

Omaha 68124

ZIP code · NE · Nebraska > Douglas County > Omaha

SELLER'S MARKET

\$365K

MEDIAN SALE PRICE

+16.5%

1-YR CHANGE

195

SALES (12 MO)

\$359K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 72 / 100



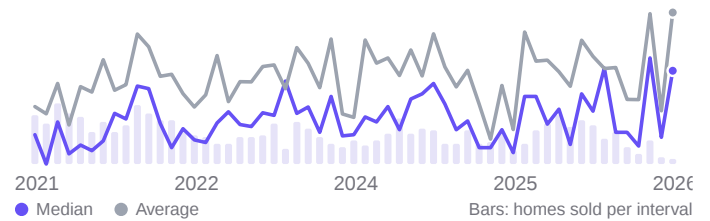
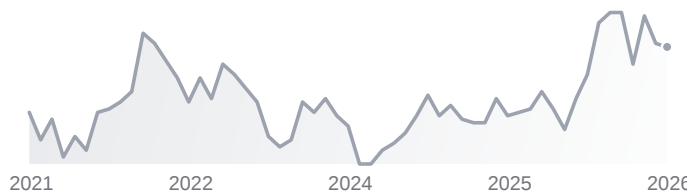
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

72 / 100

Sale prices

Median \$400K · Average \$514K

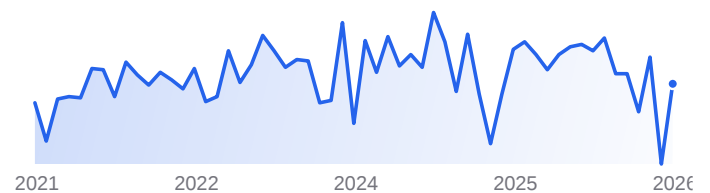
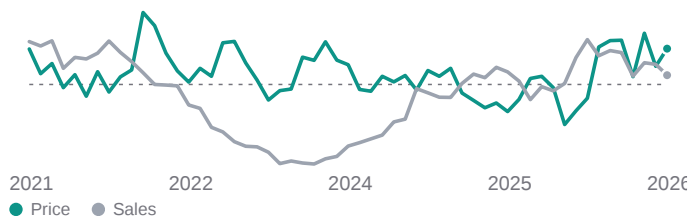


Growth (year over year)

Price +16.5% · Sales +4.3%

Price per square foot

\$209/ft²

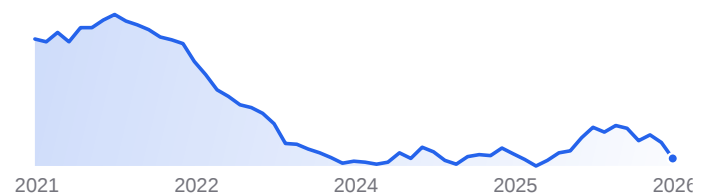
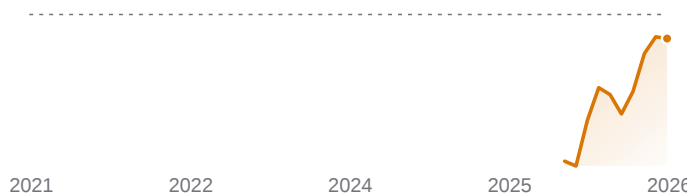


Sale premium vs estimated value

-0.8%

Annual turnover (share of homes sold)

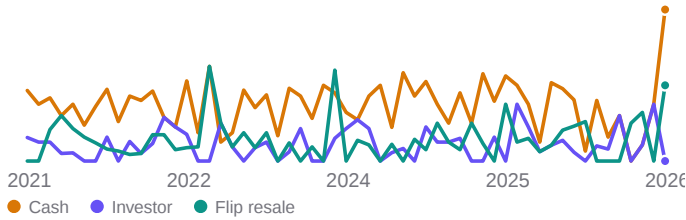
4.0%



BUYERS & OUTCOMES

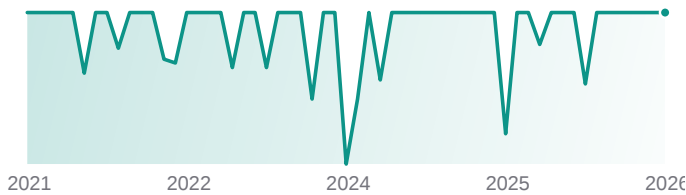
Buyer mix

Cash 67% · Investor 0% · Flip resale 33%



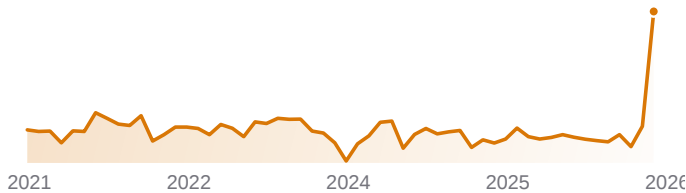
Sellers who sold at a gain

100%

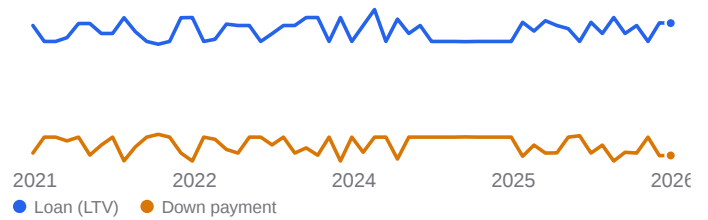


Median annualized return at resale

+35.9%

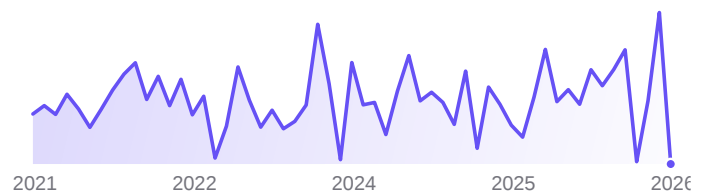


Financing (share of purchase price) Loan (LTV) 91% · Down payment 8.5%



Typical hold before selling

0.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	4,914
Median value (AVM)	\$359K
Median size	1,497 ft²
Median bedrooms	3
Median year built	1959
Single family	97%
Condos	2.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	2.1%
Owner occupied	83%
Company owned	19%
Median loan-to-value	48%

Typical ownership tenure

9.3 yrs

COMMUNITY

Population	15,771
Density	2,793 / mi ²
Median household income	\$103K
Average household income	\$133K
Crime index (US avg 100)	84
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	31
Homes occupied	95%
Bachelor's or higher	28%
Poverty rate	7.3%
Unemployment	1.1%
Average temp	51°F
Annual precip	30 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.