

Omaha 68142

ZIP code · NE · Nebraska > Douglas County > Omaha

BALANCED MARKET

\$423K

MEDIAN SALE PRICE

+20.0%

1-YR CHANGE

103

SALES (12 MO)

\$378K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



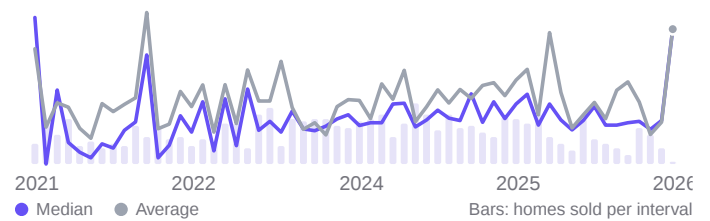
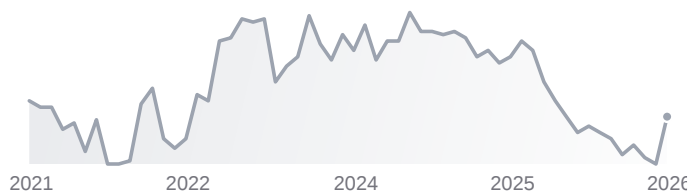
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

48 / 100

Sale prices

Median \$520K · Average \$520K

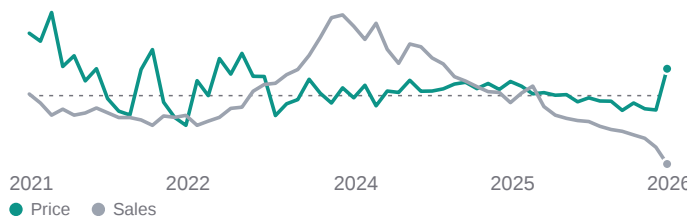


Growth (year over year)

Price +20.0% · Sales -51.2%

Price per square foot

\$373/ft²

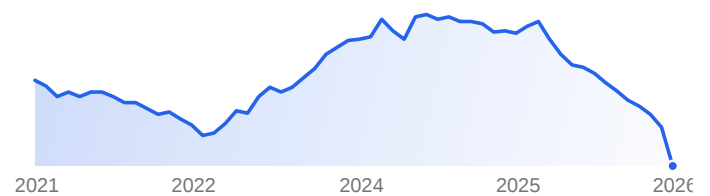


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

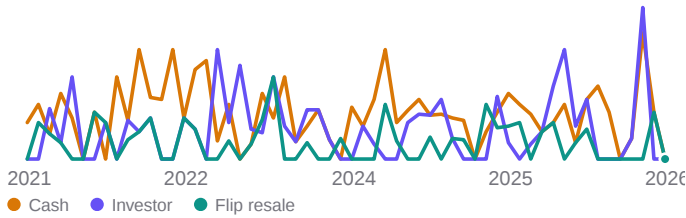
3.8%



BUYERS & OUTCOMES

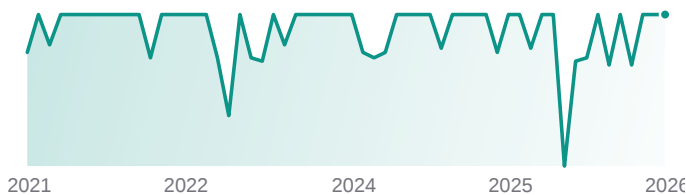
Buyer mix

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



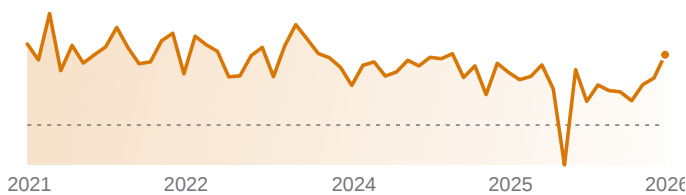
Sellers who sold at a gain

100%

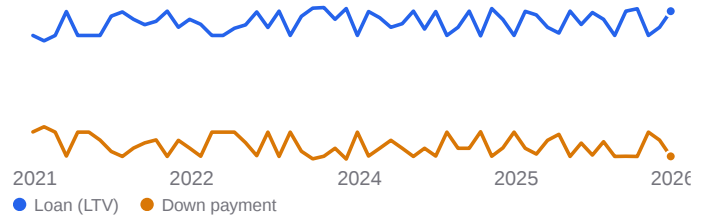


Median annualized return at resale

+7.6%

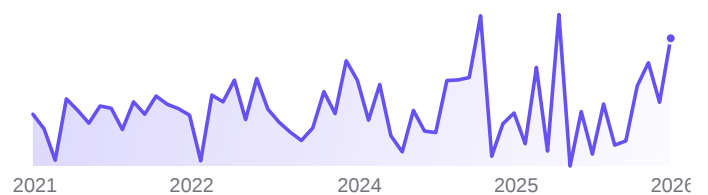


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



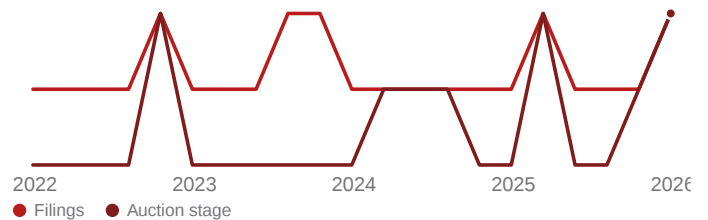
Typical hold before selling

9.8 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	2,694
Median value (AVM)	\$378K
Median size	1,528 ft²
Median bedrooms	3
Median year built	2013
Single family	85%
Condos	0.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	38%
Underwater (LTV 125% or more)	2.5%
Owner occupied	82%
Company owned	16%
Median loan-to-value	60%

Typical ownership tenure

8.0 yrs

COMMUNITY

Population	7,533
Density	395 / mi ²
Median household income	\$110K
Average household income	\$130K
Crime index (US avg 100)	51
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	29
Homes occupied	96%
Bachelor's or higher	28%
Poverty rate	3.6%
Unemployment	1.2%
Average temp	50°F
Annual precip	30 in
Sunshine	60%

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.