

SPRING 2023

OMAHA AREA NEIGHBORHOOD REPORT



PJ MORGAN
REAL ESTATE
WITH YOU FOR LIFE



OVERVIEW

OVERVIEW	LAST QUARTER	Q1 2023	% CHANGE (YR)	% CHANGE (QTR)
CLOSED SALES	2,593	2,195	-42%	-15%
AVG DAYS ON MKT	12	28	+68%	+140%
AVERAGE PRICE	\$322,936	\$325,106	+10%	+1%

AVERAGE PRICE BY BEDROOM	LAST QUARTER	Q1 2023	% CHANGE (YR)	% CHANGE (QTR)
2 BEDROOM	\$196,156	\$212,786	+69%	+8%
3 BEDROOM	\$270,390	\$278,137	+10%	+3%
4+ BEDROOM	\$434,16	\$449,369	+10%	+4%

“ Each downward tick in mortgage rates is met with increased buyer demand, as many eager home shoppers take advantage of the slightly lower cost of financing a home. ”

- Freddie Mac



AKSARBEN

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	17	9	9	\$235,259	\$214
ANNUAL CHANGE	-6%	+125%	+200%	-8%	-3%



BELLEVUE

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	101	77	35	\$304,534	\$193
ANNUAL CHANGE	-37%	+26%	+119%	+7%	+4%



BENNINGTON

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	87	87	43	\$430,041	\$227
ANNUAL CHANGE	-37%	+45%	+169%	+12%	+4%



BENSON

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	118	34	22	\$203,789	\$163
ANNUAL CHANGE	-25%	+48%	+100%	+6%	+4%



DOWNTOWN

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	37	26	13	\$207,554	\$156
ANNUAL CHANGE	-29%	+44%	-35%	-4%	-4%



DUNDEE

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	19	2	42	\$527,500	\$225
ANNUAL CHANGE	-27%	-88%	+121%	+36%	+19%



ELKHORN

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	118	216	34	\$504,206	\$250
ANNUAL CHANGE	-22%	+61%	+70%	+2%	+6%



GREटना

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	151	319	40	\$459,099	\$239
ANNUAL CHANGE	-6%	+251%	+111%	+5%	+4%



LA VISTA

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	35	5	6	\$261,726	\$213
ANNUAL CHANGE	-3%	0%	-33%	+3%	+9%



MIDTOWN

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	61	19	20	\$243,481	\$176
ANNUAL CHANGE	-13%	0%	-13%	+3%	-5%



MILLARD NORTH

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	65	18	11	\$347,091	\$191
ANNUAL CHANGE	-21%	+100%	+38%	+9%	+1%



MILLARD SOUTH

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	102	18	8	\$286,176	\$197
ANNUAL CHANGE	-14%	+20%	+100%	+5%	+5%



MILLARD WEST

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	92	54	22	\$371,716	\$212
ANNUAL CHANGE	-21%	+135%	+267%	-4%	+5%



NORTH OMAHA

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	96	38	38	\$173,625	\$139
ANNUAL CHANGE	-27%	-3%	+138%	+13%	+11%



PAPILLION

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	145	160	44	\$433,106	\$231
ANNUAL CHANGE	-19%	+65%	+144%	+5%	+6%



RALSTON

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	22	5	10	\$233,245	\$188
ANNUAL CHANGE	-35%	-17%	+150%	+5%	+3%



SOUTH OMAHA

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	147	28	13	\$203,219	\$180
ANNUAL CHANGE	-27%	+8%	+18%	+11%	+15%



WEST/NORTHWEST

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	324	134	18	\$284,893	\$201
ANNUAL CHANGE	-20%	+106%	+200%	+4%	+6%



WESTSIDE

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	67	18	16	\$373,437	\$227
ANNUAL CHANGE	-33%	+29%	+45%	+4%	+9%