

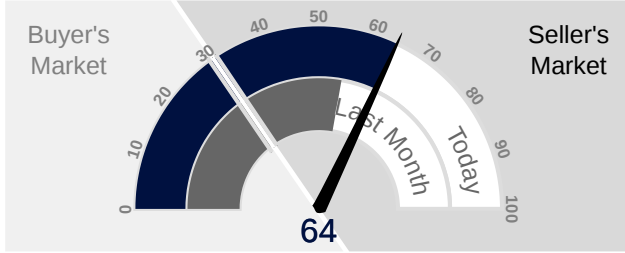
OMAHA, NE 68124

Single-Family Homes

This week the median list price for Omaha, NE 68124 is \$562,000 with the market action index hovering around 64. This is an increase over last month's market action index of 56. Inventory has increased to 18.

MARKET ACTION INDEX

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

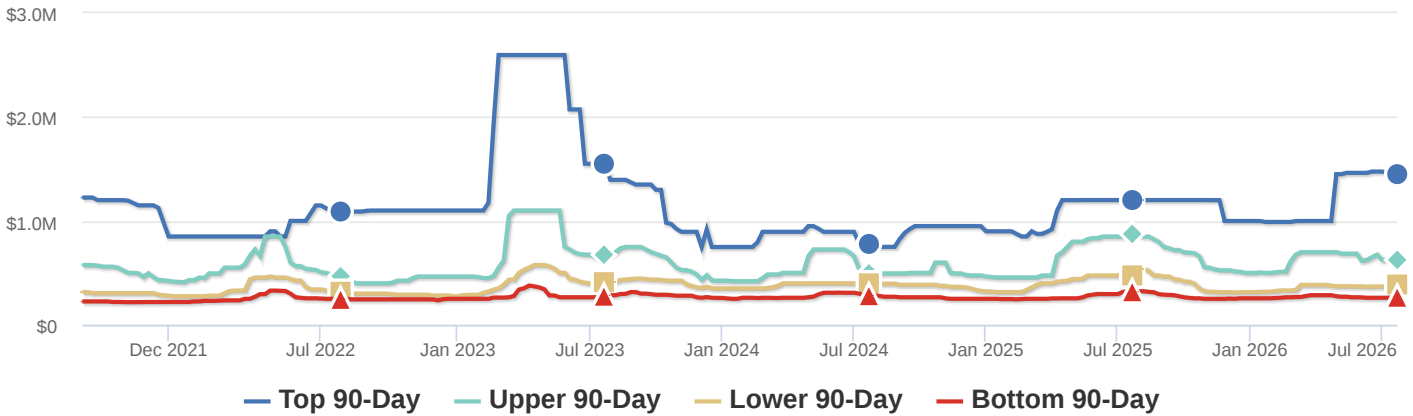


Strong Seller's Market

MARKET NARRATIVE

Market conditions have been consistently cooling in the past several weeks. Because we're still in the Seller's zone, prices have not yet begun to drop. It may take a few more weeks of slack demand for prices to reflect and begin to fall. Expect prices to fall if the index persistently falls to the Buyer's zone.

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
\$1,225,000	4,453	0.5 - 1 acre	5	5	58	1	1	14
\$612,500	3,234	0.25 - 0.5 acre	4	3.5	66	1	1	17
\$485,000	2,088	0.25 - 0.5 acre	3	3	71	0	1	14
\$337,000	1,813	0.25 - 0.5 acre	3	2	67	2	0	49

REAL-TIME MARKET PROFILE

Median List Price		\$562,000
Median Price of New Listings		\$450,000
Per Square Foot		\$208
Average Days on Market		34
Median Days on Market		14
Price Decreased		22%
Price Increased		0%
Relisted		17%
Inventory		18
Median Rent		\$2,100
Market Action		64

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