

Omaha 68111

ZIP code · NE · Nebraska > Douglas County > Omaha

BUYER'S MARKET

\$133K

MEDIAN SALE PRICE

+1.5%

1-YR CHANGE

392

SALES (12 MO)

\$127K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



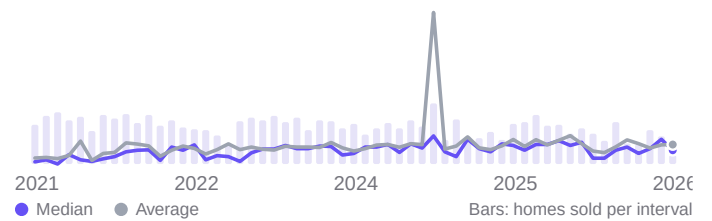
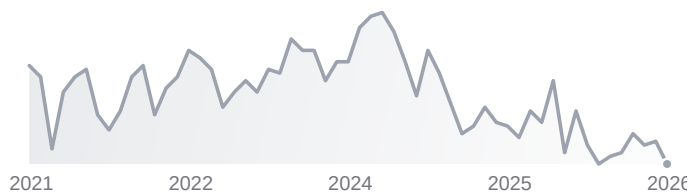
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

38 / 100

Sale prices

Median \$120K · Average \$138K

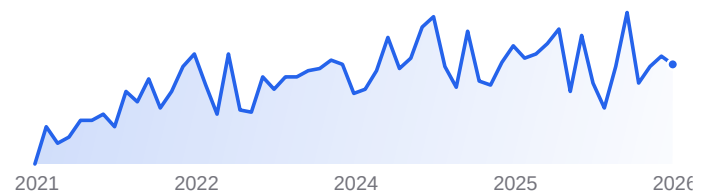
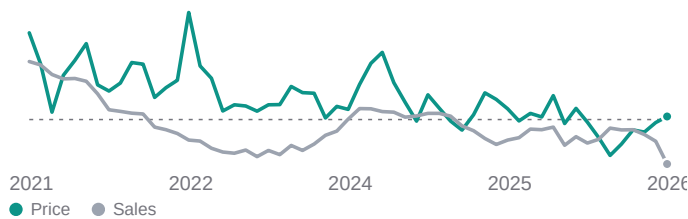


Growth (year over year)

Price +1.5% · Sales -22.5%

Price per square foot

\$113/ft²

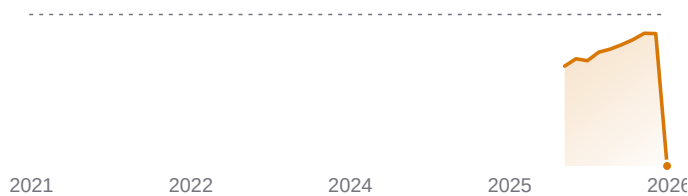


Sale premium vs estimated value

-12.1%

Annual turnover (share of homes sold)

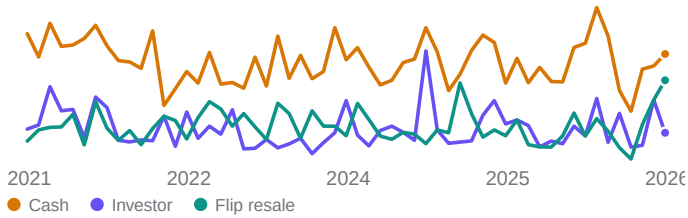
4.0%



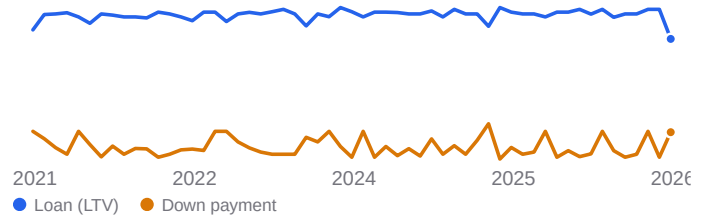
BUYERS & OUTCOMES

Buyer mix

Cash 40% · Investor 10% · Flip resale 30%

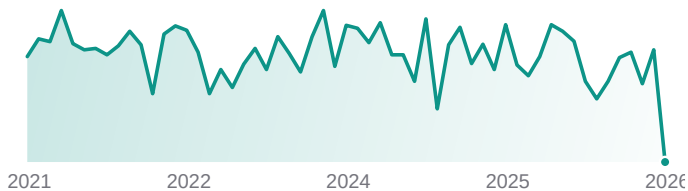


Financing (share of purchase price) Loan (LTV) 81% · Down payment 19%



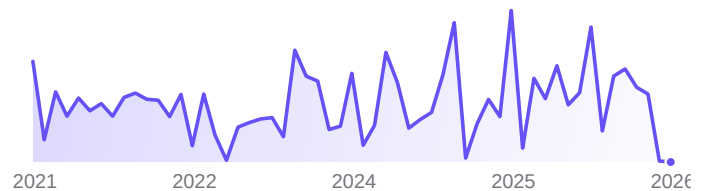
Sellers who sold at a gain

57%



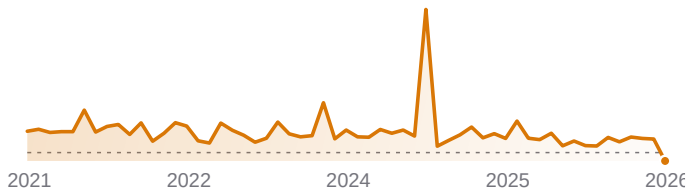
Typical hold before selling

1.4 yrs



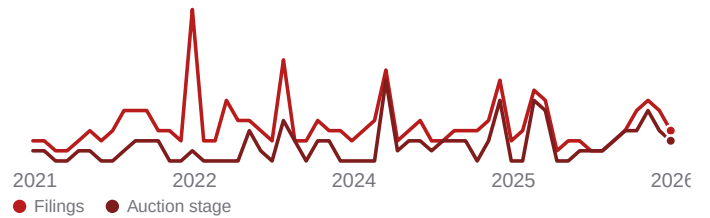
Median annualized return at resale

-4.7%



Preforeclosure filings

Filings 3 · Auction stage 2



HOUSING STOCK

Homes	9,843
Median value (AVM)	\$127K
Median size	1,116 ft²
Median bedrooms	3
Median year built	1925
Single family	98%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	4.3%
Owner occupied	47%
Company owned	31%
Median loan-to-value	30%
Typical ownership tenure	11.2 yrs

COMMUNITY

Population	25,312
Density	4,854 / mi²
Median household income	\$39K
Average household income	\$50K
Crime index (US avg 100)	153
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	27
Homes occupied	91%
Bachelor's or higher	9%
Poverty rate	31.9%
Unemployment	0.8%
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.