

# SUMMER 2022

OMAHA AREA NEIGHBORHOOD REPORT



PJ MORGAN  
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## OVERVIEW

OVERVIEW	LAST QUARTER	Q2 2022	% CHANGE (YR)	% CHANGE (QTR)
CLOSED SALES	<b>4,058</b>	<b>4,740</b>	<b>+12%</b>	<b>+25%</b>
AVG DAYS ON MKT	<b>17</b>	<b>11</b>	<b>+14%</b>	<b>-36%</b>
AVERAGE PRICE	<b>\$296,634</b>	<b>\$326,967</b>	<b>+11%</b>	<b>+10%</b>

AVERAGE PRICE BY BEDROOM	LAST QUARTER	Q2 2022	% CHANGE (YR)	% CHANGE (QTR)
2 BEDROOM	<b>\$126,275</b>	<b>\$209,135</b>	<b>+12%</b>	<b>+66%</b>
3 BEDROOM	<b>\$253,148</b>	<b>\$275,370</b>	<b>+12%</b>	<b>+9%</b>
4+ BEDROOM	<b>\$409,925</b>	<b>\$442,548</b>	<b>+11%</b>	<b>+8%</b>

“ Experts don’t believe the market is in a bubble or a crash is in the cards, like during the Great Recession. The nation is still suffering from a housing shortage that has reached crisis proportions at a time when many millennials are reaching the age when they start to consider homeownership. That’s likely to keep prices high. ”

- Realtor.com



# AKSARBEN

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	42	4	3	\$254,607	\$209
ANNUAL CHANGE	-17%	+43%	+40%	-13%	-3%



# BELLEVUE

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	275	59	12	\$305,719	\$195
ANNUAL CHANGE	+5%	-34%	-20%	-14%	-16%



# BENNINGTON

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	157	64	22	\$471,819	\$237
ANNUAL CHANGE	+22%	-3%	-10%	-32%	-22%



# BENSON

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	242	43	6	\$214,752	\$175
ANNUAL CHANGE	-6%	+7%	-20%	-15%	-14%



# DOWNTOWN

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	68	28	16	\$220,629	\$167
ANNUAL CHANGE	+8%	0%	+47%	+10%	-2%



# DUNDEE

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	33	16	4	\$487,670	\$223
ANNUAL CHANGE	-22%	+30%	+43%	-3%	-1%





# ELKHORN

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	<b>395</b>	<b>173</b>	<b>13</b>	<b>\$495,301</b>	<b>\$248</b>
ANNUAL CHANGE	<b>-1%</b>	<b>-42%</b>	<b>-30%</b>	<b>-8%</b>	<b>-18%</b>



# GRETNA

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	204	118	16	\$445,801	\$236
ANNUAL CHANGE	+1%	-66%	+30%	-20%	-16%



# LA VISTA

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	55	7	3	\$291,440	\$208
ANNUAL CHANGE	-10%	-17%	+40%	-17%	-16%



# MIDTOWN

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	99	26	7	\$265,049	\$194
ANNUAL CHANGE	+16%	+46%	+30%	-2%	-11%



# MILLARD NORTH

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	141	28	3	\$348,979	\$197
ANNUAL CHANGE	+16%	-22%	+25%	-8%	-17%



# MILLARD SOUTH

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	3	24	3	\$285,781	\$203
ANNUAL CHANGE	-50%	+8%	-50%	-14%	-13%



# MILLARD WEST

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	202	53	4	\$389,019	\$211
ANNUAL CHANGE	+13%	-51%	+56%	-14%	-16%



# NORTH OMAHA

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	163	43	8	\$159,233	\$138
ANNUAL CHANGE	+2%	+30%	+33%	-19%	-27%





# PAPILLION

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	293	103	16	\$420,803	\$212
ANNUAL CHANGE	+4%	-47%	-45%	-19%	-16%



# RALSTON

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	56	7	3	\$246,263	\$182
ANNUAL CHANGE	+15%	+22%	+25%	-21%	-5%



# SOUTH OMAHA

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	213	47	7	\$206,602	\$179
ANNUAL CHANGE	+21%	-24%	-17%	-15%	-16%



# WEST/NORTHWEST

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	634	121	6	\$299,257	\$201
ANNUAL CHANGE	+9%	-21%	-20%	-16%	-14%



# WESTSIDE

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	111	33	5	\$397,116	\$228
ANNUAL CHANGE	+18%	+6%	-25%	-21%	-14%