



OVERVIEW

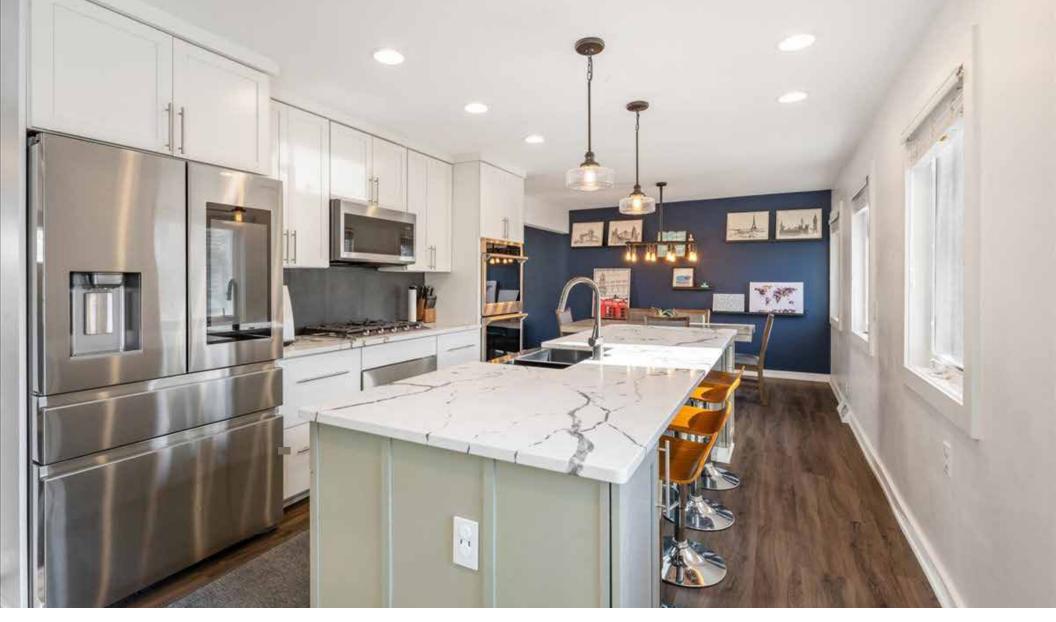
OVERVIEW	LAST QUARTER	Q1 2024	% CHANGE (YR)	% CHANGE (QTR)	
CLOSED SALES	2,338	1,957	-11%	-16%	
AVG DAYS ON MKT	16	27	-2%	+74%	
AVERAGE PRICE	\$353,607	\$349,971	+8%	-1%	
AVERAGE PRICE BY BEDROOM	LAST QUARTER	Q1 2024	% CHANGE (YR)	% CHANGE (QTR)	
2 BEDROOM	\$209,213	\$216,132	+2%	+3%	
3 BEDROOM	\$290,881	\$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.



