

WINTER 2021

OMAHA AREA NEIGHBORHOOD REPORT





OVERVIEW

OVERVIEW	LAST QUARTER	Q4 2021	% CHANGE (YR)	% CHANGE (QTR)
CLOSED SALES	4,450	4,028	0%	-9.5%
AVG DAYS ON MKT	9	13	-24%	+44%
AVERAGE PRICE	\$298,507	\$295,258	8%	-1.1%

AVERAGE PRICE BY BEDROOM	LAST QUARTER	Q4 2021	% CHANGE (YR)	% CHANGE (QTR)
2 BEDROOM	\$190,092	\$173,156	+1%	-8.9%
3 BEDROOM	\$242,122	\$243,547	+11%	-0.6%
4+ BEDROOM	\$409,037	\$413,070	+10%	+1.0%

“ Showings traditionally lag during the holiday season, but the data we’re seeing tells us that buyer demand remains strong. The fact that every region showed a year-over-year increase indicates that buyers are undeterred... it speaks to their desire to keep searching for their next home. ”

- Michael Lan, VP & General Manager,
ShowingTime



AKSARBEN

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	38	2	6	\$197,644	\$184
ANNUAL CHANGE	+6%	-33%	-25%	-13%	-2%



BELLEVUE

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	253	72	11	\$269,261	\$177
ANNUAL CHANGE	+9%	+1.4%	-21%	+13%	+16%



BENNINGTON

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	165	74	14	\$390,513	\$203
ANNUAL CHANGE	+0.6%	-18%	-70%	+17%	+13%



BENSON

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	230	43	15	\$179,624	\$148
ANNUAL CHANGE	+17%	+2%	+50%	+8%	+10%



DOWNTOWN

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	62	30	25	\$189,147	\$138
ANNUAL CHANGE	+9%	-51%	0%	-15%	-15%



DUNDEE

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	34	22	30	\$400,754	\$183
ANNUAL CHANGE	+10%	+100%	+20%	-5%	-7%



ELKHORN

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	323	133	16	\$478,896	\$228
ANNUAL CHANGE	-7%	0%	-36%	+11%	+14%



GREटना

SALES

LISTINGS

DAYS ON MARKET

MEDIAN PRICE

AVERAGE PPSF

187

85

11

\$394,491

\$215

ANNUAL CHANGE

-13%

-20%

-61%

+6%

+11%



LA VISTA

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	59	8	4	\$278,333	\$193
ANNUAL CHANGE	+18%	+60%	-50%	+11%	+16%



MIDTOWN

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	102	26	28	\$185,498	\$137
ANNUAL CHANGE	+13%	-54%	+4%	-16%	-11%



MILLARD NORTH		SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
ANNUAL CHANGE		117	15	9	\$364,790	\$178
		+3%	-32%	0%	+10%	+13%



MILLARD SOUTH

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	156	12	6	\$252,000	\$179
ANNUAL CHANGE	-7%	-48%	0%	+9%	+13%



MILLARD WEST

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	193	23	8	\$357,394	\$191
ANNUAL CHANGE	+8%	-44%	-39%	+16%	+14%



NORTH OMAHA

SALES

LISTINGS

DAYS ON MARKET

MEDIAN PRICE

AVERAGE PPSF

201

62

25

\$118,964

\$103

ANNUAL CHANGE

+34%

-8%

+56%

-14%

-1%



PAPILLION

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	252	98	13	\$377,459	\$194
ANNUAL CHANGE	-7%	+10%	-46%	+12%	+12%



RALSTON

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	53	2	7	\$204,650	\$164
ANNUAL CHANGE	-10%	0%	+17%	-1%	+12%



SOUTH OMAHA

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	262	56	12	\$185,185	\$159
ANNUAL CHANGE	+5.6%	+19%	+33%	+11%	+10%



WEST/NORTHWEST

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	700	96	8	\$259,608	\$178
ANNUAL CHANGE	+4%	-9%	-11%	+11%	+11%



WESTSIDE

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	144	30	11	\$333,351	\$202
ANNUAL CHANGE	+5%	+11%	0%	+4%	+14%