

REAL ESTATE MARKET REPORT METRO OMAHA



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Sunday, October 31

2021

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Real Market Reports

www.RealMarketReports.com

REAL ESTATE MARKET REPORT METRO OMAHA

Sunday, October 31, 2021

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		Contracts Pending ^[2]					Off-Market in the Last 6 Months ^[3]					Absorption Rate		
		For Sale ^[1]					Sold in the Last 6 Months ^[4]							
Price Range		Total Num	Avg DOM	Avg List Price	Total Num	Pending Ratio	Total Num	Total Num	Avg DOM	Avg Orig List Price	Avg List Price	Avg Sold Price	List to Sales	Est. Mos.
Min.	Max.													
\$0	\$ 99,999	133	53	\$ 76,529	108	44.8%	92	488	24	\$ 401,518	\$ 74,975	\$ 69,547	92.8%	1.6
\$100,000	\$ 199,999	364	31	\$ 153,537	583	61.6%	422	2,652	10	\$ 341,489	\$ 157,803	\$ 159,887	101.3%	0.8
\$200,000	\$ 299,999	300	25	\$ 246,725	835	73.6%	521	4,150	6	\$ 584,221	\$ 306,897	\$ 242,733	79.1%	0.4
\$300,000	\$ 399,999	260	41	\$ 354,579	851	76.6%	344	2,242	11	\$ 658,034	\$ 338,551	\$ 345,116	101.9%	0.7
\$400,000	\$ 499,999	203	61	\$ 449,330	505	71.3%	261	1,066	14	\$ 435,374	\$ 435,541	\$ 441,555	101.4%	1.1
\$500,000	\$ 599,999	128	67	\$ 561,224	195	60.4%	143	489	16	\$3,053,844	\$ 537,355	\$ 542,551	101.0%	1.6
\$600,000	\$ 699,999	86	73	\$ 648,375	99	53.5%	79	213	16	\$3,808,800	\$ 640,871	\$ 643,466	100.4%	2.4
\$700,000	\$ 799,999	31	78	\$ 743,811	39	55.7%	35	114	18	\$ 747,083	\$ 744,228	\$ 741,372	99.6%	1.6
\$800,000	\$ 899,999	13	47	\$ 852,869	17	56.7%	24	60	12	\$ 849,282	\$ 846,732	\$ 849,652	100.3%	1.3
\$900,000	\$ 999,999	16	52	\$ 963,522	18	52.9%	22	30	75	\$ 963,710	\$ 943,043	\$ 941,420	99.8%	3.2
\$1,000,000	\$1,099,999	3	170	\$1,063,582	6	66.7%	6	20	45	\$1,088,140	\$1,060,390	\$1,037,216	97.8%	0.9
\$1,100,000	\$1,199,999	9	77	\$1,170,608	4	30.8%	7	17	49	\$1,226,765	\$1,209,059	\$1,132,598	93.7%	3.2
\$1,200,000	\$1,299,999	3	78	\$1,249,000	8	72.7%	5	8	41	\$1,271,000	\$1,261,750	\$1,227,500	97.3%	2.3
\$1,300,000	\$1,399,999	4	100	\$1,371,250	2	33.3%	6	11	11	\$1,246,963	\$1,245,145	\$1,326,636	106.5%	2.2
\$1,400,000	+	28	115	\$2,073,107	12	30.0%	29	31	48	\$1,919,839	\$1,904,548	\$1,854,811	97.4%	5.4
Market Summary >>>		1,581	46	\$ 367,901	3,282	67.5%	1,996	11,591	10	\$ 695,468	\$ 314,022	\$ 293,138	93.3%	0.8

Date Range = 05/02/2021 to 10/31/2021

Data believed to be accurate but not guaranteed.

Status = [1] ACTIVE, NEW, EXTENDED, BACK ON MARKET, INCREASED, DECREASE; [2] PENDING; [3] CANCELLED, EXPIRED; [4] SOLD

Property Subtype = Single Family Residence

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1. PROPERTIES FOR SALE

- a. **Number Active:** The number of listings for sale which are currently being marketed but do not yet have a purchase agreement.
- b. **Average Days on Market (DOM):** The average marketing period of currently active listings. This does not account for some listings which have had a previous listing period, but were re-entered as a new listing.
- c. **Average List Price:** The average price that a seller is currently asking.

2. CONTRACTS PENDING

- a. **Number Pending:** The number of current listings for which a contract has been signed but has not yet closed.
- b. **Pending Ratio:** Sometimes called a “list-to-pending ratio”. This is a measure of how fast properties are going under contract vs. how fast they are being listed.

$$\text{Pending Ratio} = \frac{P \text{ (Number of Pending Listings)}}{A+P \text{ (Number of Active + Pending)}}$$

(P) represents properties that buyers have chosen

(A+P) represents the entire pool from which they have chosen

3. OFF-MARKET

- a. **Number Off-Market:** The number of listing agreements that have failed to close in the last 6 months. Some owners may choose to re-offer their property for sale.

4. PROPERTIES SOLD

- a. **Number Sold:** The number of properties that have gone to a closing in the last 6 months.
- b. **Average Days on Market (DOM):** The average marketing time it has taken properties to sell in the last 6 months.
- c. **Average Original List Price:** The average price at which a sold property was originally marketed.
- d. **Average List Price:** The average price at which a sold property was marketed just prior to selling.
- e. **Average Sold Price:** The average price for which a property sold.
- f. **List to Sales Ratio:** The percentage of the list price that the buyer ultimately paid for the property.

$$\text{List to Sales Ratio} = \frac{\text{Average Sold Price}}{\text{Average List Price}}$$

5. OTHER

- a. **Absorption Rate / Months of Inventory:** An estimate of how fast listings are currently selling measured in months. For example, if 100 properties sell per month and there are 800 properties for sale - there is an 8 month supply of inventory before counting the additional properties that will come on the market.