- Forbes



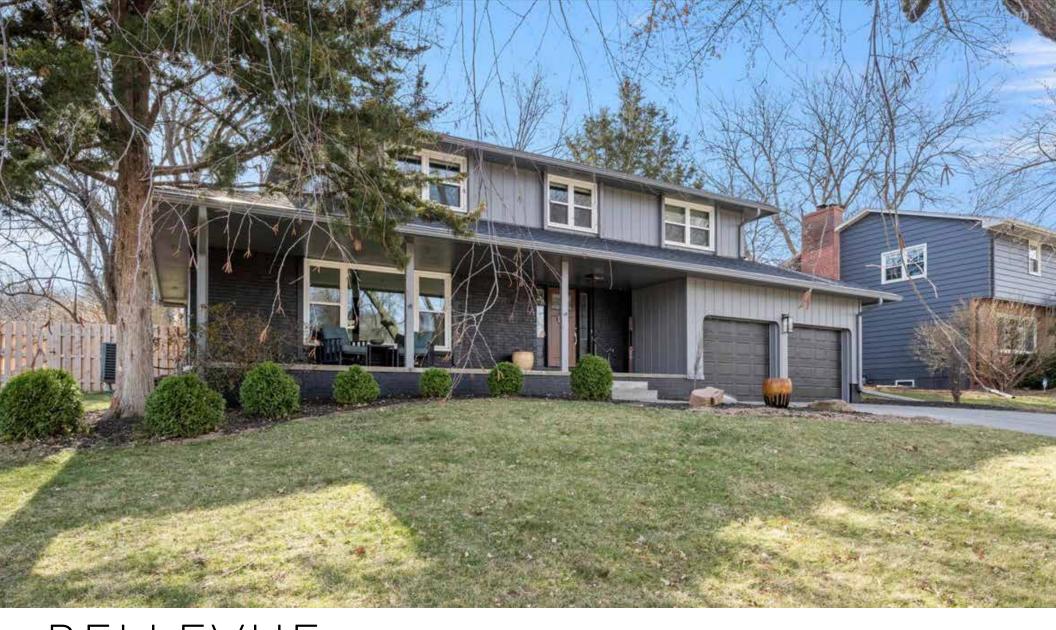
AKSARBEN

ANNUAL CHANGE

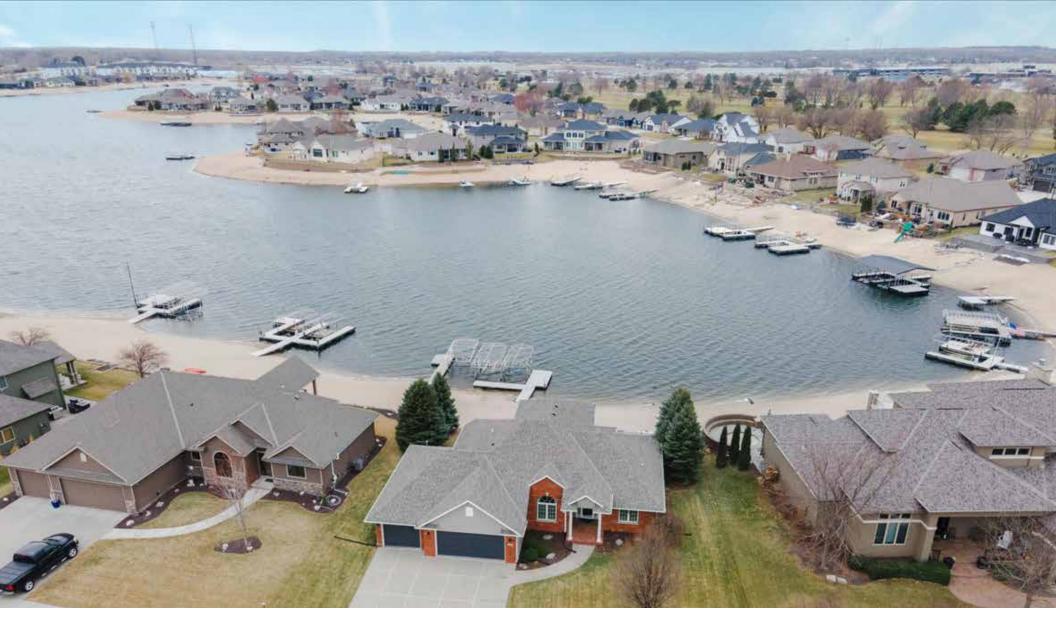
 SALES
 LISTINGS
 DAYS ON MARKET
 MEDIAN PRICE
 AVERAGE PPSF

 23
 9
 11
 \$270,613
 \$225

 +35%
 0%
 +22%
 +15%
 +5%



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



BENNINGTON SALES

LES LISTINGS

DAYS ON MARKET

42

MEDIAN PRICE

AVERAGE PPSF

ANNUAL CHANGE

21 174 -61% +195%

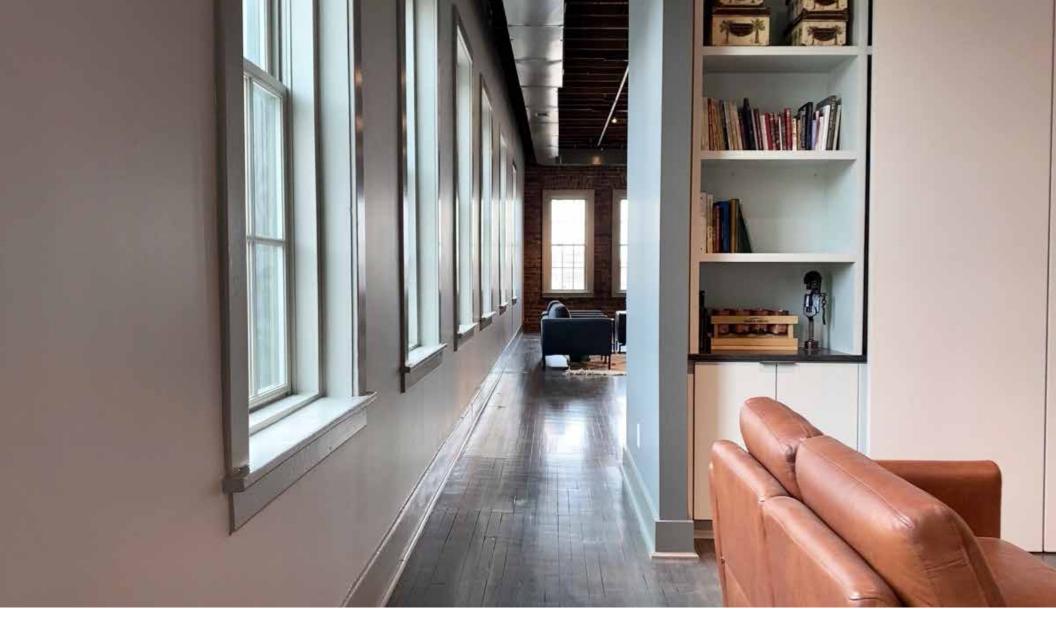
