



SPRING 2025

OMAHA AREA NEIGHBORHOOD REPORT



PJ MORGAN
REAL ESTATE



OVERVIEW

OVERVIEW	LAST QUARTER	Q1 2025	% CHANGE (YR)	% CHANGE (QTR)
CLOSED SALES	3,253	2,018	3%	-15%
AVG DAYS ON MKT	26	33	21%	25%
AVERAGE PRICE	\$373,365	\$350,004	0%	-6%

AVERAGE PRICE BY BEDROOM	LAST QUARTER	Q1 2025	% CHANGE (YR)	% CHANGE (QTR)
2 BEDROOM	\$245,973	\$225,160	+4%	-8%
3 BEDROOM	\$303,437	\$291,174	-0%	-4%
4+ BEDROOM	\$491,346	\$463,209	-1%	-6%

“ In March, the typical home for sale spent 53 days on the market—three days longer than the same time last year. This marks the 12th consecutive month where homes have taken longer to sell compared to the year before. However, homes are still moving faster than they did before the pandemic, with days on market nine days shorter than the March 2017–2019 average. ”

Source: Realtor.com



AKSARBEN

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	23	14	24	\$249,130	\$206
ANNUAL CHANGE	-4%	+55%	+118%	-9%	-8%



BELLEVUE

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	157	90	30	\$318,314	\$208
ANNUAL CHANGE	3%	+3%	+3%	+1%	+0%



BENSON

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	128	67	21	\$222,996	\$180
ANNUAL CHANGE	+29%	+26%	+0%	+8%	+2%



BENNINGTON

SALES

LISTINGS

DAYS ON MARKET

MEDIAN PRICE

AVERAGE PPSF

99

177

69

\$434,552

\$233

ANNUAL CHANGE

+39%

+27%

+82%

+4%

+0%



DOWNTOWN

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	32	31	30	\$221,431	\$172
ANNUAL CHANGE	+6%	+6%	+30%	-17%	-14%



DUNDEE

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	10	11	12	\$599,640	\$264
ANNUAL CHANGE	+11%	+22%	-40%	+75%	+27%



ELKHORN

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	172	300	43	\$536,153	\$263
ANNUAL CHANGE	-26%	+28%	+8%	-3%	-0%



GREटना

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	166	376	84	\$435,455	\$247
ANNUAL CHANGE	-4%	+9%	+45%	-2%	-0.4%



LA VISTA

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	35	11	23	\$289,986	\$233
ANNUAL CHANGE	+3%	+22%	+109%	-0.7%	+8%



MIDTOWN

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	56	38	19	\$267,514	\$191
ANNUAL CHANGE	+22%	+40%	-5%	+2%	+3%



MILLARD NORTH					
	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	87	27	17	\$399,333	\$209
ANNUAL CHANGE	+38%	+59%	-15%	+11%	+12%



MILLARD SOUTH

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	111	32	16	\$294,290	\$213
ANNUAL CHANGE	-3%	+23%	+46%	-2%	+3%



MILLARD WEST

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	96	47	25	\$413,802	\$234
ANNUAL CHANGE	+9%	-37%	-7%	-0.1%	+7%



NORTH OMAHA

SALES

LISTINGS

DAYS ON MARKET

MEDIAN PRICE

AVERAGE PPSF

92

61

22

\$185,510

\$154

ANNUAL CHANGE

-29%

-10%

-29%

+15%

+9%



PAPILLION

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	165	201	44	\$446,486	\$245
ANNUAL CHANGE	-2%	+3%	+0%	+4%	+8%



RALSTON

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	30	9	16	\$266,113	\$193
ANNUAL CHANGE	-3%	+80%	+46%	+3%	-0.5%



SOUTH OMAHA

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	149	65	24	\$225,620	\$197
ANNUAL CHANGE	+13%	+7%	+85%	+11%	+8%



WEST/NORTHWEST

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	358	200	23	\$309,822	\$213
ANNUAL CHANGE	+2%	+26%	+15%	+0.7%	+0.5%



WESTSIDE

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	65	36	16	\$328,907	\$224
ANNUAL CHANGE	-2%	+29%	-16%	-15%	-2%