

Omaha 68154

ZIP code · NE · Nebraska > Douglas County > Omaha

BALANCED MARKET

\$392K

MEDIAN SALE PRICE

+11.4%

1-YR CHANGE

286

SALES (12 MO)

\$348K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

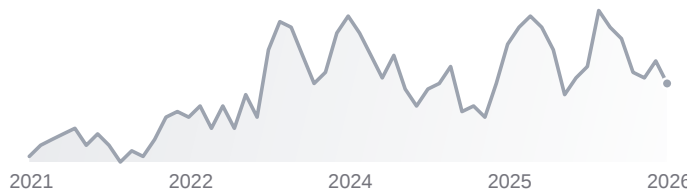
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

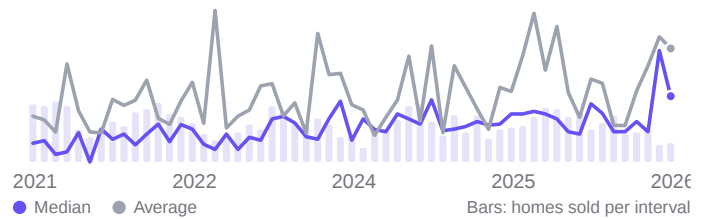
Market temperature (0-100)

58 / 100



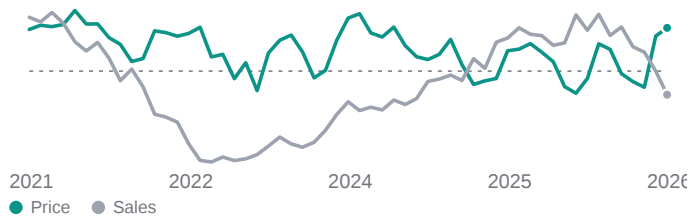
Sale prices

Median \$385K · Average \$479K



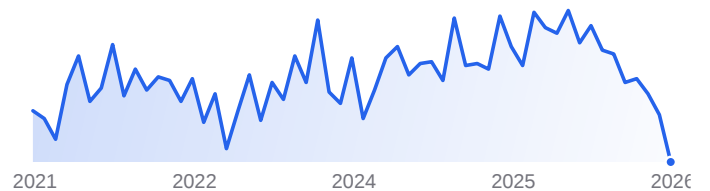
Growth (year over year)

Price +11.4% · Sales -6.2%



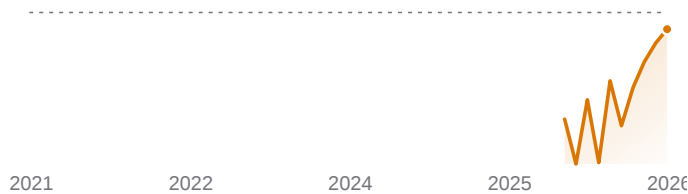
Price per square foot

\$133/ft²



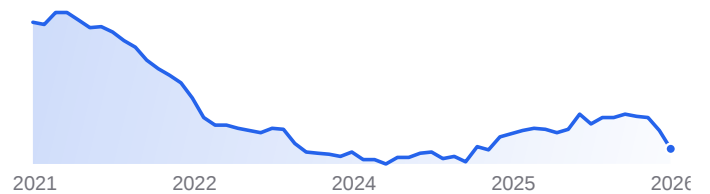
Sale premium vs estimated value

-0.2%



Annual turnover (share of homes sold)

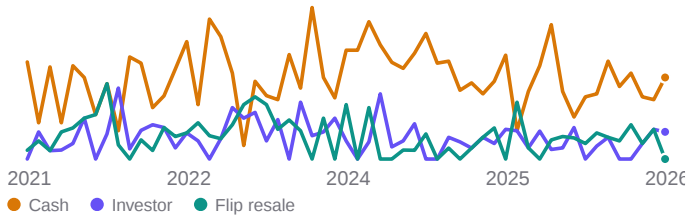
4.2%



BUYERS & OUTCOMES

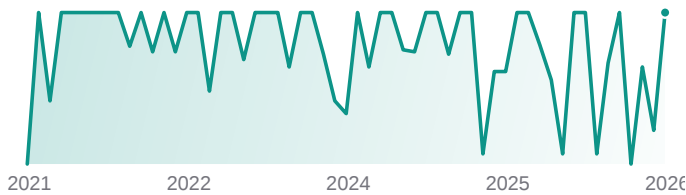
Buyer mix

Cash 25% · Investor 8.3% · Flip resale 0%



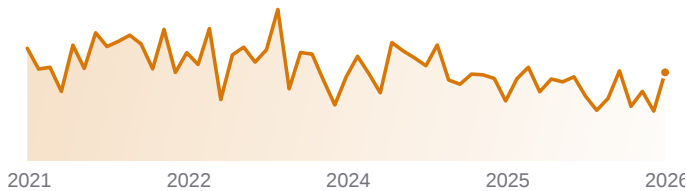
Sellers who sold at a gain

100%

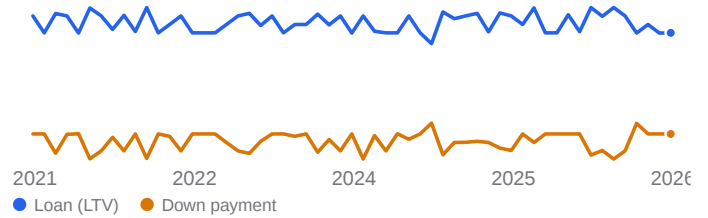


Median annualized return at resale

+6.0%

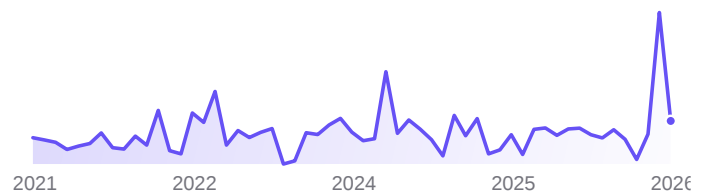


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



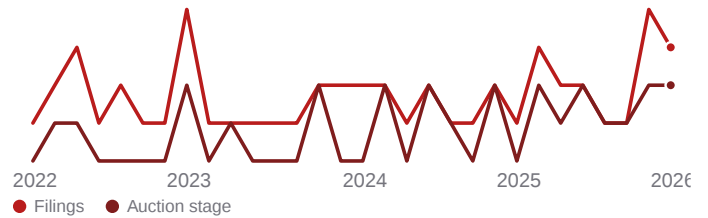
Typical hold before selling

6.7 yrs



Preforeclosure filings

Filings 3 · Auction stage 2



HOUSING STOCK

Homes	6,767
Median value (AVM)	\$348K
Median size	1,882 ft²
Median bedrooms	3
Median year built	1979
Single family	95%
Condos	5.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.8%
Owner occupied	84%
Company owned	20%
Median loan-to-value	50%

Typical ownership tenure

9.5 yrs

COMMUNITY

Population	25,034
Density	3,514 / mi²
Median household income	\$99K
Average household income	\$129K
Crime index (US avg 100)	75
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	28
Homes occupied	96%
Bachelor's or higher	32%
Poverty rate	6.1%
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.