-5%

\$396,989 +25% \$236 +26%



BENSON

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



DOWNTOWN

ANNUAL CHANGE

 SALES
 LISTINGS
 DAYS ON MARKET
 MEDIAN PRICE
 AVERAGE PPSF

 29
 29
 24
 \$267,466
 \$204

 -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

ANNUAL CHANGE

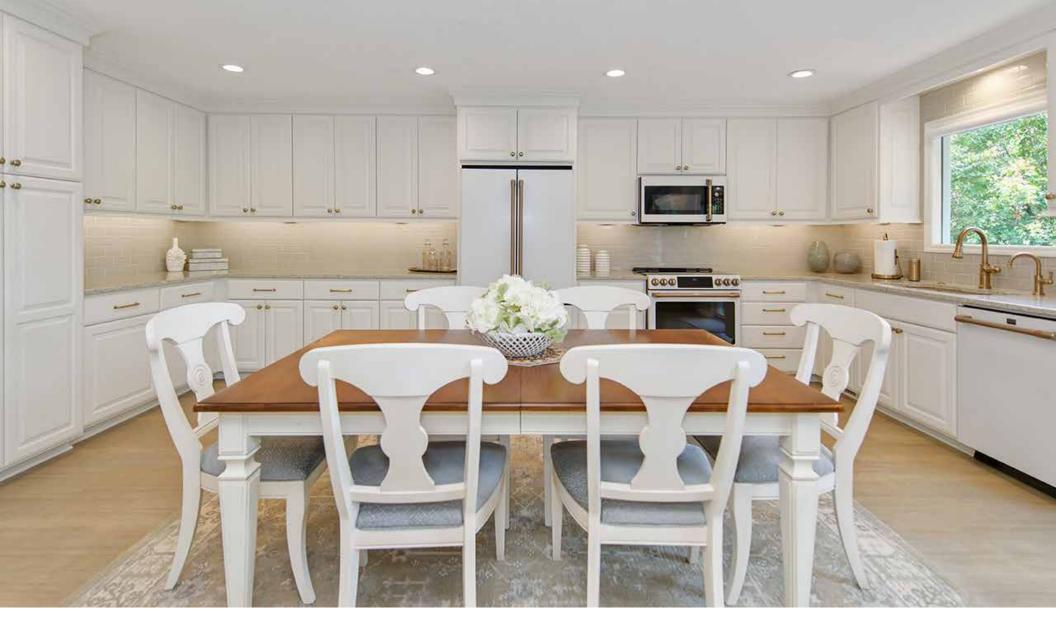
SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
227	257	40	\$548,432	\$261
+14%	-5%	+18%	+9%	+5%



