

SPRING 2024

OMAHA AREA NEIGHBORHOOD REPORT



PJ MORGAN
REAL ESTATE
WITH YOU FOR LIFE



OVERVIEW

OVERVIEW	LAST QUARTER	Q1 2024	% CHANGE (YR)	% CHANGE (QTR)
CLOSED SALES	2,338	1,957	-11%	-16%
AVG DAYS ON MKT	16	27	-2%	+74%
AVERAGE PRICE	\$353,607	\$349,971	+8%	-1%

AVERAGE PRICE BY BEDROOM	LAST QUARTER	Q1 2024	% CHANGE (YR)	% CHANGE (QTR)
2 BEDROOM	\$209,213	\$216,132	+2%	+3%
3 BEDROOM	\$290,881	\$291,421	+5%	0%
4+ BEDROOM	\$481,567	\$466,873	+4%	-3%

“

Current expectations are that the Fed will start to cut rates at some point between June and September. The exact timing depends on how incoming economic data looks. The Fed's March meeting did not set up the prospect of a near-term interest rate cut, but a summer cut appears likely.

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- Forbes



AKSARBEN

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	23	9	11	\$270,613	\$225
ANNUAL CHANGE	+35%	0%	+22%	+15%	+5%



BELLEVUE

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	150	87	28	\$315,668	\$208
ANNUAL CHANGE	+44%	+12%	-22%	+3%	+7%



BENNINGTON

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	21	174	42	\$396,989	\$236
ANNUAL CHANGE	-61%	+195%	-5%	+25%	+26%



BENSON

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	30	51	15	\$197,250	\$165
ANNUAL CHANGE	-9%	+82%	+36%	+12%	+9%



DOWNTOWN

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	29	29	24	\$267,466	\$204
ANNUAL CHANGE	-59%	-6%	-37%	+18%	+34%



DUNDEE

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	9	9	20	\$342,831	\$208
ANNUAL CHANGE	-50%	+350%	-55%	-35%	-9%



ELKHORN

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	227	257	40	\$548,432	\$261
ANNUAL CHANGE	+14%	-5%	+18%	+9%	+5%



GRETNA

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	63	130	51	\$474,688	\$251
ANNUAL CHANGE	-22%	+25%	+50%	+6%	+8%



LA VISTA

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	33	8	11	\$293,683	\$214
ANNUAL CHANGE	-6%	+60%	+175%	+12%	0%



MIDTOWN

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	44	27	21	\$263,915	\$187
ANNUAL CHANGE	-28%	+42%	+5%	+8%	+6%



MILLARD NORTH

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	63	15	20	\$360,156	\$187
ANNUAL CHANGE	-7%	-12%	+82%	+4%	-2%



MILLARD SOUTH

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	113	27	10	\$300,830	\$207
ANNUAL CHANGE	+6%	+42%	+25%	+5%	+5%



MILLARD WEST

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	86	75	26	\$410,770	\$217
ANNUAL CHANGE	-7%	+34%	+13%	+13%	+3%



NORTH OMAHA

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	130	68	31	\$160,608	\$142
ANNUAL CHANGE	+27%	+74%	-16%	-6%	+3%



PAPILLION

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	161	200	43	\$423,886	\$227
ANNUAL CHANGE	+6%	+26%	-7%	-2%	-2%



RALSTON

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	161	200	43	\$423,886	\$227
ANNUAL CHANGE	+6%	+26%	-7%	-2%	-2%



SOUTH OMAHA

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	128	60	13	\$203,271	\$183
ANNUAL CHANGE	-14%	+107%	0%	0%	+2%



WEST/NORTHWEST

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	346	157	21	\$307,363	\$212
ANNUAL CHANGE	+1%	+11%	-5%	+8%	+5%



WESTSIDE

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	66	28	19	\$389,007	\$228
ANNUAL CHANGE	-4%	+56%	+19%	+6%	0%