

Omaha 68134

ZIP code · NE · Nebraska > Douglas County > Omaha

BALANCED MARKET

\$240K

MEDIAN SALE PRICE

-3.5%

1-YR CHANGE

346

SALES (12 MO)

\$257K

MEDIAN VALUE (AVM)

Market temperature

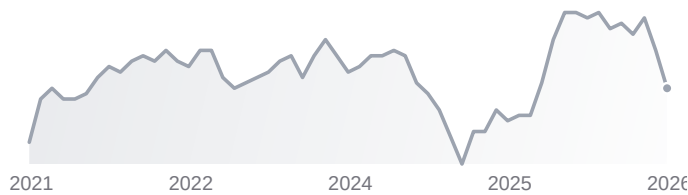
Balanced market · 56 / 100



MARKET TRENDS (5 YEARS)

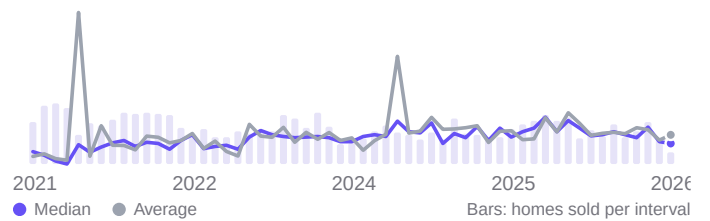
Market temperature (0–100)

56 / 100



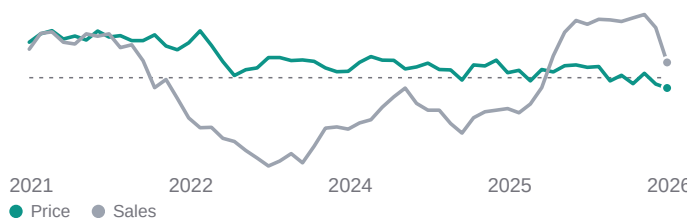
Sale prices

Median \$230K · Average \$245K



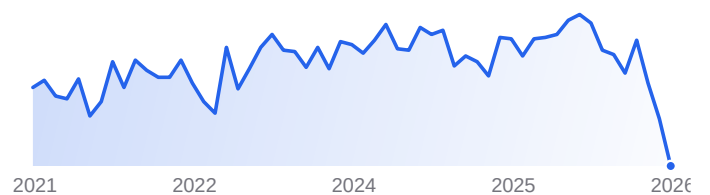
Growth (year over year)

Price -3.5% · Sales +5.2%



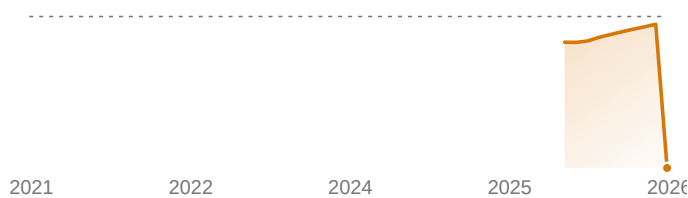
Price per square foot

\$114/ft²



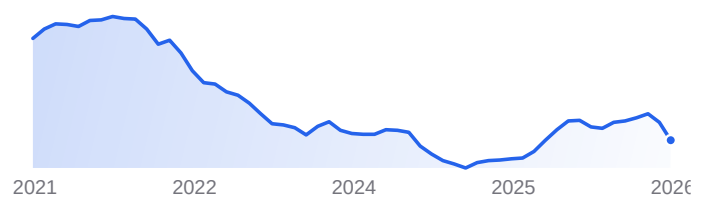
Sale premium vs estimated value

-12.5%



Annual turnover (share of homes sold)

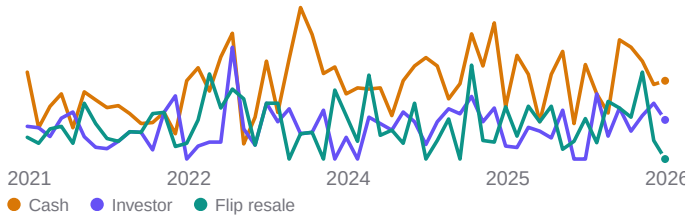
4.5%



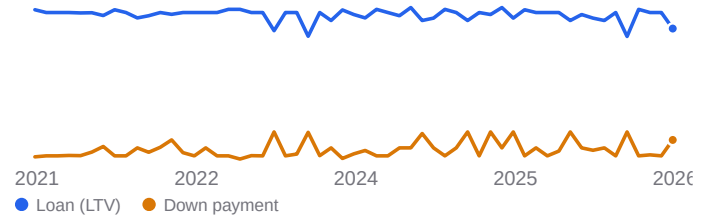
BUYERS & OUTCOMES

Buyer mix

Cash 20% · Investor 10% · Flip resale 0%

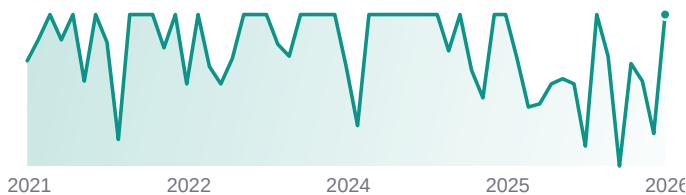


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



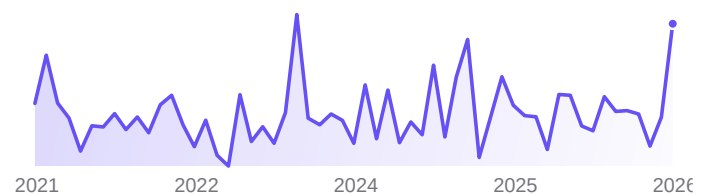
Sellers who sold at a gain

100%



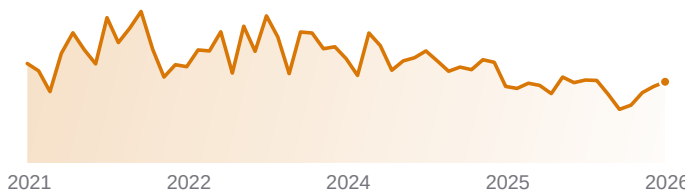
Typical hold before selling

8.9 yrs



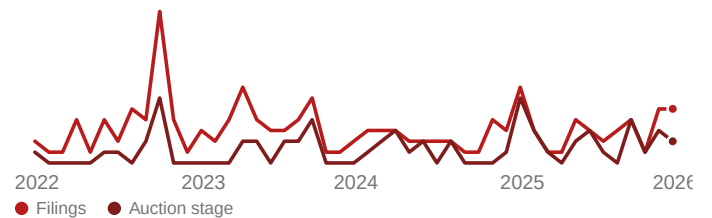
Median annualized return at resale

+5.8%



Preforeclosure filings

Filings 5 · Auction stage 2



HOUSING STOCK

Homes	7,773
Median value (AVM)	\$257K
Median size	1,236 ft²
Median bedrooms	3
Median year built	1966
Single family	98%
Condos	0.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	1.0%
Owner occupied	83%
Company owned	13%
Median loan-to-value	51%

Typical ownership tenure

9.8 yrs

COMMUNITY

Population	30,800
Density	3,731 / mi ²
Median household income	\$67K
Average household income	\$81K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	25
Homes occupied	94%
Bachelor's or higher	22%
Poverty rate	13.8%
Unemployment	1.0%
Average temp	50°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.