GRETNA

ANNUAL CHANGE

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



LA VISTA

SALES LISTINGS DAYS ON MARKET MEDIAN PRICE AVERAGE PPSF

 33
 8
 11
 \$293,683
 \$214

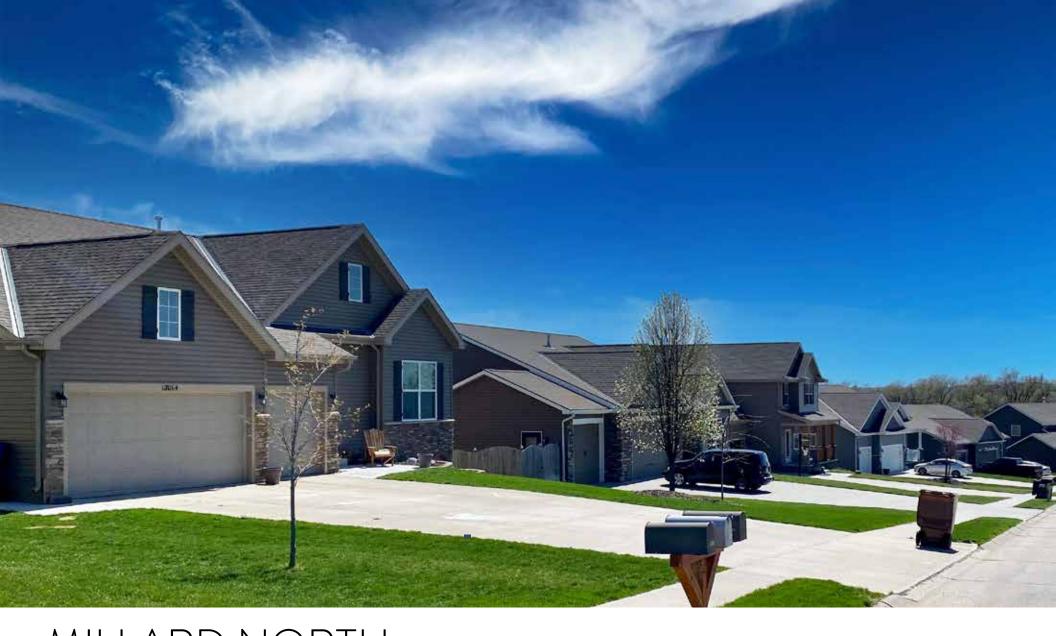
 ANNUAL CHANGE
 -6%
 +60%
 +175%
 +12%
 0%



