

Omaha 68104

ZIP code · NE · Nebraska > Douglas County > Omaha

BALANCED MARKET

\$193K

MEDIAN SALE PRICE

-2.9%

1-YR CHANGE

621

SALES (12 MO)

\$200K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



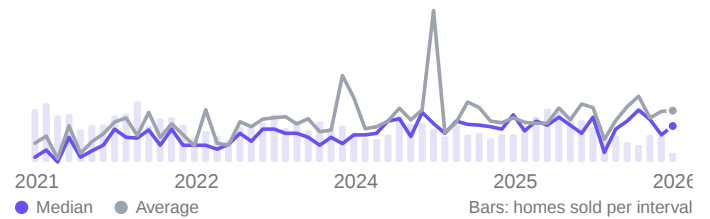
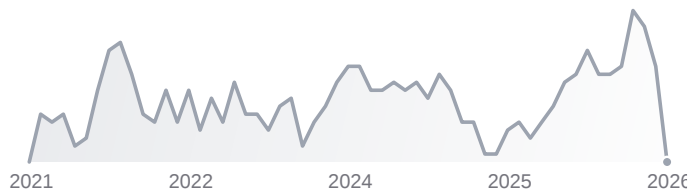
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$194K · Average \$213K

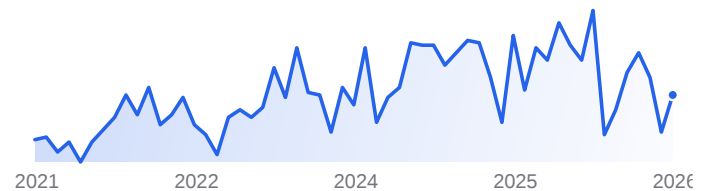
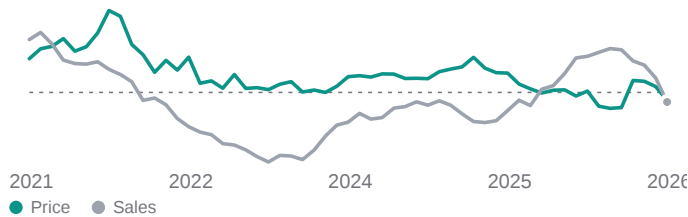


Growth (year over year)

Price -2.9% · Sales -3.6%

Price per square foot

\$158/ft²

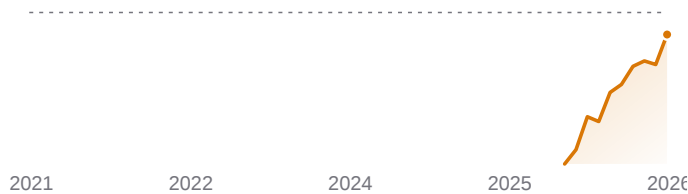


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

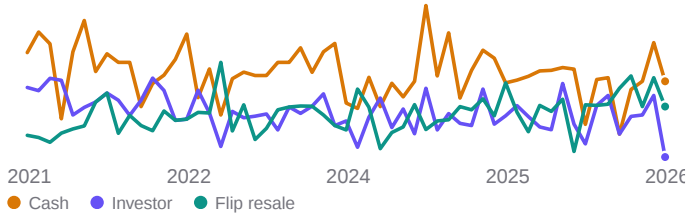
5.1%



BUYERS & OUTCOMES

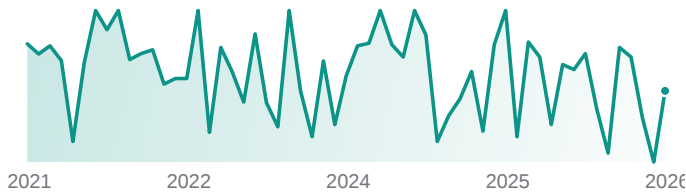
Buyer mix

Cash 20% · Investor 0% · Flip resale 13%



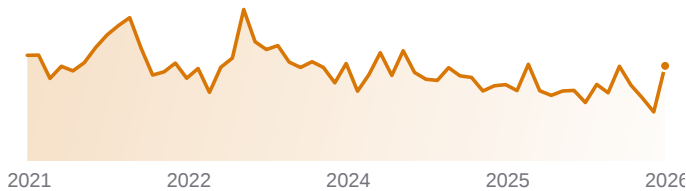
Sellers who sold at a gain

91%

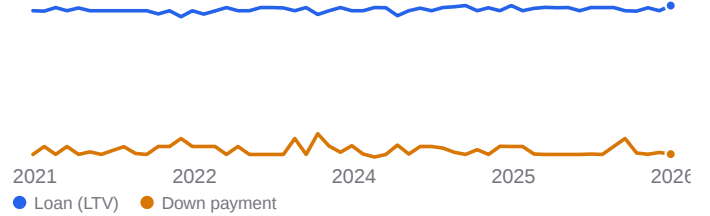


Median annualized return at resale

+7.9%

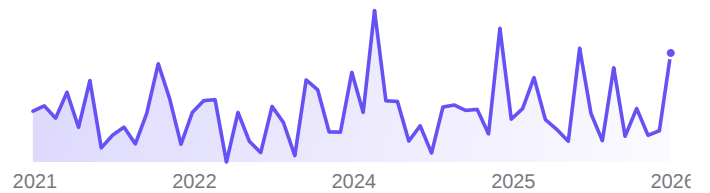


Financing (share of purchase price) Loan (LTV) 98% · Down payment 5.2%



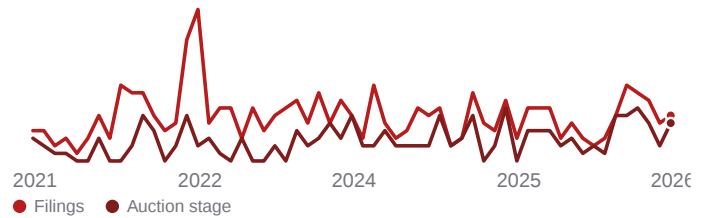
Typical hold before selling

6.2 yrs



Preforeclosure filings

Filings 6 · Auction stage 5



HOUSING STOCK

Homes	12,222
Median value (AVM)	\$200K
Median size	1,152 ft²
Median bedrooms	3
Median year built	1950
Single family	97%
Condos	0.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.9%
Owner occupied	70%
Company owned	19%
Median loan-to-value	50%

Typical ownership tenure

9.2 yrs

COMMUNITY

Population	37,481
Density	5,682 / mi ²
Median household income	\$64K
Average household income	\$80K
Crime index (US avg 100)	121
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	24
Homes occupied	94%
Bachelor's or higher	22%
Poverty rate	15.9%
Unemployment	1.0%
Average temp	50°F
Annual precip	31 in
Sunshine	60%

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