



# FALL 2023

OMAHA AREA NEIGHBORHOOD REPORT





# OVERVIEW

OVERVIEW	LAST QUARTER	Q3 2023	% CHANGE (YR)	% CHANGE (QTR)
CLOSED SALES	2,848	2,929	-24%	+2%
AVG DAYS ON MKT	20	17	+47%	-18%
AVERAGE PRICE	\$360,776	\$360,329	+6%	0%

AVERAGE PRICE BY BEDROOM	LAST QUARTER	Q3 2023	% CHANGE (YR)	% CHANGE (QTR)
2 BEDROOM	\$225,270	\$221,510	+10%	-2%
3 BEDROOM	\$289,916	\$288,434	+4%	-1%
4+ BEDROOM	\$480,952	\$484,227	+4%	+1%

“ High mortgage rates have slowed additional price surges, with monthly increases returning to regular seasonal averages. In other words, home prices are still growing but are in line with historic seasonal expectations. ”

- Selma Hepp, Chief Economist  
CoreLogic





# AKSARBEN

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	26	12	4	\$275,119	\$240
ANNUAL CHANGE	-24%	+140%	-20%	+16%	+17%





# BELLEVUE

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	195	84	20	\$317,963	\$198
ANNUAL CHANGE	-23%	0%	+43%	+9%	+4%





# BENNINGTON

SALES

LISTINGS

DAYS ON MARKET

MEDIAN PRICE

AVERAGE PPSF

108

109

21

\$508,246

\$250

ANNUAL CHANGE

-33%

+27%

+62%

+18%

+11%



# BENSON

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	161	58	8	\$214,529	\$183
ANNUAL CHANGE	-23%	-3%	-11%	-5%	+7%





# DOWNTOWN

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	53	41	18	\$267,413	\$185
ANNUAL CHANGE	+6%	+24%	-22%	-11%	+6%





# DUNDEE

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	12	6	13	\$514,542	\$245
ANNUAL CHANGE	-52%	-50%	+44%	-8%	+2%





# ELKHORN

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	322	264	25	\$532,404	\$254
ANNUAL CHANGE	-16%	+32%	+79%	+3%	+4%





# GRETNA

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	228	305	36	\$473,778	\$246
ANNUAL CHANGE	-7%	-7%	+89%	+3%	+4%





# LA VISTA

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	49	6	8	\$278,380	\$213
ANNUAL CHANGE	-9%	-25%	+60%	-10%	+1%





# MIDTOWN

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	65	30	19	\$272,414	\$194
ANNUAL CHANGE	-26%	-6%	+36%	+8%	+2%





# MILLARD NORTH

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	110	31	7	\$360,745	\$194
ANNUAL CHANGE	-24%	-16%	-13%	+1%	+2%





# MILLARD SOUTH

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	155	26	6	\$296,028	\$208
ANNUAL CHANGE	-23%	+4%	+50%	+4%	+4%





# MILLARD WEST

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	157	83	3	\$377,500	\$214
ANNUAL CHANGE	-19%	+24%	0%	-3%	0%





# NORTH OMAHA

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	152	70	6	\$194,581	\$150
ANNUAL CHANGE	-1%	+1%	+20%	+13%	+7%





# PAPILLION

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	239	176	39	\$429,824	\$226
ANNUAL CHANGE	-8%	+29%	+129%	+6%	+9%





# RALSTON

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	44	7	4	\$265,348	\$199
ANNUAL CHANGE	-6%	+75%	-43%	+14%	+11%





# SOUTH OMAHA

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	198	55	8	\$222,267	\$194
ANNUAL CHANGE	-16%	-15%	-11%	+6%	+10%





# WEST/NORTHWEST

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	539	194	11	\$317,660	\$206
ANNUAL CHANGE	-20%	+21%	+38%	+8%	+6%





# WESTSIDE

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	109	31	8	\$387,966	\$234
ANNUAL CHANGE	-9%	-11%	0%	-3%	+7%