

Omaha 68137

ZIP code · NE · Nebraska > Douglas County > Omaha

BALANCED MARKET

\$281K

MEDIAN SALE PRICE

+0.5%

1-YR CHANGE

340

SALES (12 MO)

\$289K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



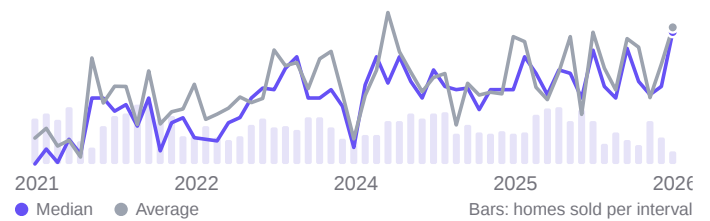
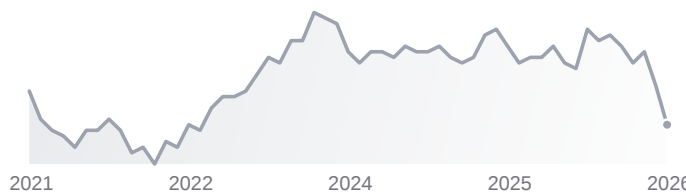
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$305K · Average \$308K

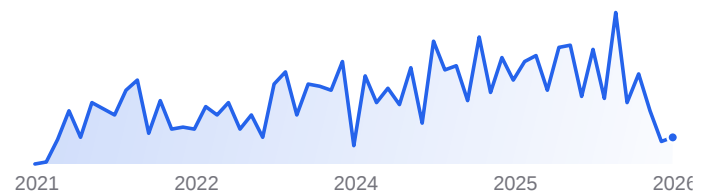
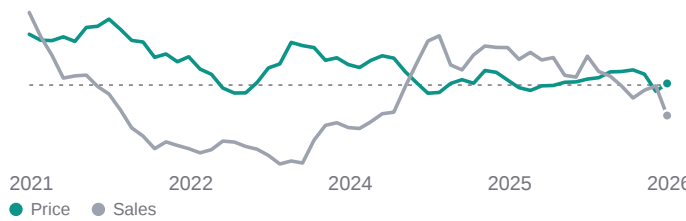


Growth (year over year)

Price +0.5% · Sales -9.3%

Price per square foot

\$173/ft²

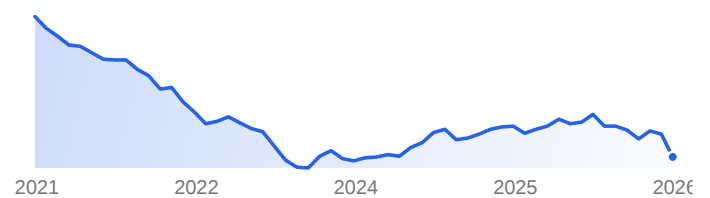
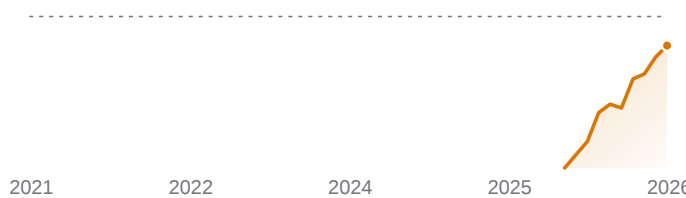


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

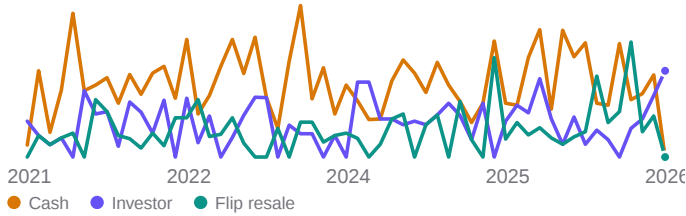
4.1%



BUYERS & OUTCOMES

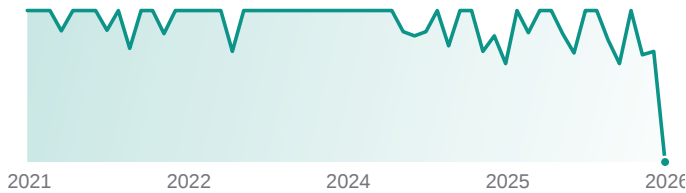
Buyer mix

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



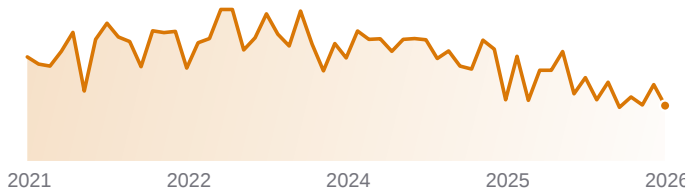
Sellers who sold at a gain

71%

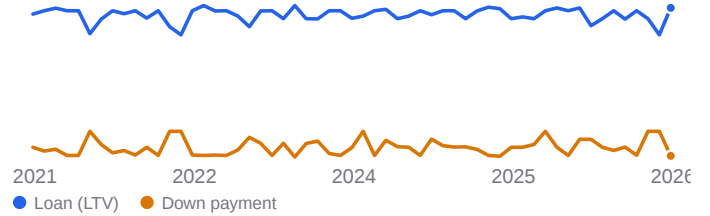


Median annualized return at resale

+3.6%

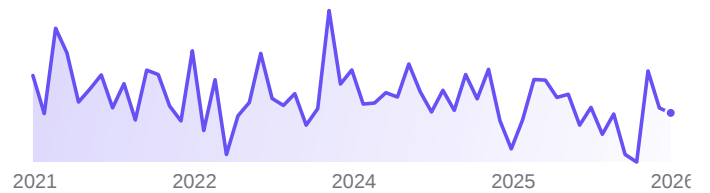


Financing (share of purchase price) Loan (LTV) 97% · Down payment 4.7%



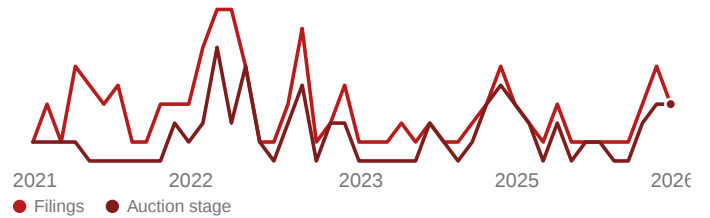
Typical hold before selling

4.4 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	8,215
Median value (AVM)	\$289K
Median size	1,316 ft²
Median bedrooms	3
Median year built	1976
Single family	92%
Condos	4.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.1%
Owner occupied	83%
Company owned	14%
Median loan-to-value	50%

Typical ownership tenure

10.2 yrs

COMMUNITY

Population	27,907
Density	3,356 / mi ²
Median household income	\$83K
Average household income	\$97K
Crime index (US avg 100)	76
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	28
Homes occupied	97%
Bachelor's or higher	26%
Poverty rate	6.8%
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.