

REAL ESTATE MARKET REPORT  
**METRO OMAHA**



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Sunday, September 1

**2019**

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# REAL ESTATE MARKET REPORT METRO OMAHA

Sunday, September 1, 2019

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Price Range		For Sale <sup>[1]</sup>					Contracts Pending <sup>[2]</sup>		Off-Market in the Last 6 Months <sup>[3]</sup>					Absorption Rate	
		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	\$ 49,999	50	64	\$ 36,574	31	38.3%	39	140	35	\$ 43,330	\$ 41,537	\$ 33,843	81.5%	2.1	
\$50,000	\$ 99,999	215	61	\$ 74,310	135	38.6%	156	544	31	\$ 403,691	\$ 80,501	\$ 76,850	95.5%	2.4	
\$100,000	\$ 149,999	290	42	\$ 128,734	315	52.1%	182	1,275	19	\$ 221,219	\$ 129,708	\$ 128,530	99.1%	1.4	
\$150,000	\$ 199,999	363	31	\$ 176,936	595	62.1%	327	2,428	11	\$ 175,339	\$ 174,525	\$ 175,212	100.4%	0.9	
\$200,000	\$ 249,999	316	51	\$ 226,328	380	54.6%	279	1,509	17	\$ 224,814	\$ 223,561	\$ 223,090	99.8%	1.3	
\$250,000	\$ 299,999	338	60	\$ 277,462	336	49.9%	376	1,242	30	\$ 477,565	\$ 275,389	\$ 273,366	99.3%	1.6	
\$300,000	\$ 349,999	344	57	\$ 327,400	305	47.0%	378	886	42	\$ 719,445	\$ 324,531	\$ 321,312	99.0%	2.3	
\$350,000	\$ 399,999	305	73	\$ 376,644	198	39.4%	372	528	41	\$ 381,046	\$ 377,194	\$ 373,424	99.0%	3.5	
\$400,000	\$ 449,999	234	88	\$ 425,077	135	36.6%	272	331	40	\$ 429,923	\$ 426,003	\$ 421,910	99.0%	4.2	
\$450,000	\$ 499,999	139	75	\$ 474,760	83	37.4%	192	201	37	\$5,674,680	\$ 478,418	\$ 469,722	98.2%	4.1	
\$500,000	\$ 549,999	71	72	\$ 526,935	53	42.7%	86	119	52	\$ 536,932	\$ 527,630	\$ 520,918	98.7%	3.6	
\$550,000	\$ 599,999	76	80	\$ 577,191	31	29.0%	68	84	48	\$ 583,970	\$ 578,602	\$ 569,125	98.4%	5.4	
\$600,000	\$ 649,999	43	88	\$ 623,952	22	33.8%	41	38	84	\$ 652,241	\$ 637,526	\$ 624,133	97.9%	6.8	
\$650,000	\$ 699,999	49	73	\$ 680,147	17	25.8%	51	38	47	\$ 701,472	\$ 687,736	\$ 673,828	98.0%	7.7	
\$700,000	+	198	117	\$1,160,255	37	15.7%	130	116	46	\$ 966,975	\$ 955,644	\$ 919,606	96.2%	10.2	
<b>Market Summary &gt;&gt;&gt;</b>		3,031	63	\$ 346,023	2,673	46.9%	2,949	9,479	25	\$ 449,829	\$ 244,180	\$ 241,978	99.1%	1.9	

Date Range = 03/03/2019 to 09/01/2019

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.