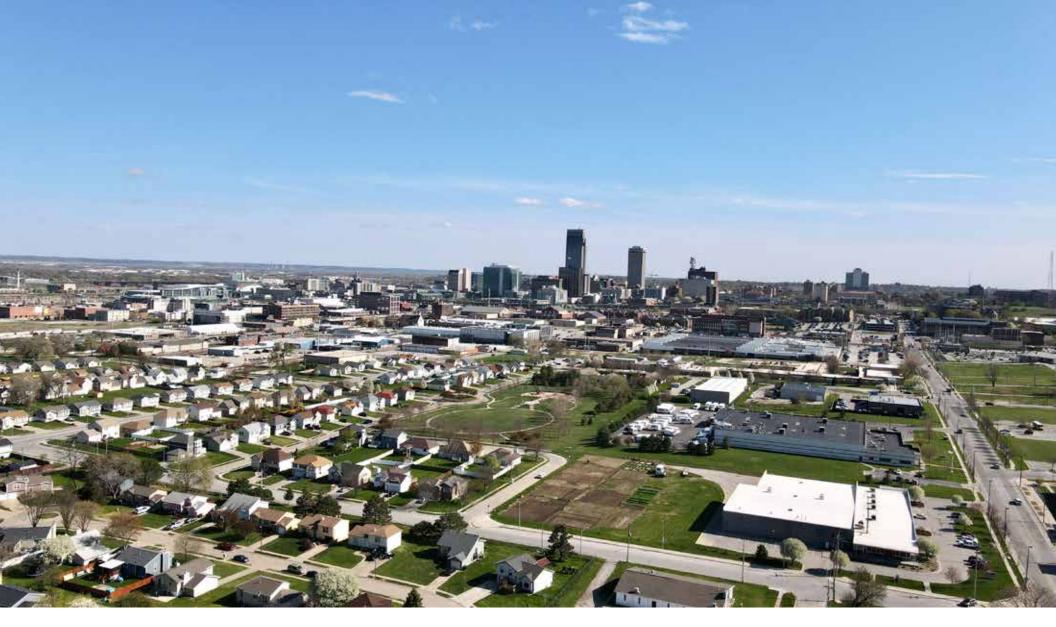
+13%

\$180 +18%



MILLARD WEST

SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
225	261	8	\$341,512	\$182
-7%	-10%	-47%	+17%	+15%



NORTH OMAHA

SALES

160

LISTINGS

219

DAYS ON MARKET

12

-29%

MEDIAN PRICE

AVERAGE PPSF

\$109

ANNUAL CHANGE

+26% +34%

\$132,727 +4%

+3%



PAPILLION

ANNUAL CHANGE

 SALES
 LISTINGS
 DAYS ON MARKET
 MEDIAN PRICE
 AVERAGE PPSF

 292
 325
 11
 \$351,230
 \$177

 +15%
 -18%
 -69%
 +10%
 +15%



RALSTON

SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
66	93	4	\$204,291	\$178
+78%	+102%	-33%	+12%	+24%



SOUTH OMAHA

SALES LISTINGS DAYS ON MARKET MEDIAN PRICE AVERAGE PPSF

266 341 6 \$179,134 \$157
ANNUAL CHANGE +23% +18% -50% +19% +18%



WEST/NORTHWEST SALES LISTINGS DAYS ON MARKET

ANNUAL CHANGE

686 912 5 \$258,284 \$176 +1% +6% -58% +15% +17%

MEDIAN PRICE

AVERAGE PPSF



WESTSIDE

ANNUAL CHANGE

 SALES
 LISTINGS
 DAYS ON MARKET
 MEDIAN PRICE
 AVERAGE PPSF

 136
 210
 4
 \$327,718
 \$200

 +33%
 +29%
 -60%
 0%
 +12%