

# WINTER 2023

OMAHA AREA NEIGHBORHOOD REPORT



# 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. ”

- Lance Lambert  
Founder, ResiClub



# AKSARBEN

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	28	13	10	\$286,866	\$239
ANNUAL CHANGE	+56%	+30%	+43%	+22%	+15%





# BELLEVUE

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





# BENNINGTON

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	75	115	30	\$439,677	\$235
ANNUAL CHANGE	-36%	+14%	+76%	-3%	+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

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





# 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%





# GREटना

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
ANNUAL CHANGE	0%	-10%	-11%	+7%	+10%





# MIDTOWN

	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

89

28

11

\$483,131

\$213

ANNUAL CHANGE

-38%

+40%

+10%

+39%

+13%





# MILLARD SOUTH

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	131	33	8	\$299,479	\$202
ANNUAL CHANGE	-6%	+22%	-20%	+7%	+5%





# MILLARD WEST

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





# NORTH OMAHA

SALES

LISTINGS

DAYS ON MARKET

MEDIAN PRICE

AVERAGE PPSF

135

87

13

\$174,348

\$143

ANNUAL CHANGE

+32%

+34%

-35%

+9%

+6%



# 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
ANNUAL CHANGE	-23%	+80%	-23%	+14%	+1%



# SOUTH OMAHA

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	165	62	10	\$211,667	\$181
ANNUAL CHANGE	-18%	+22%	0%	+5%	+5%





# WEST/NORTHWEST

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	436	197	11	\$306,520	\$205
ANNUAL CHANGE	+8%	+5%	-8%	+7%	+5%





# WESTSIDE

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