

FALL 2022

OMAHA AREA NEIGHBORHOOD REPORT



PJ MORGAN
REAL ESTATE
WITH YOU FOR LIFE



OVERVIEW

OVERVIEW	LAST QUARTER	Q3 2022	% CHANGE (YR)	% CHANGE (QTR)
CLOSED SALES	4,740	3,916	-12%	-17%
AVG DAYS ON MKT	11	11	+21%	0%
AVERAGE PRICE	\$326,967	\$344,157	+15%	+5%

AVERAGE PRICE BY BEDROOM	LAST QUARTER	Q3 2022	% CHANGE (YR)	% CHANGE (QTR)
2 BEDROOM	\$209,135	\$200,009	+5%	-4%
3 BEDROOM	\$275,370	\$275,359	+14%	0%
4+ BEDROOM	\$442,548	\$467,814	+14%	+6%

“ U.S. households own \$41 trillion in owner occupied real estate, just over \$12 trillion in debt, and the remaining ~\$29 trillion in equity. The national "Loan to Value" in Q2 2022 was 29.5%, the lowest since 1983. Homeowners had an average of \$320,000 in inflation-adjusted equity in their homes in Q2 2022, an all-time high.

”

- Odeta Kushi, Deputy Chief Economist,
First American



AKSARBEN

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	7	9	7	\$205,571	\$198
ANNUAL CHANGE	+40%	-10%	+40%	-8.5%	+12.5%



BELLEVUE

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	76	85	24	\$284,413	\$188
ANNUAL CHANGE	-24.8%	+54.5%	+200%	+12.3%	+10.6%



BENNINGTON

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	42	88	9	\$385,231	\$210
ANNUAL CHANGE	-35.4%	+63%	-50%	+3.7%	+7.7%



BENSON

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	74	71	10	\$214,460	\$163
ANNUAL CHANGE	-5%	-12%	+25%	+8%	+2%



DOWNTOWN

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	19	43	34	\$317,711	\$181
ANNUAL CHANGE	+5.6%	+30.3%	+70%	+39.8%	+11%



DUNDEE

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	6	8	12	\$418,867	\$179
ANNUAL CHANGE	100%	-76.5%	+500%	-33.2%	-26.6%



ELKHORN

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	100	210	18	\$524,441	\$248
ANNUAL CHANGE	-16.7%	+39.1%	0%	+11.5%	+15.3%



GRETNA

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	61	316	13	\$468,278	\$236
ANNUAL CHANGE	-28.2%	+401.6%	+44.4%	+25.4%	+14.6%



LA VISTA

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	10	9	2	\$286,490	\$217
ANNUAL CHANGE	-61.5%	+12.5%	-66.7%	+12.3%	+20.6%



MIDTOWN

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	21	27	14	\$259,133	\$205
ANNUAL CHANGE	-41.7%	-38.6%	-44%	+18.8%	+37.6%



MILLARD NORTH

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	48	31	12	\$347,807	\$183
ANNUAL CHANGE	-15.8%	+24%	+71.4%	+6.6%	+1.7%



MILLARD SOUTH

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	73	29	5	\$290,955	\$203
ANNUAL CHANGE	+25.9%	-3.3%	0%	+13.1%	+14%



MILLARD WEST

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	66	73	8	\$403,228	\$216
ANNUAL CHANGE	-8.3%	+160.7%	-11.1%	+13.2%	+16.8%



NORTH OMAHA

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	49	75	10	\$172,392	\$140
ANNUAL CHANGE	-5.8%	-23.5%	-33.3%	+12.3%	+12.9%



PAPILLION

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	76	135	27	\$406,722	\$203
ANNUAL CHANGE	-8.4%	+64.6%	+350%	+12.9%	+5.2%



RALSTON

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	10	6	8	\$243,250	\$168
ANNUAL CHANGE	-52.4%	-14.3%	0%	+14.4%	+1.2%



SOUTH OMAHA

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	59	67	3	\$204,196	\$184
ANNUAL CHANGE	-38.5%	-10.7%	0%	+12.2%	+20.3%



WEST/NORTHWEST

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	216	149	3	\$284,760	\$194
ANNUAL CHANGE	-12.9%	-28%	0%	+11.7%	+8.4%



WESTSIDE

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	40	37	3	\$391,414	\$214
ANNUAL CHANGE	0%	-31.5%	-40%	+26.4%	+12%