

SUMMER 2023

OMAHA AREA NEIGHBORHOOD REPORT



PJ MORGAN
REAL ESTATE
WITH YOU FOR LIFE



OVERVIEW

OVERVIEW	LAST QUARTER	Q2 2023	% CHANGE (YR)	% CHANGE (QTR)
CLOSED SALES	2,195	2,848	-31%	+30%
AVG DAYS ON MKT	28	20	+118%	-27%
AVERAGE PRICE	\$325,106	\$360,776	+7%	+11%

AVERAGE PRICE BY BEDROOM	LAST QUARTER	Q2 2023	% CHANGE (YR)	% CHANGE (QTR)
2 BEDROOM	\$212,786	\$225,270	+7%	+6%
3 BEDROOM	\$278,137	\$289,916	+3%	+4%
4+ BEDROOM	\$449,369	\$480,952	+6%	+7%

“Mortgage rates heavily influence the direction of home sales. Relatively steady rates have led to several consecutive months of consistent home sales. Available inventory strongly impacts home sales, too... existing-home sales activity is down sizably due to the current supply being roughly half the level of 2019.”

- Lawrence Yun, Chief Economist, NAR



AKSARBEN

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	27	6	7	\$289,698	\$241
ANNUAL CHANGE	-37%	+50%	+133%	+15%	+15%



BELLEVUE

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	185	80	25	\$314,979	\$204
ANNUAL CHANGE	-36%	+29%	+108%	+3%	+4%



BENNINGTON

SALES

LISTINGS

DAYS ON MARKET

MEDIAN PRICE

AVERAGE PPSF

133

106

55

\$469,647

\$246

ANNUAL CHANGE

-20%

+61%

+150%

+1%

+4%



BENSON

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	187	35	8	\$206,952	\$174
ANNUAL CHANGE	-25%	-22%	+33%	-3%	0%



DOWNTOWN

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	51	32	19	\$264,394	\$188
ANNUAL CHANGE	-25%	+3%	+19%	+20%	+13%



DUNDEE

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	11	7	8	\$330,141	\$184
ANNUAL CHANGE	-67%	-59%	+100%	-32%	-17%



ELKHORN

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	285	236	33	\$557,354	\$260
ANNUAL CHANGE	-30%	+38%	+154%	+13%	+5%



GREटना

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	249	288	50	\$450,320	\$237
ANNUAL CHANGE	+17%	+138%	+194%	+1%	+1%



LA VISTA

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	38	9	4	\$314,964	\$217
ANNUAL CHANGE	-31%	+29%	+33%	+8%	+4%



MIDTOWN

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	77	25	10	\$260,698	\$209
ANNUAL CHANGE	-25%	-22%	+43%	-1%	+8%



MILLARD NORTH		SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
		123	24	5	\$380,299	\$205
ANNUAL CHANGE		-15%	-14%	+67%	+9%	+4%



MILLARD SOUTH

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	170	22	4	\$296,756	\$207
ANNUAL CHANGE	-15%	-8%	+33%	+4%	+2%



MILLARD WEST

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	137	61	16	\$402,067	\$222
ANNUAL CHANGE	-34%	+11%	+300%	+3%	+6%



NORTH OMAHA

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	131	53	15	\$214,197	\$163
ANNUAL CHANGE	-23%	+13%	+88%	+35%	+18%



PAPILLION

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	241	171	30	\$440,653	\$226
ANNUAL CHANGE	-21%	+60%	+88%	+5%	+7%



RALSTON

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	40	8	3	\$253,354	\$197
ANNUAL CHANGE	-30%	+14%	0%	+3%	+8%



SOUTH OMAHA

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	190	41	7	\$215,590	\$187
ANNUAL CHANGE	-16%	-20%	0%	+5%	+5%



WEST/NORTHWEST

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	493	158	13	\$319,481	\$212
ANNUAL CHANGE	-24%	+30%	+117%	+7%	+5%



WESTSIDE

SALES

LISTINGS

DAYS ON MARKET

MEDIAN PRICE

AVERAGE PPSF

103

29

10

\$411,004

\$240

ANNUAL CHANGE

-10%

-12%

+100%

+1%

+5%