

Omaha 68144

ZIP code · NE · Nebraska > Douglas County > Omaha

BALANCED MARKET

\$315K

MEDIAN SALE PRICE

+0.6%

1-YR CHANGE

329

SALES (12 MO)

\$306K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100



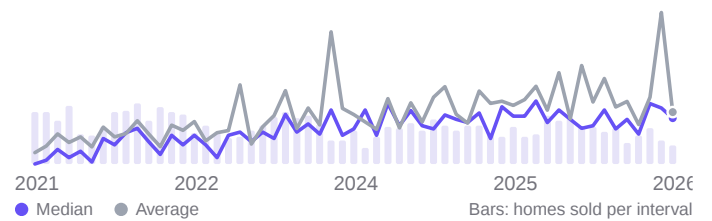
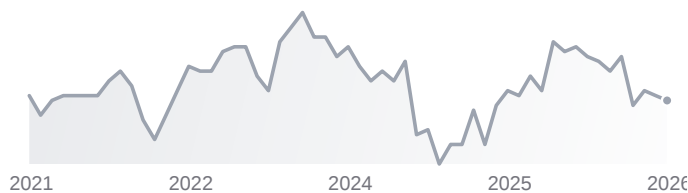
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

55 / 100

Sale prices

Median \$302K · Average \$312K

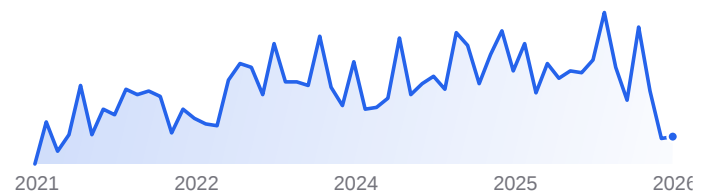
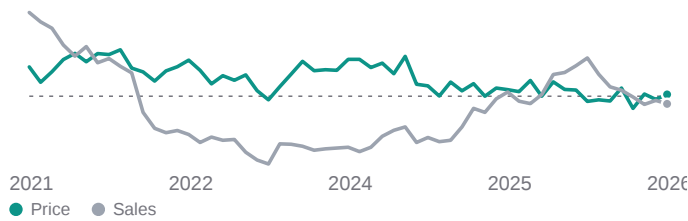


Growth (year over year)

Price +0.6% · Sales -2.7%

Price per square foot

\$166/ft²

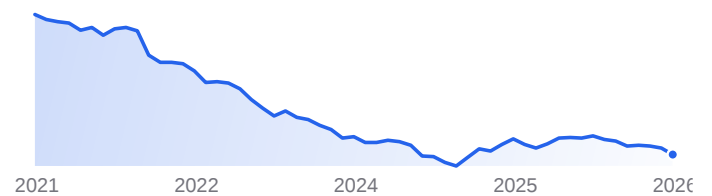
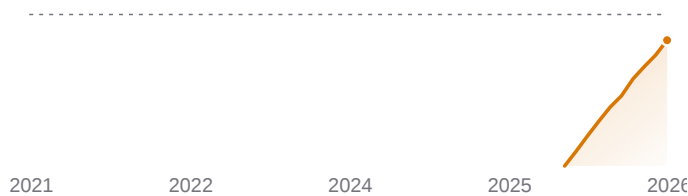


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

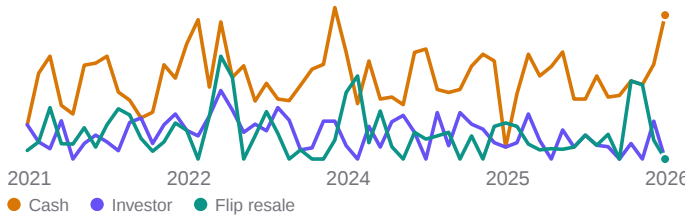
4.1%



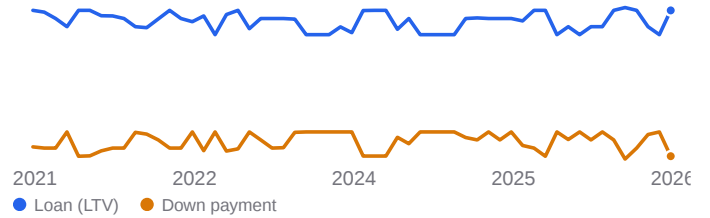
BUYERS & OUTCOMES

Buyer mix

Cash 40% · Investor 0% · Flip resale 0%

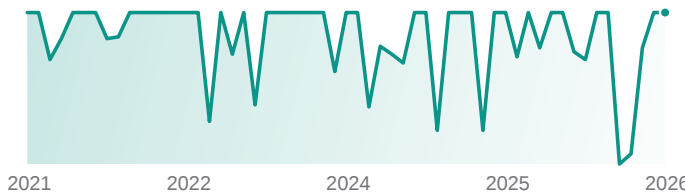


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



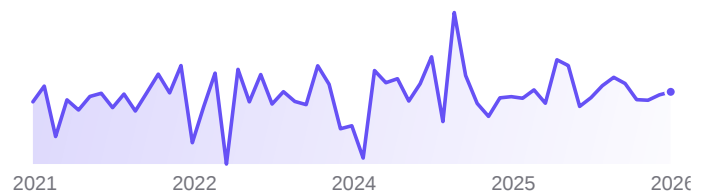
Sellers who sold at a gain

100%



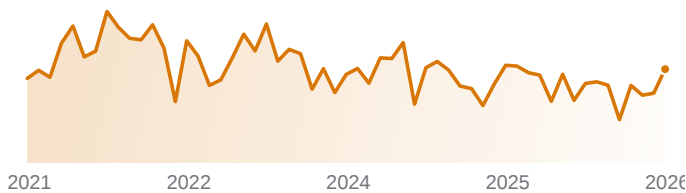
Typical hold before selling

5.0 yrs



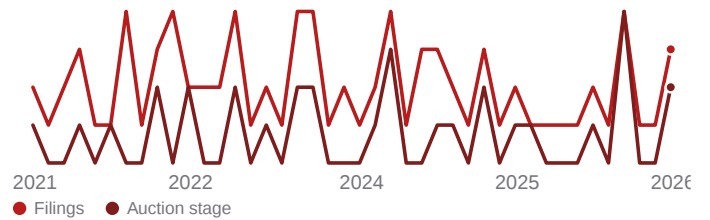
Median annualized return at resale

+6.6%



Preforeclosure filings

Filings 3 · Auction stage 2



HOUSING STOCK

Homes	8,114
Median value (AVM)	\$306K
Median size	1,507 ft²
Median bedrooms	3
Median year built	1969
Single family	94%
Condos	2.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	1.6%
Owner occupied	84%
Company owned	15%
Median loan-to-value	50%

Typical ownership tenure

10.0 yrs

COMMUNITY

Population	24,456
Density	3,404 / mi ²
Median household income	\$84K
Average household income	\$105K
Crime index (US avg 100)	75
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	29
Homes occupied	97%
Bachelor's or higher	31%
Poverty rate	7.7%
Unemployment	1.1%
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.