

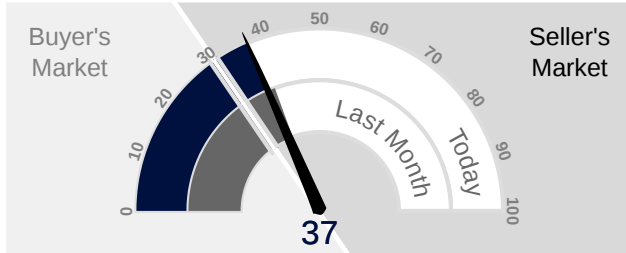
OMAHA-COUNCIL BLUFFS, NE-IA

Single-Family Homes

This week the median list price for Omaha-Council Bluffs, NE-IA is \$399,990 with the market action index hovering around 37. This is less than last month's market action index of 39. Inventory has increased to 2,147.

MARKET ACTION INDEX

This answers "How's the Market?" by comparing rate of sales versus inventory.

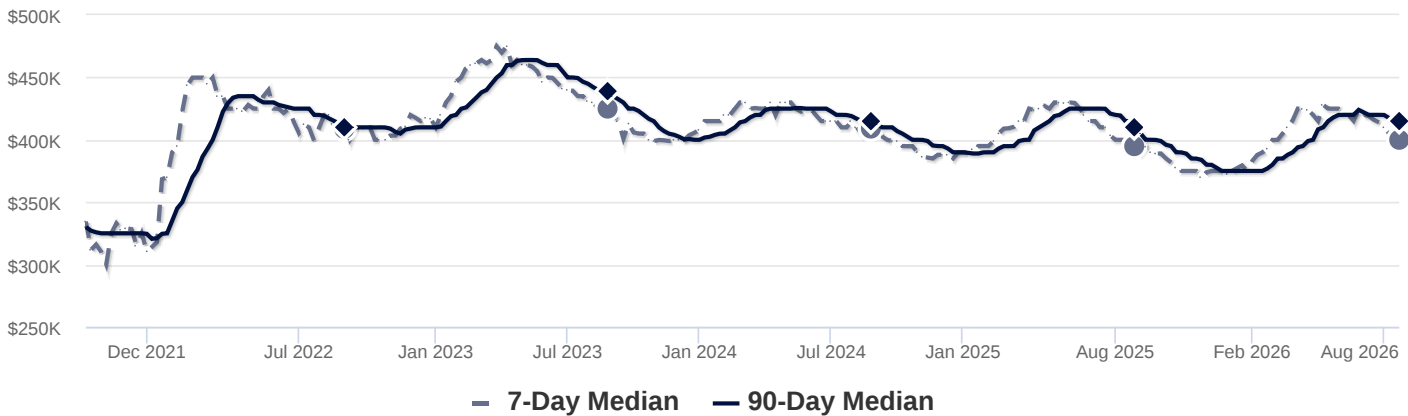


Slight Seller's Advantage

MARKET NARRATIVE

The market has been cooling off consistently for several weeks, as more homes are available and demand is less. We have begun to see prices move lower as a result. If the MAI falls into the Buyer's zone, it is likely that prices continue their downward trend until we see some turnaround in Market Action.

MEDIAN LIST PRICE



MARKET SEGMENTS

Each segment below represents approximately 25% of the market ordered by price.

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$690,000	3,460	0.25 - 0.5 acre	5	4	3	34	27	56
\$460,000	2,556	8,000 - 10,000 sqft	4	3	3	34	32	56
\$340,990	1,994	6,500 - 8,000 sqft	3	3	29	76	65	28
\$205,000	1,360	4,500 - 6,500 sqft	3	2	100	82	80	42

REAL-TIME MARKET PROFILE

Median List Price		\$399,990
Median Price of New Listings		\$317,000
Per Square Foot		\$179
Average Days on Market		95
Median Days on Market		56
Price Decreased		30%
Price Increased		4%
Relisted		25%
Inventory		2,147
Median Rent		\$1,900
Market Action		37

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