

Omaha 68136

ZIP code · NE · Nebraska > Sarpy County > Omaha

BALANCED MARKET

\$414K

MEDIAN SALE PRICE

+1.9%

1-YR CHANGE

474

SALES (12 MO)

\$409K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100

Buyer's market

Balanced

Seller's market

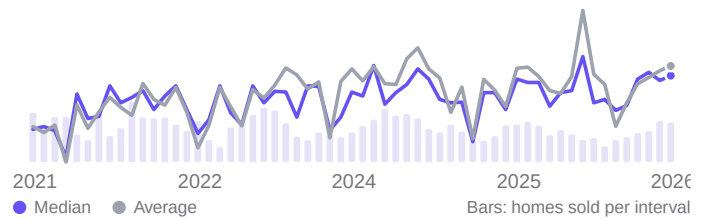
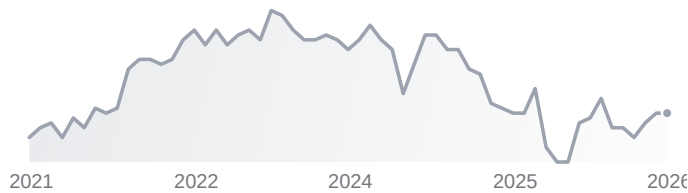
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$415K · Average \$429K

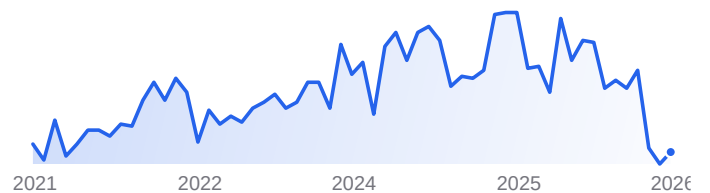
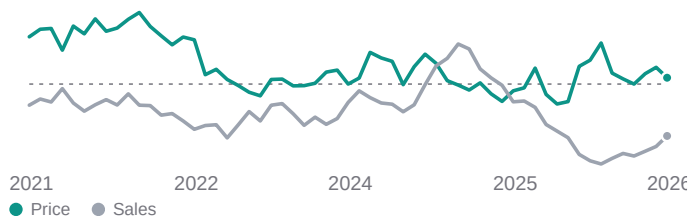


Growth (year over year)

Price +1.9% · Sales -15.2%

Price per square foot

\$183/ft²

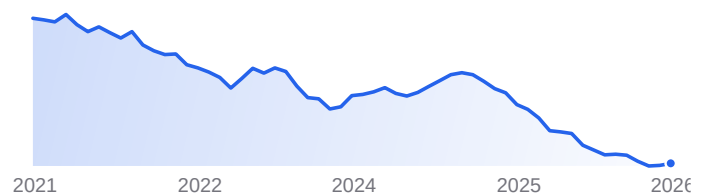
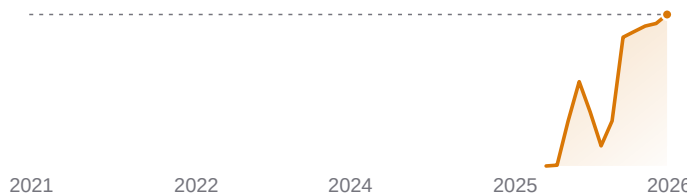


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

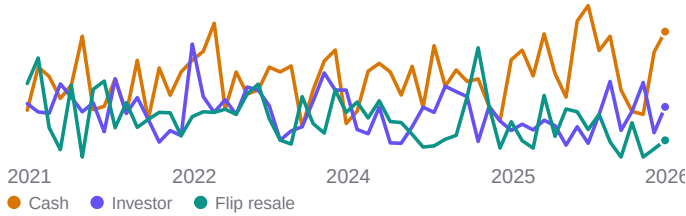
5.7%



BUYERS & OUTCOMES

Buyer mix

Cash 27% · Investor 11% · Flip resale 3.6%



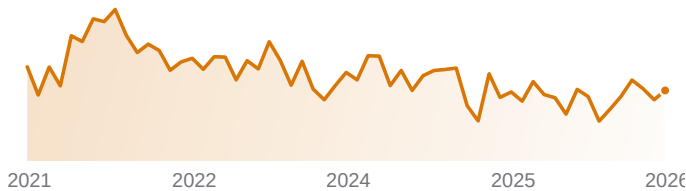
Sellers who sold at a gain

91%

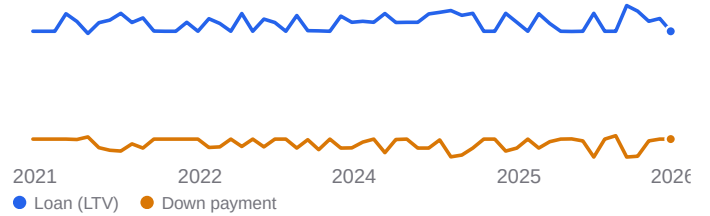


Median annualized return at resale

+4.9%

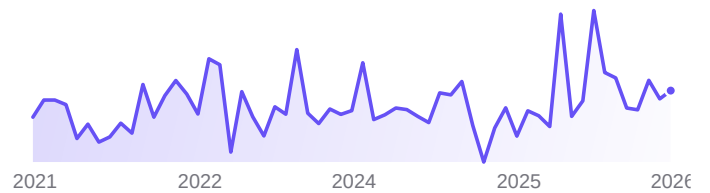


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



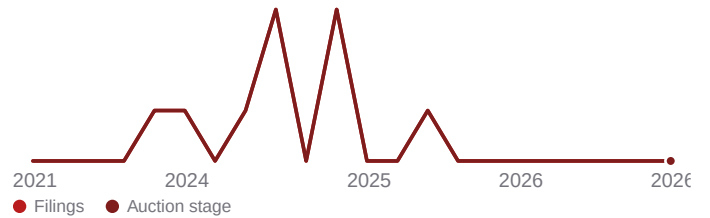
Typical hold before selling

5.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	8,301
Median value (AVM)	\$409K
Median size	1,747 ft²
Median bedrooms	3
Median year built	2007
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	39%
Underwater (LTV 125% or more)	1.7%
Owner occupied	84%
Company owned	13%
Median loan-to-value	58%
Typical ownership tenure	7.0 yrs

COMMUNITY

Population	19,890
Density	2,323 / mi²
Median household income	\$120K
Average household income	\$136K
Crime index (US avg 100)	21
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	32
Homes occupied	97%
Bachelor's or higher	32%
Poverty rate	2.3%
Unemployment	1.1%
Average temp	51°F
Annual precip	30 in
Sunshine	59%

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.