

FALL 2021

OMAHA AREA NEIGHBORHOOD REPORT



PJ MORGAN
REAL ESTATE
WITH YOU FOR LIFE



OVERVIEW

OVERVIEW	LAST QUARTER	Q2 2021	% CHANGE (YR)	% CHANGE (QTR)
CLOSED SALES	4,191	4,450	0%	+6.2%
AVG DAYS ON MKT	9	9	-46%	0%
AVERAGE PRICE	\$294,239	\$298,507	9%	+1.5%

AVERAGE PRICE BY BEDROOM	LAST QUARTER	Q1 2021	% CHANGE (YR)	% CHANGE (QTR)
2 BEDROOM	\$186,504	\$190,092	+11%	+1.9%
3 BEDROOM	\$246,667	\$242,122	+9%	-1.8%
4+ BEDROOM	\$400,213	\$409,037	+10%	+2.2%

“Homeownership is one of the fundamental keys to accumulating wealth in America—hence why it has been integrally linked to achieving the American Dream...Not only can owning a home provide a roof over your head and a secure place to live, but because mortgage payments generally remain fixed while rents may rise over time, a home can also be a very effective hedge against inflation. Together, these features can give homeowners an enormous advantage over renters when it comes to accumulating wealth.”

- DS News



AKSARBEN

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	50	10	5	\$255,736	\$190
ANNUAL CHANGE	+47%	+67%	-29%	+1%	+4%



BELLEVUE

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	299	63	7	\$263,801	\$176
ANNUAL CHANGE	+3%	-17%	-71%	+7%	+15%



BENNINGTON

SALES

LISTINGS

DAYS ON MARKET

MEDIAN PRICE

AVERAGE PPSF

177

65

16

\$357,336

\$194

ANNUAL CHANGE

-1%

-41%

-58%

+6%

+6%



BENSON

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	222	63	8	\$194,239	\$156
ANNUAL CHANGE	+1%	+34%	-27%	+14%	+18%



DOWNTOWN

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	66	34	26	\$261,569	\$175
ANNUAL CHANGE	+61%	-26%	-26%	+25%	+17%



DUNDEE

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	23	30	10	\$476,506	\$206
ANNUAL CHANGE	0%	+150%	-71%	+25%	+9%



ELKHORN

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	392	142	12	\$475,268	\$216
ANNUAL CHANGE	-11%	-10%	-60%	+15%	+12%



GREटना

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	228	71	14	\$379,971	\$205
ANNUAL CHANGE	-7%	-46%	-64%	+8%	+13%



LA VISTA

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	71	7	4	\$262,276	\$181
ANNUAL CHANGE	+34%	-13%	-20%	-1%	+7%



MIDTOWN

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	112	43	17	\$231,186	\$162
ANNUAL CHANGE	0%	-39%	-11%	+26%	+11%



MILLARD NORTH		SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
ANNUAL CHANGE		180	29	8	\$357,408	\$177
		+7%	-9%	0%	+13%	+17%



MILLARD SOUTH

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	254	26	4	\$257,517	\$177
ANNUAL CHANGE	+5%	+30%	-20%	+15%	+13%



MILLARD WEST

SALES

LISTINGS

DAYS ON MARKET

MEDIAN PRICE

AVERAGE PPSF

212

33

6

\$345,378

\$186

ANNUAL CHANGE

-24%

-39%

-60%

+13%

+12%



NORTH OMAHA

SALES

LISTINGS

DAYS ON MARKET

MEDIAN PRICE

AVERAGE PPSF

154

81

13

\$150,480

\$122

ANNUAL CHANGE

+17%

+80%

0%

+11%

+17%



PAPILLION

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	254	84	9	\$361,378	\$188
ANNUAL CHANGE	-19%	-34%	-68%	+9%	+15%



RALSTON

SALES

LISTINGS

DAYS ON MARKET

MEDIAN PRICE

AVERAGE PPSF

74

9

6

\$212,783

\$165

ANNUAL CHANGE

+32%

+13%

+50%

+11%

+8%



SOUTH OMAHA

SALES

LISTINGS

DAYS ON MARKET

MEDIAN PRICE

AVERAGE PPSF

287

70

6

\$182,756

\$156

ANNUAL CHANGE

-3%

+43%

-40%

+11%

+11%



WEST/NORTHWEST					
	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	785	145	6	\$259,546	\$177
ANNUAL CHANGE	-5%	+4%	-33%	+10%	+13%



WESTSIDE

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	140	45	8	\$328,514	\$195
ANNUAL CHANGE	+9%	-2%	-33%	+6%	+12%