

Omaha 68102

ZIP code · NE · Nebraska > Douglas County > Omaha

BUYER'S MARKET

\$186K

MEDIAN SALE PRICE

-49.9%

1-YR CHANGE

30

SALES (12 MO)

\$471K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 21 / 100



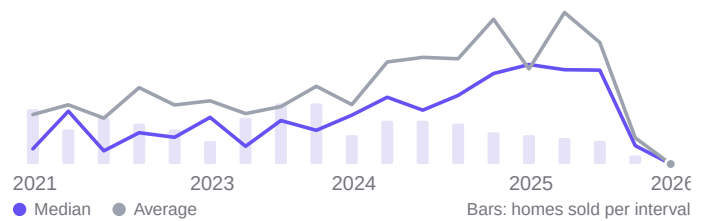
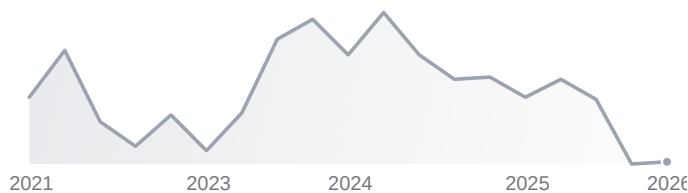
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

21 / 100

Sale prices

Median \$160K · Average \$160K

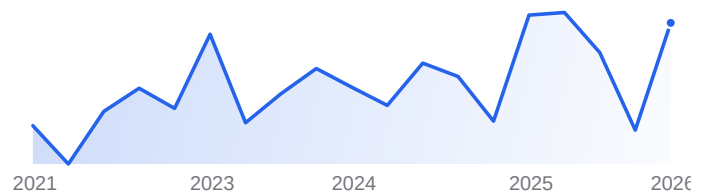
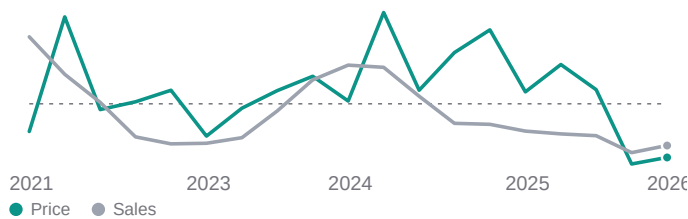


Growth (year over year)

Price -49.9% · Sales -38.8%

Price per square foot

\$296/ft²

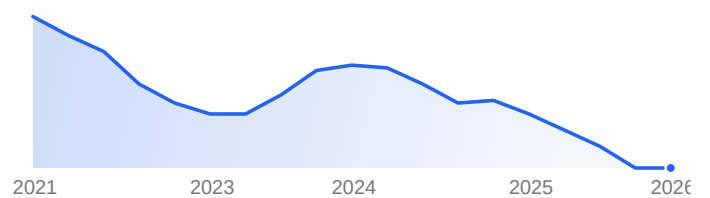


Sale premium vs estimated value

+28.0%

Annual turnover (share of homes sold)

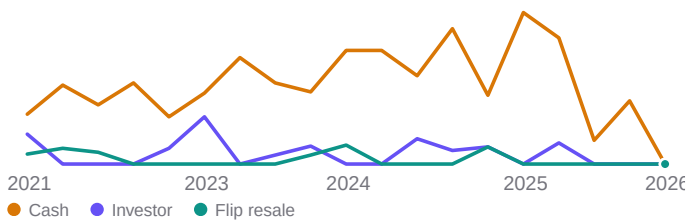
2.7%



BUYERS & OUTCOMES

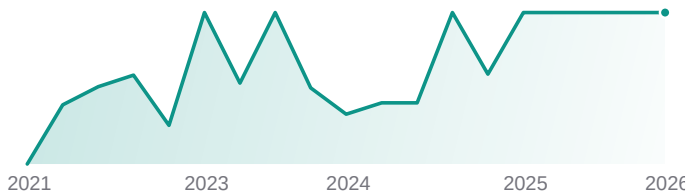
Buyer mix

Cash 0% · Investor 0% · Flip resale 0%



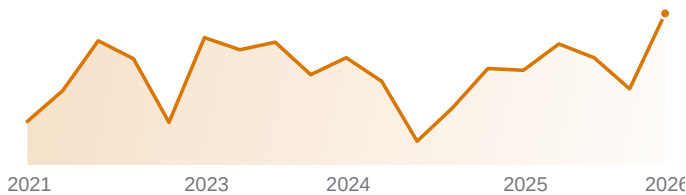
Sellers who sold at a gain

100%

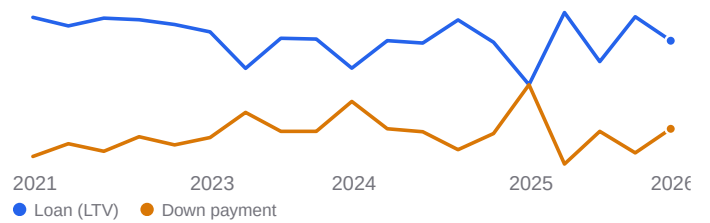


Median annualized return at resale

+6.2%

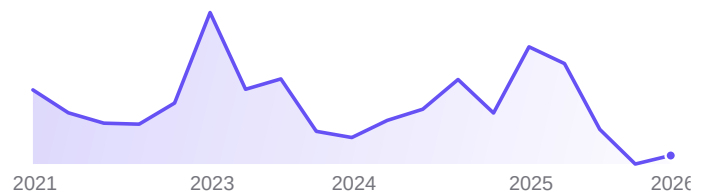


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



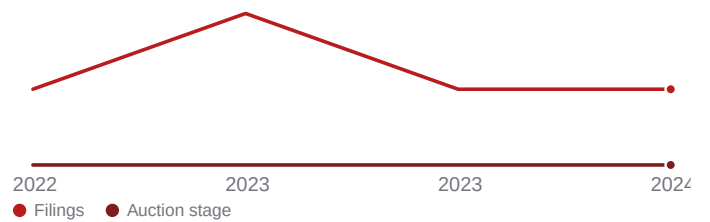
Typical hold before selling

3.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,104
Median value (AVM)	\$471K
Median size	1,120 ft²
Median bedrooms	2
Median year built	1924
Single family	5.5%
Condos	91%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	4.2%
Owner occupied	46%
Company owned	39%
Median loan-to-value	42%

Typical ownership tenure

7.0 yrs

COMMUNITY

Population	7,528
Density	3,893 / mi ²
Median household income	\$57K
Average household income	\$78K
Crime index (US avg 100)	173
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	28
Homes occupied	85%
Bachelor's or higher	32%
Poverty rate	22.2%
Unemployment	0.9%
Average temp	51°F
Annual precip	31 in
Sunshine	60%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.