

Omaha 68132

ZIP code · NE · Nebraska > Douglas County > Omaha

BUYER'S MARKET

\$298K

MEDIAN SALE PRICE

-18.3%

1-YR CHANGE

161

SALES (12 MO)

\$387K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 30 / 100



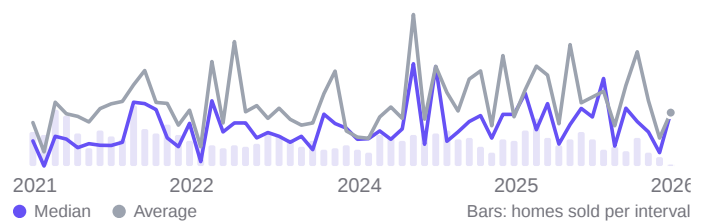
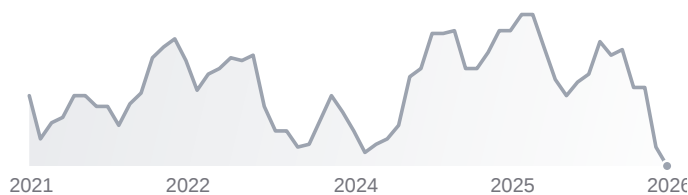
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

30 / 100

Sale prices

Median \$365K · Average \$365K

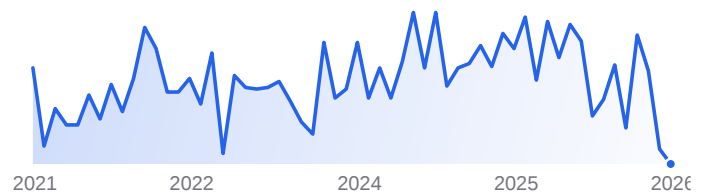
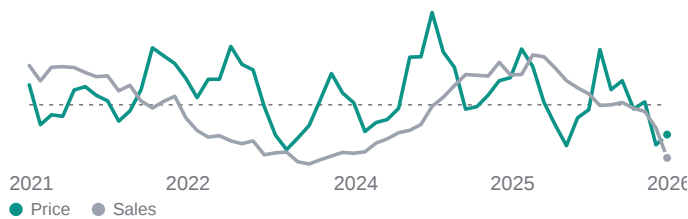


Growth (year over year)

Price -18.3% · Sales -32.6%

Price per square foot

\$138/ft²

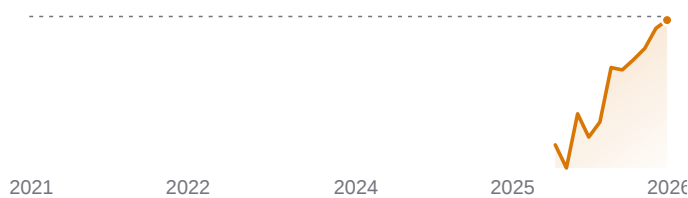


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

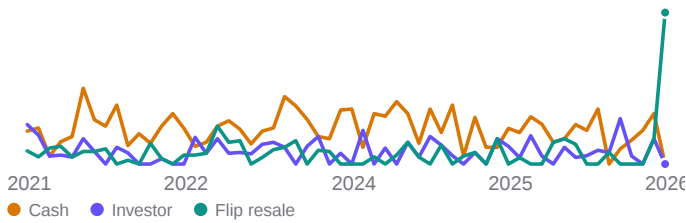
3.9%



BUYERS & OUTCOMES

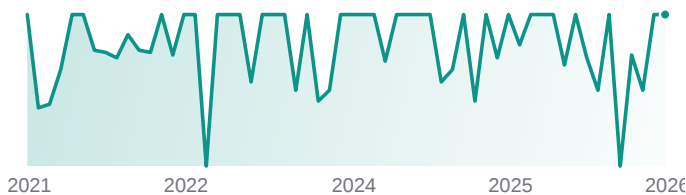
Buyer mix

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



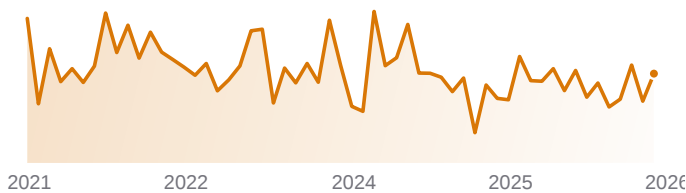
Sellers who sold at a gain

100%

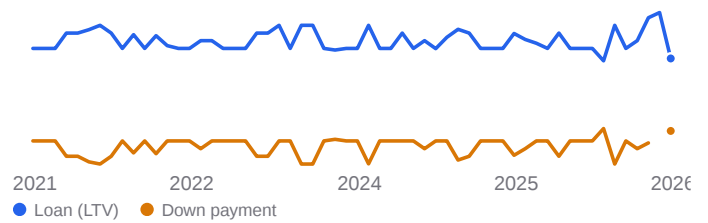


Median annualized return at resale

+6.4%



Financing (share of purchase price) Loan (LTV) 74% · Down payment 26%



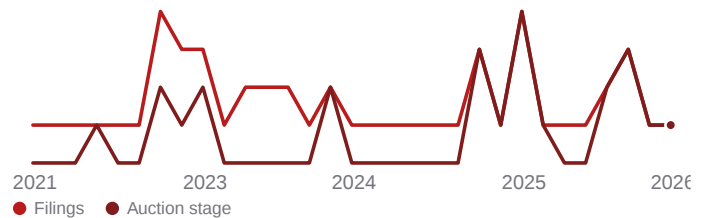
Typical hold before selling

0.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,107
Median value (AVM)	\$387K
Median size	1,783 ft²
Median bedrooms	3
Median year built	1933
Single family	89%
Condos	2.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	2.4%
Owner occupied	73%
Company owned	21%
Median loan-to-value	50%

Typical ownership tenure

9.0 yrs

COMMUNITY

Population	13,467
Density	5,299 / mi ²
Median household income	\$91K
Average household income	\$127K
Crime index (US avg 100)	101
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	27
Homes occupied	92%
Bachelor's or higher	35%
Poverty rate	8.5%
Unemployment	1.1%
Average temp	50°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.