

Omaha 68112

ZIP code · NE · Nebraska > Douglas County > Omaha

BUYER'S MARKET

\$208K

MEDIAN SALE PRICE

-12.4%

1-YR CHANGE

141

SALES (12 MO)

\$189K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 25 / 100



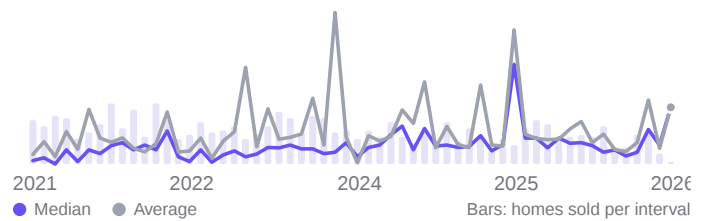
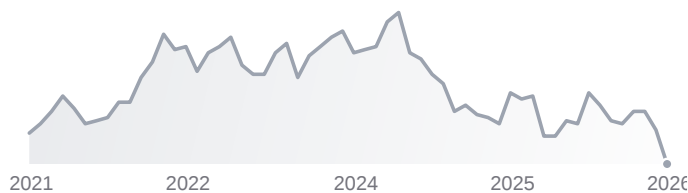
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

25 / 100

Sale prices

Median \$250K · Average \$250K

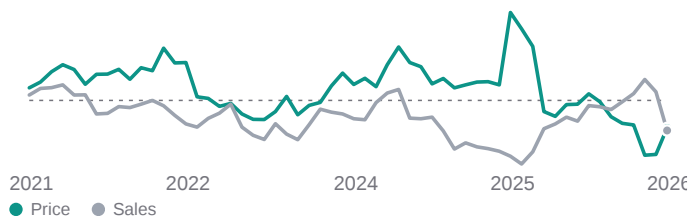


Growth (year over year)

Price -12.4% · Sales -13.5%

Price per square foot

\$240/ft²

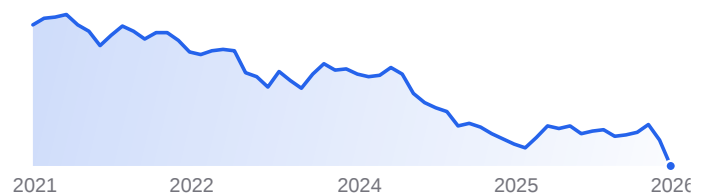
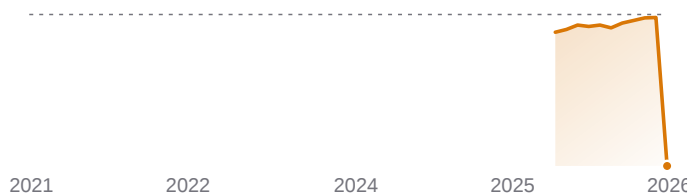


Sale premium vs estimated value

-45.3%

Annual turnover (share of homes sold)

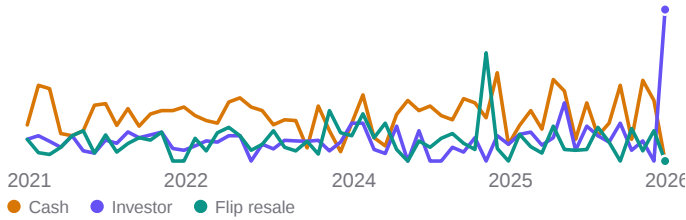
3.1%



BUYERS & OUTCOMES

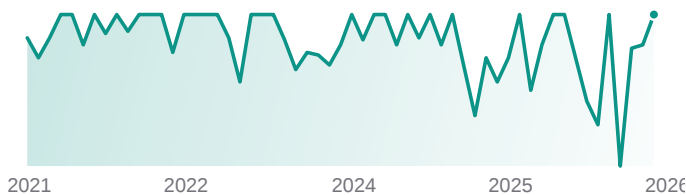
Buyer mix

Cash 0% · Investor 100% · Flip resale 0%



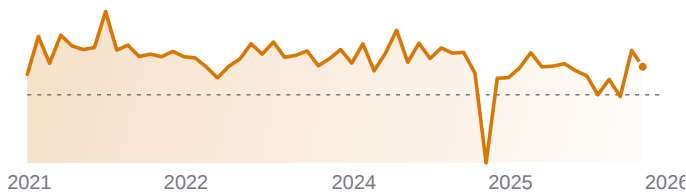
Sellers who sold at a gain

100%

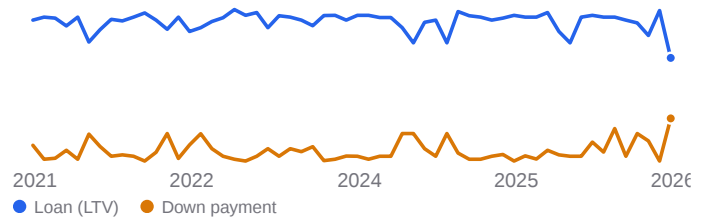


Median annualized return at resale

+5.5%

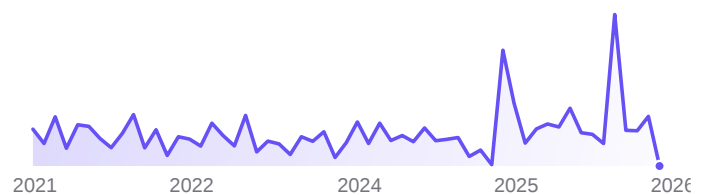


Financing (share of purchase price) Loan (LTV) 70% · Down payment 30%



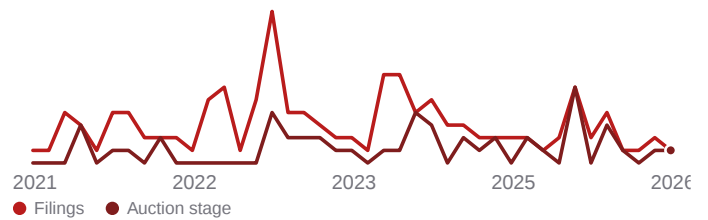
Typical hold before selling

0.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,521
Median value (AVM)	\$189K
Median size	1,259 ft²
Median bedrooms	3
Median year built	1949
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.9%
Owner occupied	71%
Company owned	20%
Median loan-to-value	47%
Typical ownership tenure	12.0 yrs

COMMUNITY

Population	12,132
Density	627 / mi²
Median household income	\$61K
Average household income	\$81K
Crime index (US avg 100)	125
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	26
Homes occupied	93%
Bachelor's or higher	19%
Poverty rate	23.2%
Unemployment	0.9%
Average temp	51°F
Annual precip	31 in
Sunshine	60%

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