



OVERVIEW

OVERVIEW	LAST QUARTER	Q4 2023	% CHANGE (YR)	% CHANGE (QTR)
CLOSED SALES	2,929	2,338	-2%	-20%
AVG DAYS ON MKT	17	16	0%	-6%
AVERAGE PRICE	\$360,329	\$353,607	+7%	-2%
AVERAGE PRICE BY BEDROOM	LAST QUARTER	Q4 2023	% CHANGE (YR)	% CHANGE (QTR)
2 BEDROOM	\$221,510	\$209,213	+3%	-6%
3 BEDROOM	\$288,434	\$290,881	+7%	+1%
4+ BEDROOM	\$484,227	\$481,567	+9%	-1%

We might be at peak "lock-in effect." Some move-up or lifestyle sellers might be coming to terms with the fact 3%

and 4% mortgage rates aren't returning anytime soon. If the "lock-in effect" eases up further in 2024 it could help boost existing home sales from the very

low levels experienced at the end of 2023. 99

- Lance Lambert Founder, ResiClub



AKSARBEN

ANNUAL CHANGE

 SALES
 LISTINGS
 DAYS ON MARKET
 MEDIAN PRICE
 AVERAGE PPSF

 28
 13
 10
 \$286,866
 \$239

 +56%
 +30%
 +43%
 +22%
 +15%



BELLEVUE

ANNUAL CHANGE	+13%	+10%	+23%	+1%	+6%
	167	98	16	\$296,255	\$201
VUE	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF



BENNINGTON SALES

LISTINGS

DAYS ON MARKET

30

+76%

MEDIAN PRICE

AVERAGE PPSF

ANNUAL CHANGE

75 115 +14% -36%

\$439,677 -3%

\$235 +7%



BENSON

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	138	76	12	\$211,954	\$170
ANNUAL CHANGE	0%	+27%	-14%	-2%	+2%



DOWNTOWN

–	50	33	21	\$264,980	\$189	_
ANNUAL CHANGE	+9%	+32%	-9%	+27%	+22%	
$1 \bigcirc VVIV$	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF	



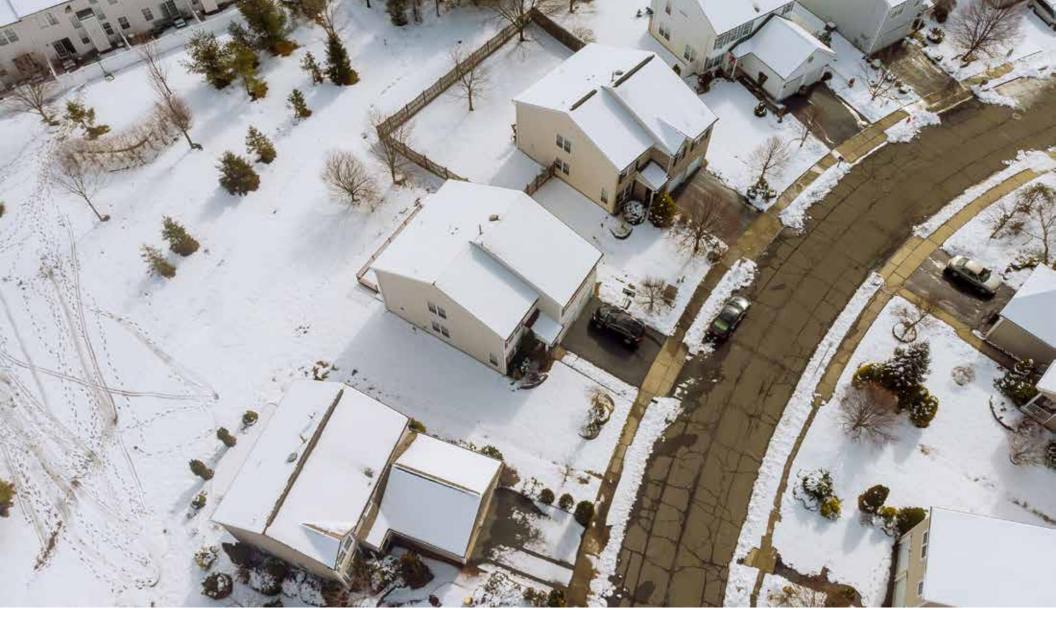
DUNDEE

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	13	9	5	\$576,346	\$260
ANNUAL CHANGE	+8%	+29%	-38%	+36%	+21%



ELKHORN

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF	
	213	244	22	\$560,327	\$260	
ANNUAL CHANGE	-12%	+14%	0%	+12%	+8%	



GRETNA

\ / \	SALES	LISTINGS DAYS ON MARKET		MEDIAN PRICE	AVERAGE PPSF
	143	346	34	\$440,457	\$243
ANNUAL CHANGE	+4%	-1%	+48%	-5%	+2%



LA VISTA

SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
37	9	8	\$300,265	\$227
0%	-10%	-11%	+7%	+10%



MIDTOWN

7	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF	
_	69	39	13	\$234,755	\$178	
ANNUAL CHANGE	+21%	+26%	-32%	-12%	-6%	



MILLARD NORTH SALES

LISTINGS

DAYS ON MARKET

MEDIAN PRICE

AVERAGE PPSF

\$213

ANNUAL CHANGE

89 28 -38% +40% 11 +10% \$483,131 +39%

+13%



MILLARD SOUTH SALES

LISTINGS

DAYS ON MARKET

8

MEDIAN PRICE

\$299,479

AVERAGE PPSF

ANNUAL CHANGE

131 33 -6% +22%

-20%

+7%

+5%

\$202



MILLARD WEST

SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
118	80	16	\$395,926	\$219
-11%	+18%	+23%	+9%	+2%



