

Omaha 68138

ZIP code · NE · Nebraska > Sarpy County > Omaha

SELLER'S MARKET

\$289K

MEDIAN SALE PRICE

-2.4%

1-YR CHANGE

220

SALES (12 MO)

\$292K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100

Buyer's market

Balanced

Seller's market

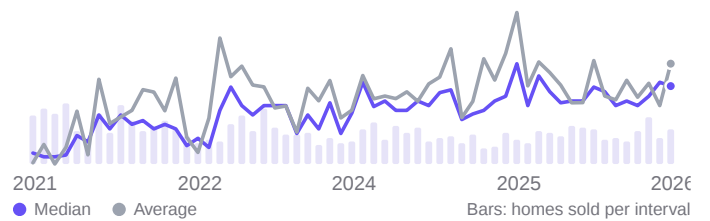
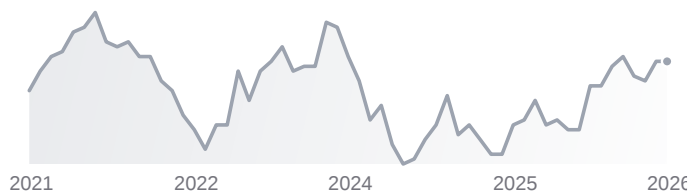
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

68 / 100

Sale prices

Median \$291K · Average \$315K

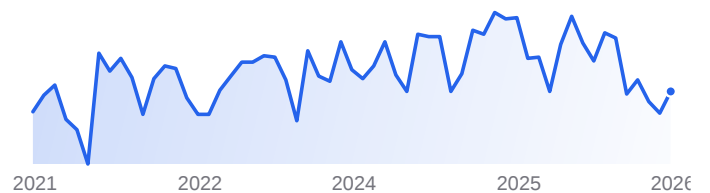
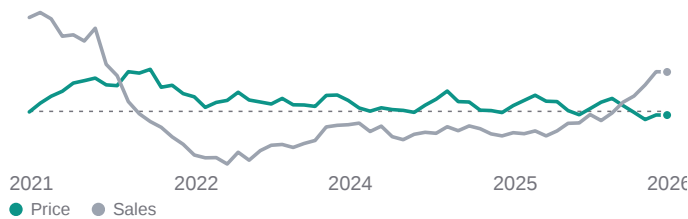


Growth (year over year)

Price -2.4% · Sales +25.0%

Price per square foot

\$194/ft²

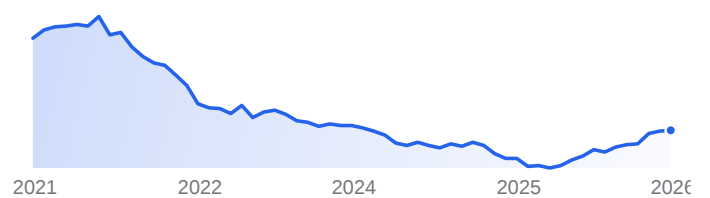
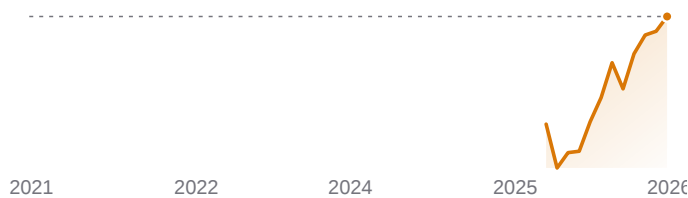


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

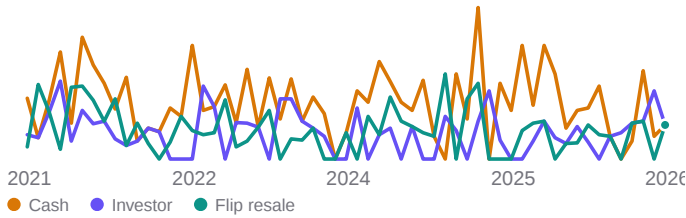
5.3%



BUYERS & OUTCOMES

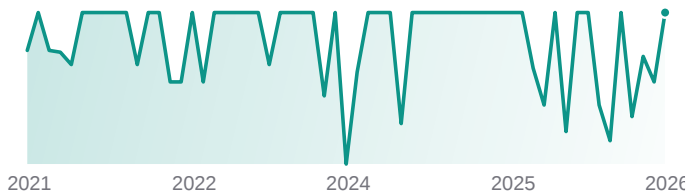
Buyer mix

Cash 10% · Investor 10% · Flip resale 10%



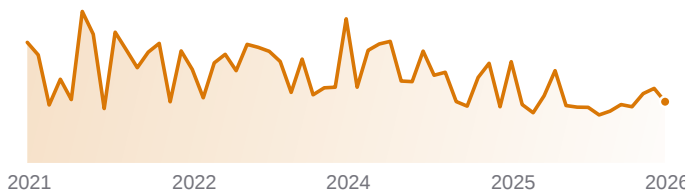
Sellers who sold at a gain

100%

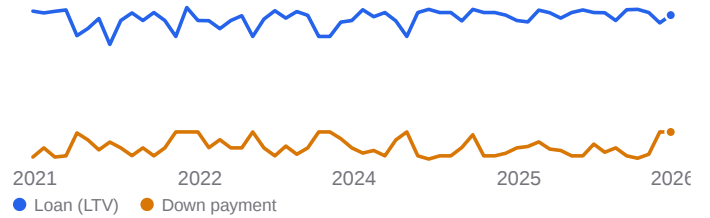


Median annualized return at resale

+4.4%

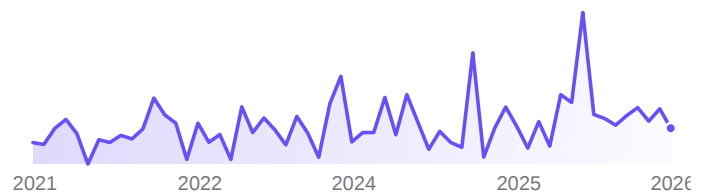


Financing (share of purchase price) Loan (LTV) 93% · Down payment 20%



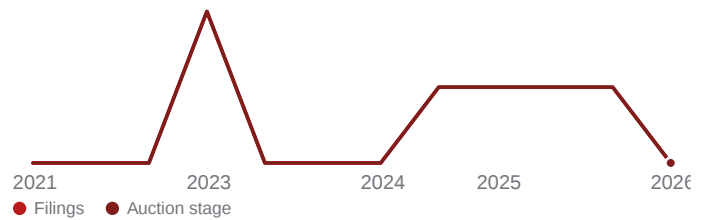
Typical hold before selling

5.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,122
Median value (AVM)	\$292K
Median size	1,182 ft²
Median bedrooms	3
Median year built	1986
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	1.5%
Owner occupied	83%
Company owned	11%
Median loan-to-value	52%
Typical ownership tenure	8.1 yrs

COMMUNITY

Population	14,557
Density	1,230 / mi²
Median household income	\$87K
Average household income	\$114K
Crime index (US avg 100)	96
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	33
Homes occupied	98%
Bachelor's or higher	27%
Poverty rate	3.5%
Unemployment	1.1%
Average temp	51°F
Annual precip	31 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.