MIDTOWN

ANNUAL CHANGE

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



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



MILLARD SOUTH SALES

LISTINGS

DAYS ON MARKET

MEDIAN PRICE

AVERAGE PPSF

\$207

ANNUAL CHANGE

113	27
+6%	+42%

\$300,830 10 +25% +5%

+5%



MILLARD WEST

SALES

86

LISTINGS

75

DAYS ON MARKET

MEDIAN PRICE

AVERAGE PPSF

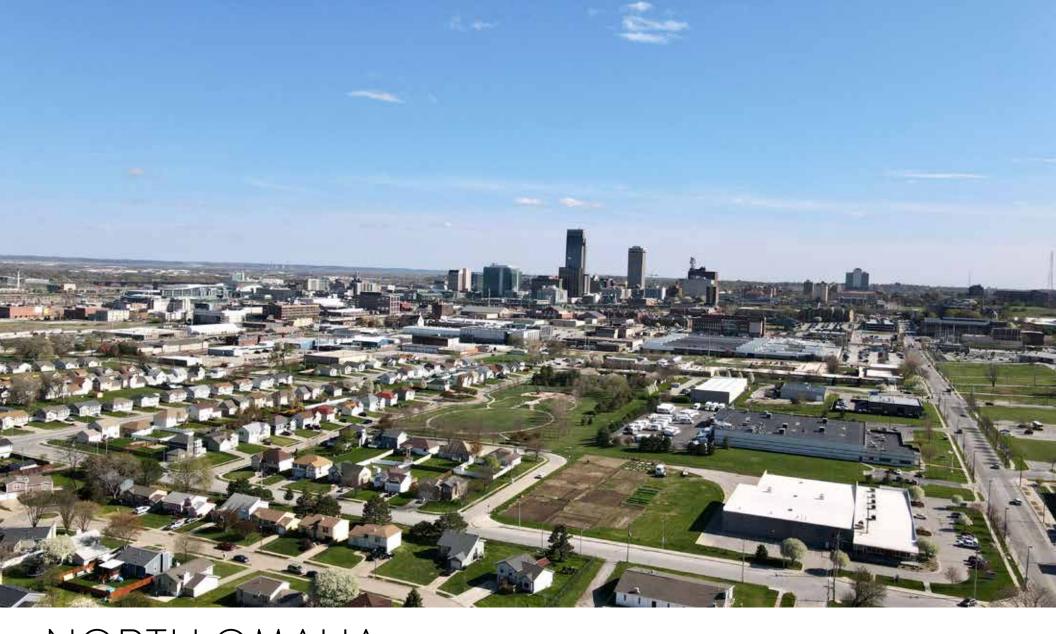
\$217

ANNUAL CHANGE

-7% +34%

26 +13% \$410,770 +13%

+3%

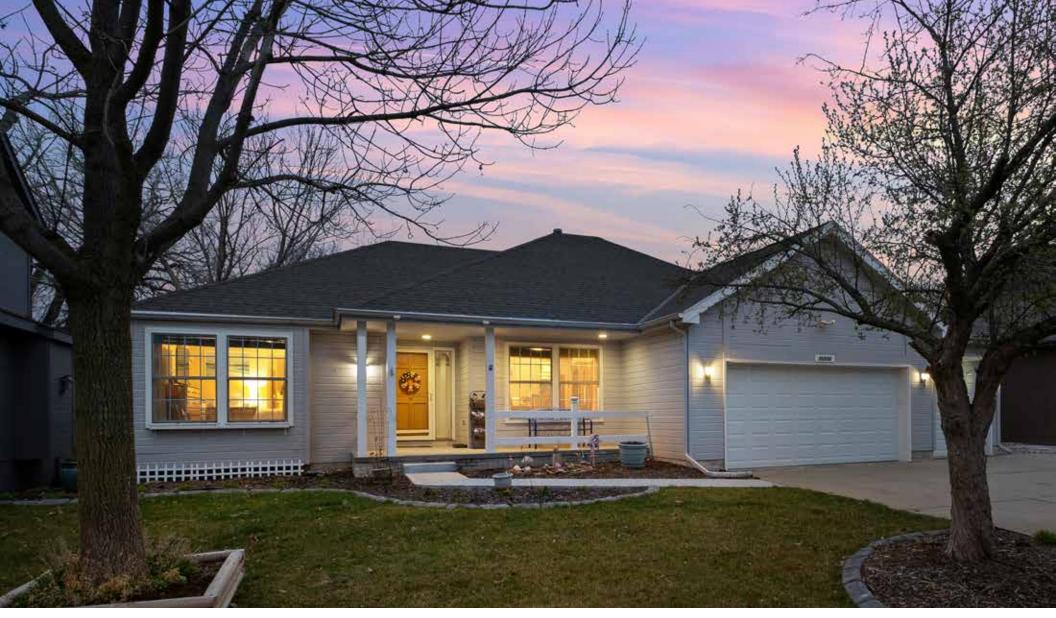


NORTH OMAHA SALES LISTINGS DAYS ON MARKET MEDIAN PRICE AVERAGE PPSF 130 68 \$160,608 \$142 31 ANNUAL CHANGE +27% +74% -16% -6% +3%



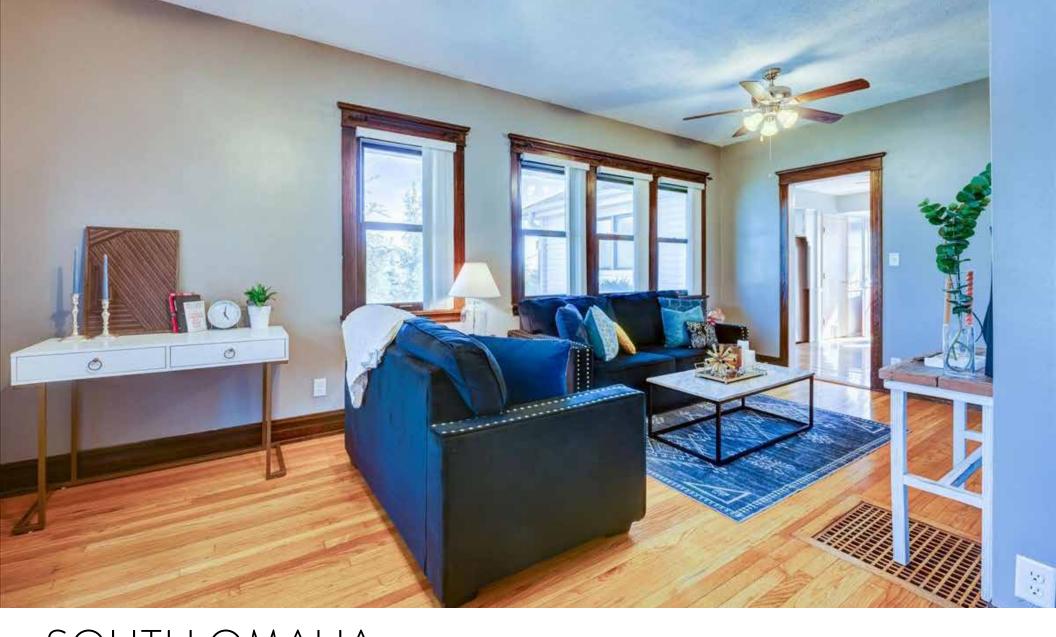
PAPILLION

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



RALSTON

\bigcirc 1 \bigcirc	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	161	200	43	\$423,886	\$227
ANNUAL CHANGE	+6%	+26%	-7%	-2%	-2%



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



WEST/NORTHWEST SALES

LISTINGS

DAYS ON MARKET

21

MEDIAN PRICE

AVERAGE PPSF

ANNUAL CHANGE

346	157
+1%	+11%

\$307,363 -5% +8%

\$212 +5%



WESTSIDE

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