NORTH OMAHA SALES

LISTINGS

DAYS ON MARKET

13

MEDIAN PRICE

AVERAGE PPSF

ANNUAL CHANGE

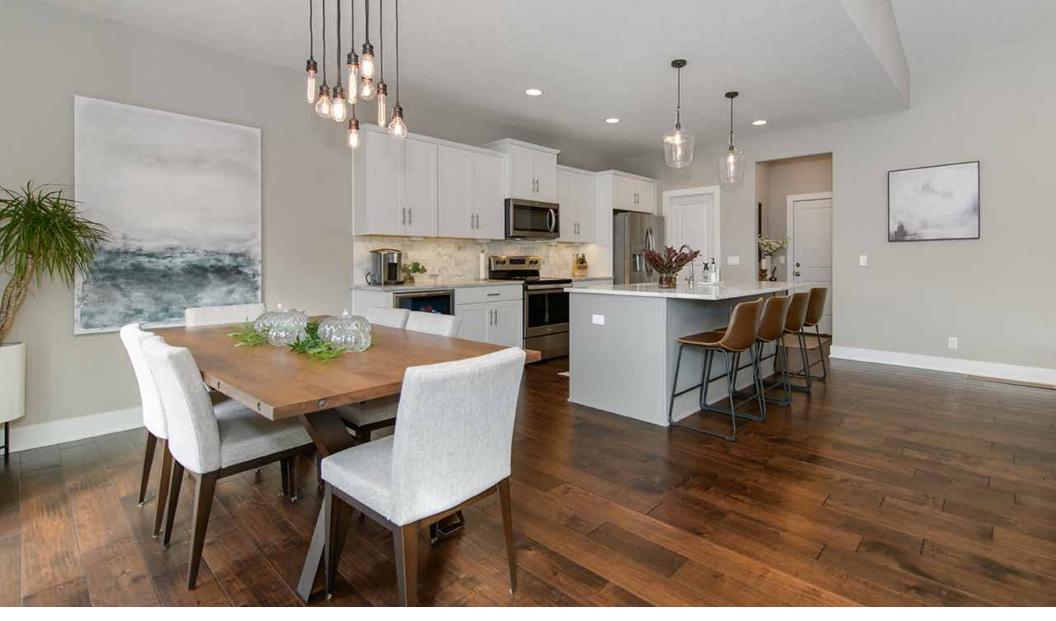
135	87
+32%	+34%

-35%

\$174,348 +9%

+6%

\$143



PAPILLION

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	190	194	24	\$420,976	\$226
ANNUAL CHANGE	-6%	+22%	+9%	+1%	+5%



RALSTON

SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
31	9	31	\$257,048	\$197
-23%	+80%	-23%	+14%	+1%



SOUTH OMAHA

SALES

LISTINGS

DAYS ON MARKET

10

MEDIAN PRICE

\$211,667

AVERAGE PPSF

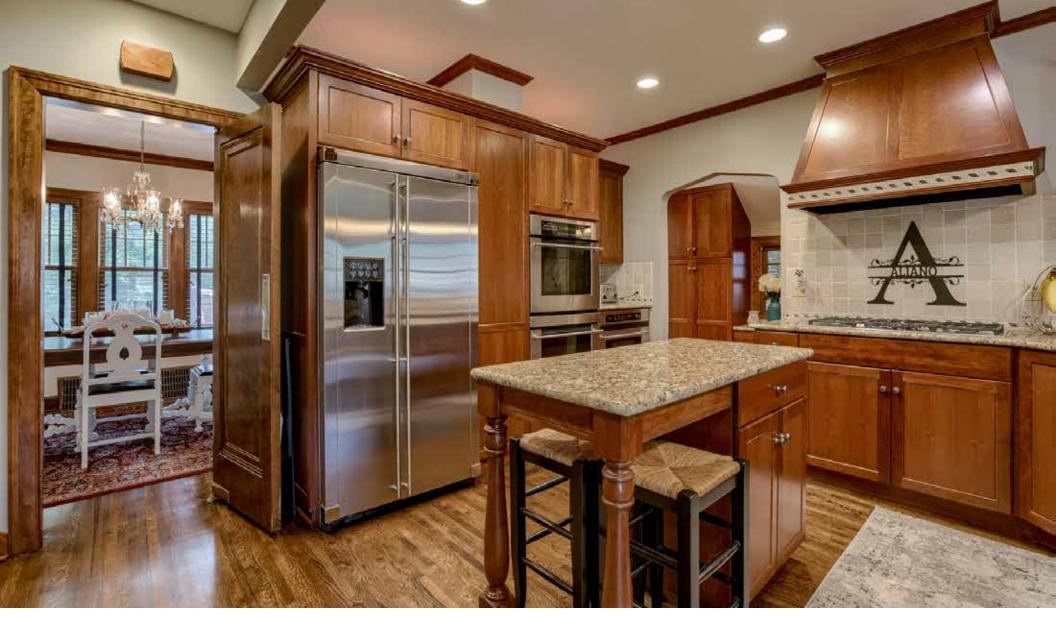
\$181

ANNUAL CHANGE

165	62
-18%	+22%

0%

+5% +5%



WEST/NORTHWEST SALES

LISTINGS

197

DAYS ON MARKET

11

-8%

MEDIAN PRICE

AVERAGE PPSF

Δ	N	NII	$I \Delta I$	CHA	NGF

+8%	+5%	

436

\$306,520 \$205 +7% +5%



WESTSIDE

SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
66	35	15	\$424,896	\$243
-18%	+21%	+25%	+24%	+20%