

Omaha 68157

ZIP code · NE · Nebraska > Sarpy County > Omaha

BUYER'S MARKET

\$267K

MEDIAN SALE PRICE

-1.7%

1-YR CHANGE

83

SALES (12 MO)

\$283K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



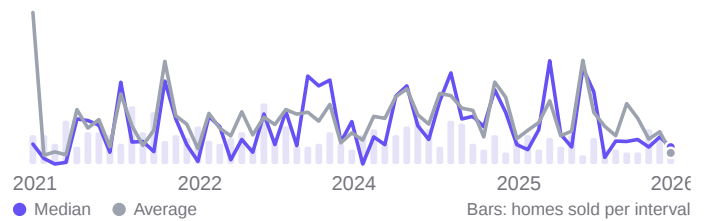
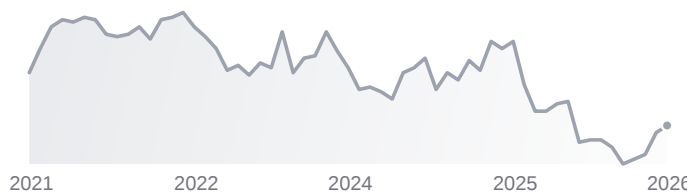
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

39 / 100

Sale prices

Median \$260K · Average \$249K

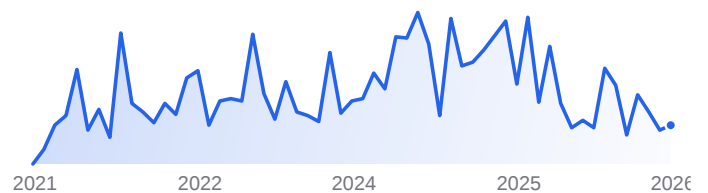
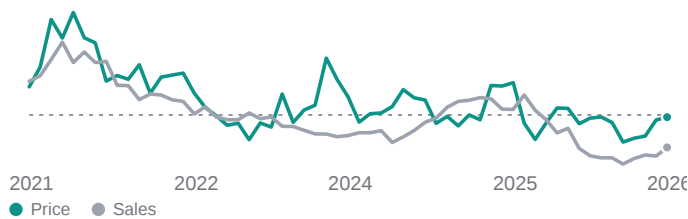


Growth (year over year)

Price -1.7% · Sales -25.2%

Price per square foot

\$166/ft²

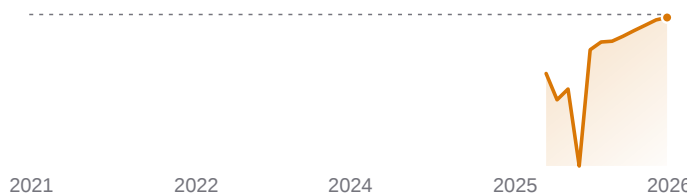


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

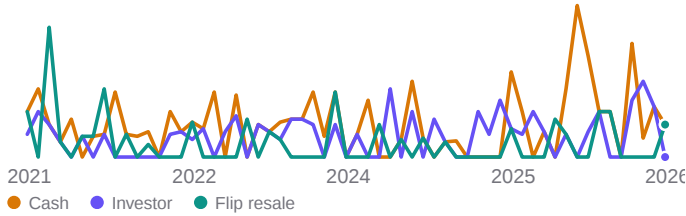
4.2%



BUYERS & OUTCOMES

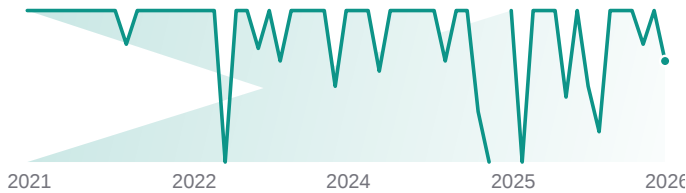
Buyer mix

Cash 14% · Investor 0% · Flip resale 14%



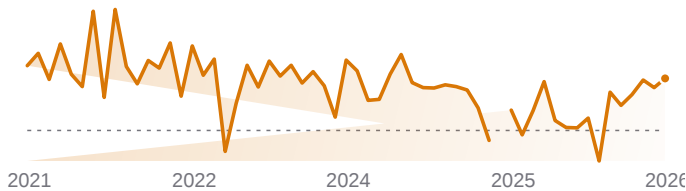
Sellers who sold at a gain

83%

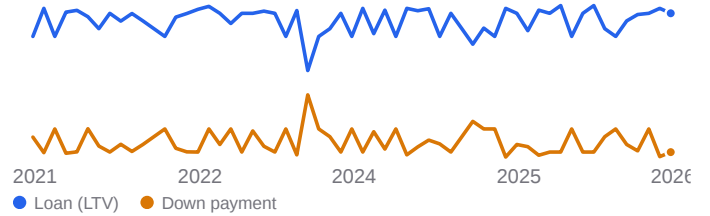


Median annualized return at resale

+5.9%

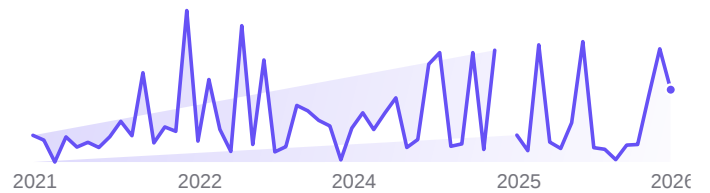


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



Typical hold before selling

10.0 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	1,996
Median value (AVM)	\$283K
Median size	1,417 ft²
Median bedrooms	3
Median year built	1975
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	1.4%
Owner occupied	83%
Company owned	9.6%
Median loan-to-value	53%
Typical ownership tenure	7.5 yrs

COMMUNITY

Population	6,185
Density	2,397 / mi²
Median household income	\$82K
Average household income	\$97K
Crime index (US avg 100)	73
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	29
Homes occupied	98%
Bachelor's or higher	25%
Poverty rate	6.1%
Unemployment	1.0%
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.