

WINTER 2022

OMAHA AREA NEIGHBORHOOD REPORT





OVERVIEW

OVERVIEW	LAST QUARTER	Q4 2022	% CHANGE (YR)	% CHANGE (QTR)
CLOSED SALES	3,916	2,593	-36%	-34%
AVG DAYS ON MKT	11	12	-10%	+3%
AVERAGE PRICE	\$344,157	\$322,936	+9%	-5%

AVERAGE PRICE BY BEDROOM	LAST QUARTER	Q4 2022	% CHANGE (YR)	% CHANGE (QTR)
2 BEDROOM	\$200,009	\$196,156	+13%	-2%
3 BEDROOM	\$275,359	\$270,390	+11%	-2%
4+ BEDROOM	\$467,814	\$434,166	+5%	-7%

“ As the Federal Reserve data shows... home prices only go up and always recover from recessions no matter how mild or severe. Long term homeowners should view this market...right now...as a unique buying opportunity. ”

- David Stevens, Former Assistant Secretary of Housing



AKSARBEN

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	18	10	7	\$235,389	\$207
ANNUAL CHANGE	-53%	+233%	+17%	+19%	+13%



BELLEVUE

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	145	88	13	\$292,350	\$189
ANNUAL CHANGE	-43%	+21%	+18%	+8%	+7%



BENNINGTON

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	114	100	17	\$453,241	\$221
ANNUAL CHANGE	-32%	+33%	+21%	+17%	+9%



BENSON

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	136	59	13	\$215,843	\$166
ANNUAL CHANGE	-42%	+40%	-13%	+21%	+13%



DOWNTOWN

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	45	30	24	\$212,576	\$157
ANNUAL CHANGE	-31%	0%	0%	+16%	+16%



DUNDEE

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	12	7	35	\$424,167	\$215
ANNUAL CHANGE	-65%	-68%	+17%	+6%	+17%



ELKHORN

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	240	222	22	\$501,329	\$240
ANNUAL CHANGE	-27%	+63%	+38%	+5%	+6%



GREटना

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	132	344	22	\$458,075	\$239
ANNUAL CHANGE	-31%	+291%	+100%	+16%	+12%



LA VISTA

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	37	7	9	\$280,180	\$207
ANNUAL CHANGE	-37%	-13%	+125%	+1%	+7%



MIDTOWN

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	57	26	19	\$267,625	\$189
ANNUAL CHANGE	-44%	-4%	-32%	+44%	+38%



MILLARD NORTH

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	108	20	10	\$348,532	\$188
ANNUAL CHANGE	-35%	+33%	+11%	-4%	+6%



MILLARD SOUTH

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	125	27	9	\$281,313	\$193
ANNUAL CHANGE	-37%	+125%	+50%	+12%	+7%



MILLARD WEST

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	130	68	13	\$363,183	\$215
ANNUAL CHANGE	-34%	+196%	+44%	+1%	+12%



NORTH OMAHA

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	102	65	20	\$160,398	\$135
ANNUAL CHANGE	-50%	+7%	-17%	+35%	+31%



PAPILLION

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	196	159	21	\$412,435	\$215
ANNUAL CHANGE	-23%	+47%	+62%	+9%	+11%



RALSTON

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	40	5	5	\$226,019	\$196
ANNUAL CHANGE	-27%	150%	-29%	+12%	+21%



SOUTH OMAHA

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	200	52	10	\$200,343	\$172
ANNUAL CHANGE	-26%	-10%	-17%	+9%	+8%



WEST/NORTHWEST

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	395	183	11	\$284,503	\$195
ANNUAL CHANGE	-44%	+87%	+38%	+10%	+10%



WESTSIDE

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	79	30	12	\$344,028	\$215
ANNUAL CHANGE	-45%	0%	+9%	+3%	+6%