



# FALL 2025

OMAHA AREA NEIGHBORHOOD REPORT

 PJ MORGAN  
REAL ESTATE



## OVERVIEW

OVERVIEW	LAST QUARTER	Q3 2025	% CHANGE (YR)	% CHANGE (QTR)
CLOSED SALES	<b>3115</b>	<b>2973</b>	<b>+ 2%</b>	<b>-6%</b>
AVG DAYS ON MKT	<b>5</b>	<b>23</b>	<b>+15%</b>	<b>-15%</b>
AVERAGE PRICE	<b>\$386,481</b>	<b>\$386,854</b>	<b>+4%</b>	<b>+0%</b>

AVERAGE PRICE BY BEDROOM	LAST QUARTER	Q3 2025	% CHANGE (YR)	% CHANGE (QTR)
2 BEDROOM	<b>\$231,252</b>	<b>\$241,591</b>	<b>+3%</b>	<b>+5%</b>
3 BEDROOM	<b>\$309,711</b>	<b>\$309,178</b>	<b>+2%</b>	<b>-0.2%</b>
4+ BEDROOM	<b>\$508,932</b>	<b>\$515,469</b>	<b>+4%</b>	<b>+1%</b>

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Lower mortgage rates are enabling more homebuyers to go under contract. In the Midwest, low mortgage rates combined with high levels of affordability are attracting more buyers compared to other regions.

Source: Lawrence Run, NAR Chief Economist

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# AKSARBEN

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	37	13	11	\$296,262	\$253
ANNUAL CHANGE	+61%	-7%	+57%	+4%	+5%



# BELLEVUE

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	226	107	18	\$322,451	\$215
ANNUAL CHANGE	-5%	+5%	-14%	+1%	+2%



# BENSON

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	164	103	14	\$230,561	\$193
ANNUAL CHANGE	+9%	+43%	+0%	-1%	+5%



# BENNINGTON

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	158	215	55	\$454,716	\$235
ANNUAL CHANGE	+35%	+10%	+49%	-2%	-6%



# DOWNTOWN

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	35	53	22	\$313,626	\$200
ANNUAL CHANGE	-34%	+66%	-8%	+10%	+4%



# DUNDEE

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	15	14	11	\$662,600	\$273
ANNUAL CHANGE	-48%	-13%	-15%	+17%	+8%



# ELKHORN

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	318	362	30	\$571,115	\$273
ANNUAL CHANGE	+21%	+18%	+15%	+0%	+4%



# GRETNA

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	247	350	48	\$483,660	\$262
ANNUAL CHANGE	+1%	-15%	-4%	+6%	+5%



# LA VISTA

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	60	19	13	\$330,212	\$241
ANNUAL CHANGE	+18%	+58%	+63%	+7%	+5%



# MIDTOWN

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	73	85	19	\$261,550	\$214
ANNUAL CHANGE	-6%	+73%	+36%	-3%	+12%



# MILLARD NORTH

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	134	62	5	\$386,090	\$211
ANNUAL CHANGE	+13%	+22%	+25%	+1%	+2%



# MILLARD SOUTH

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	169	76	10	\$305,504	\$216
ANNUAL CHANGE	+1%	+77%	+11%	+1%	+3%



# MILLARD WEST

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	140	81	15	\$426,122	\$227
ANNUAL CHANGE	-11%	-13%	+15%	+2%	+0%



# NORTH OMAHA

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	115	96	22	\$223,872	\$180
ANNUAL CHANGE	+4%	+57%	+47%	+23%	+16%



# PAPILLION

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	250	236	30	\$446,585	\$245
ANNUAL CHANGE	-8%	+8%	+0%	+1%	+3%



# RALSTON

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	14	4	8	\$266,214	\$226
ANNUAL CHANGE	+27%	-43%	+0%	-4%	+14%



# SOUTH OMAHA

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	182	105	13	\$233,461	\$208
ANNUAL CHANGE	-8%	+48%	+30%	+2%	+5%



# WEST/NORTHWEST

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	523	308	17	\$334,130	\$221
ANNUAL CHANGE	+0%	+29%	+21%	+4%	+3%



# WESTSIDE

	SALES	LISTINGS	DAYS ON MARKET	MEDIAN PRICE	AVERAGE PPSF
	98	47	11	\$477,122	\$257
ANNUAL CHANGE	+5%	+34%	-15%	+18%	+ 7%