

Omaha 68122

ZIP code · NE · Nebraska > Douglas County > Omaha

BALANCED MARKET

\$691K

MEDIAN SALE PRICE

+153.2%

1-YR CHANGE

154

SALES (12 MO)

\$298K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

Balanced

Seller's market

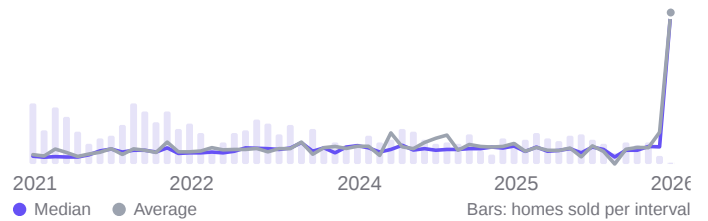
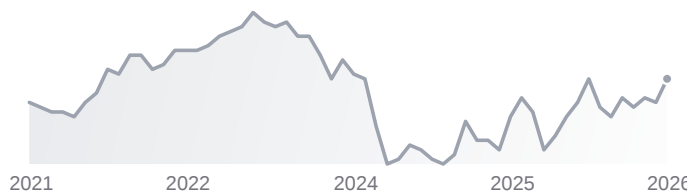
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$1.1M · Average \$1.1M

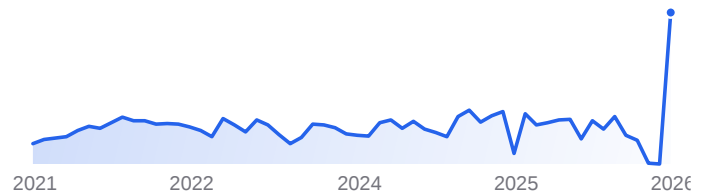
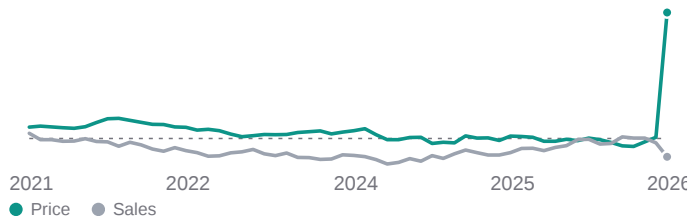


Growth (year over year)

Price +153.2% · Sales -22.2%

Price per square foot

\$371/ft²

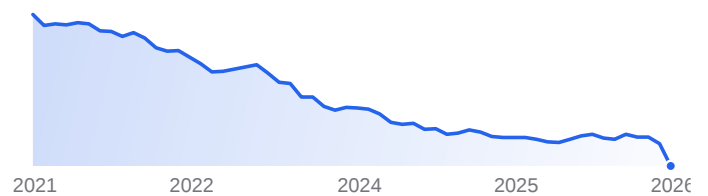
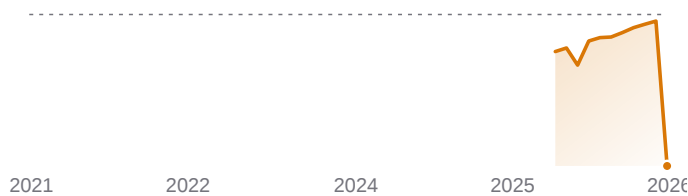


Sale premium vs estimated value

-7.6%

Annual turnover (share of homes sold)

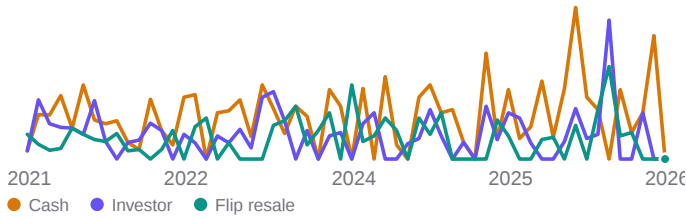
3.3%



BUYERS & OUTCOMES

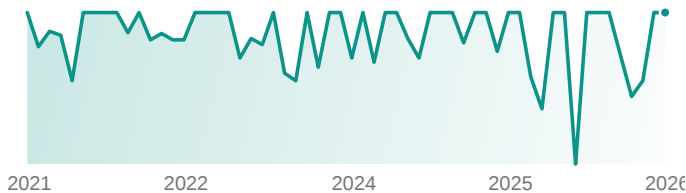
Buyer mix

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



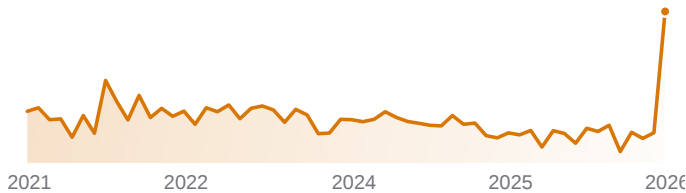
Sellers who sold at a gain

100%

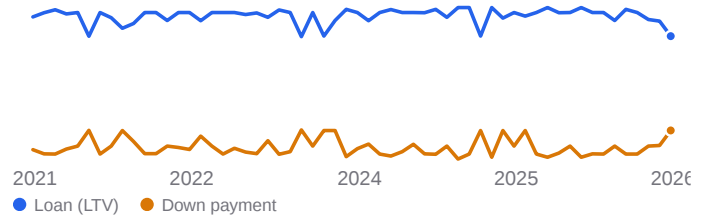


Median annualized return at resale

+26.2%

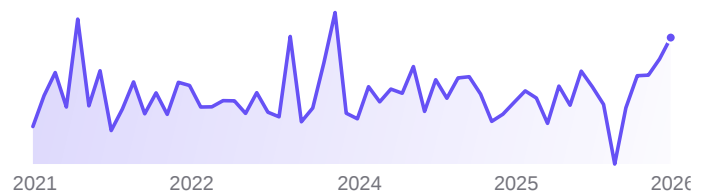


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



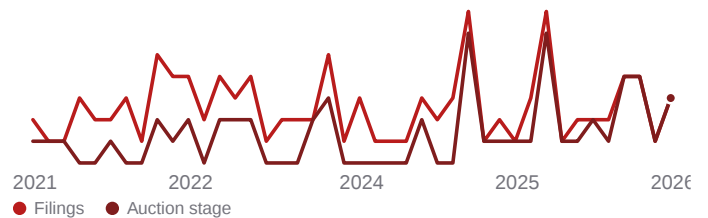
Typical hold before selling

9.1 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	4,676
Median value (AVM)	\$298K
Median size	1,286 ft²
Median bedrooms	3
Median year built	2003
Single family	94%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	41%
Underwater (LTV 125% or more)	1.1%
Owner occupied	83%
Company owned	11%
Median loan-to-value	56%
Typical ownership tenure	8.2 yrs

COMMUNITY

Population	13,098
Density	693 / mi²
Median household income	\$99K
Average household income	\$108K
Crime index (US avg 100)	86
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	27
Homes occupied	98%
Bachelor's or higher	25%
Poverty rate	7.8%
Unemployment	1.1%
Average temp	50°F
Annual precip	30 in
Sunshine	60%

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