

Omaha 68130

ZIP code · NE · Nebraska > Douglas County > Omaha

BALANCED MARKET

\$438K

MEDIAN SALE PRICE

-12.2%

1-YR CHANGE

265

SALES (12 MO)

\$456K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



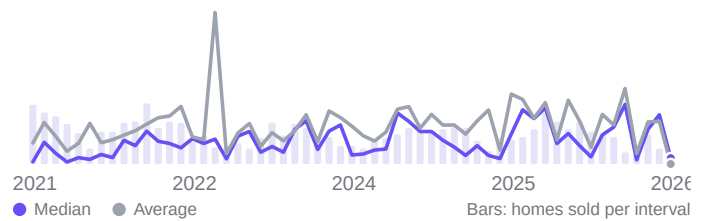
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$328K · Average \$301K

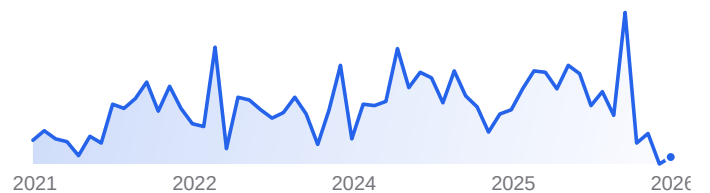
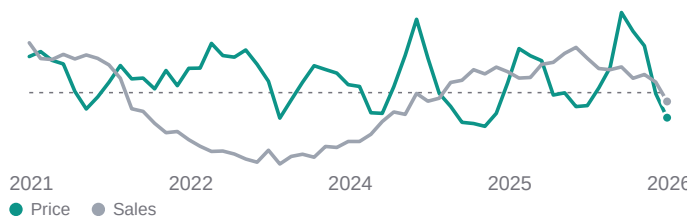


Growth (year over year)

Price -12.2% · Sales -4.3%

Price per square foot

\$160/ft²

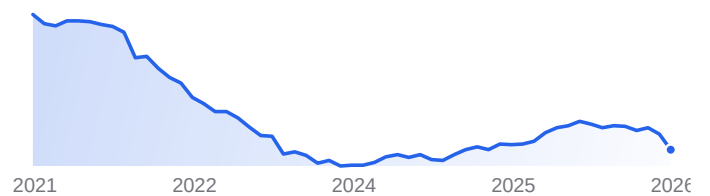
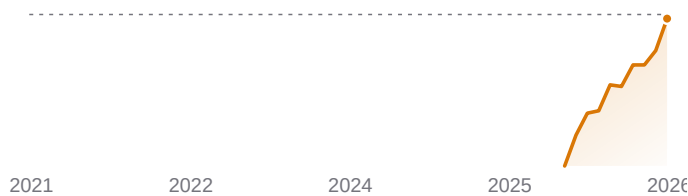


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

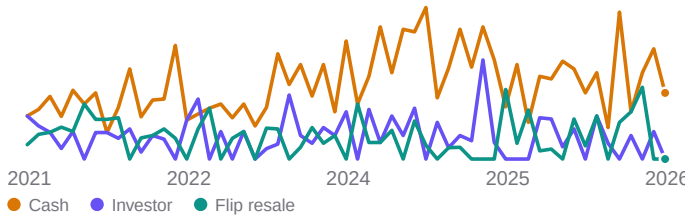
4.0%



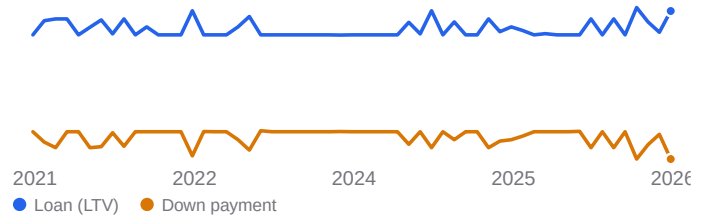
BUYERS & OUTCOMES

Buyer mix

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

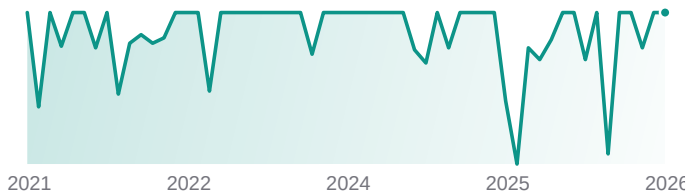


Financing (share of purchase price) Loan (LTV) 95% · Down payment 3.0%



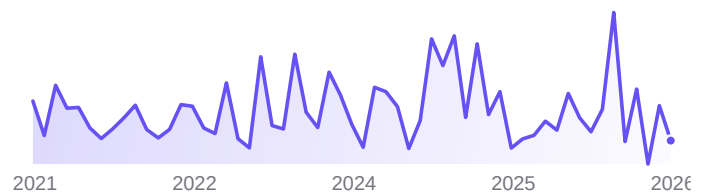
Sellers who sold at a gain

100%



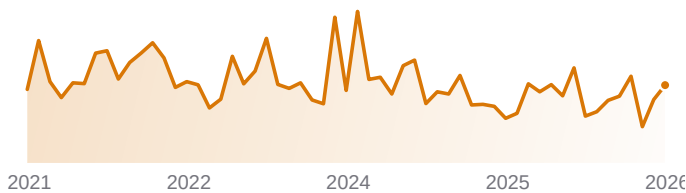
Typical hold before selling

4.3 yrs



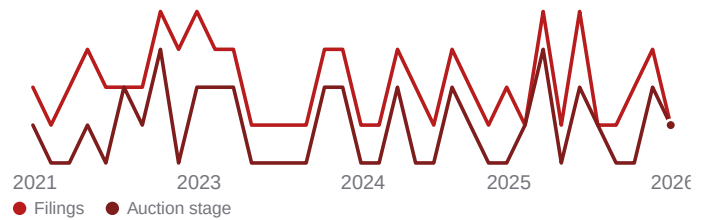
Median annualized return at resale

+5.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,594
Median value (AVM)	\$456K
Median size	2,119 ft²
Median bedrooms	3
Median year built	1999
Single family	99%
Condos	0.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	1.6%
Owner occupied	88%
Company owned	17%
Median loan-to-value	52%

Typical ownership tenure

10.6 yrs

COMMUNITY

Population	22,550
Density	2,913 / mi ²
Median household income	\$134K
Average household income	\$164K
Crime index (US avg 100)	27
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	32
Homes occupied	98%
Bachelor's or higher	38%
Poverty rate	2.5%
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.