

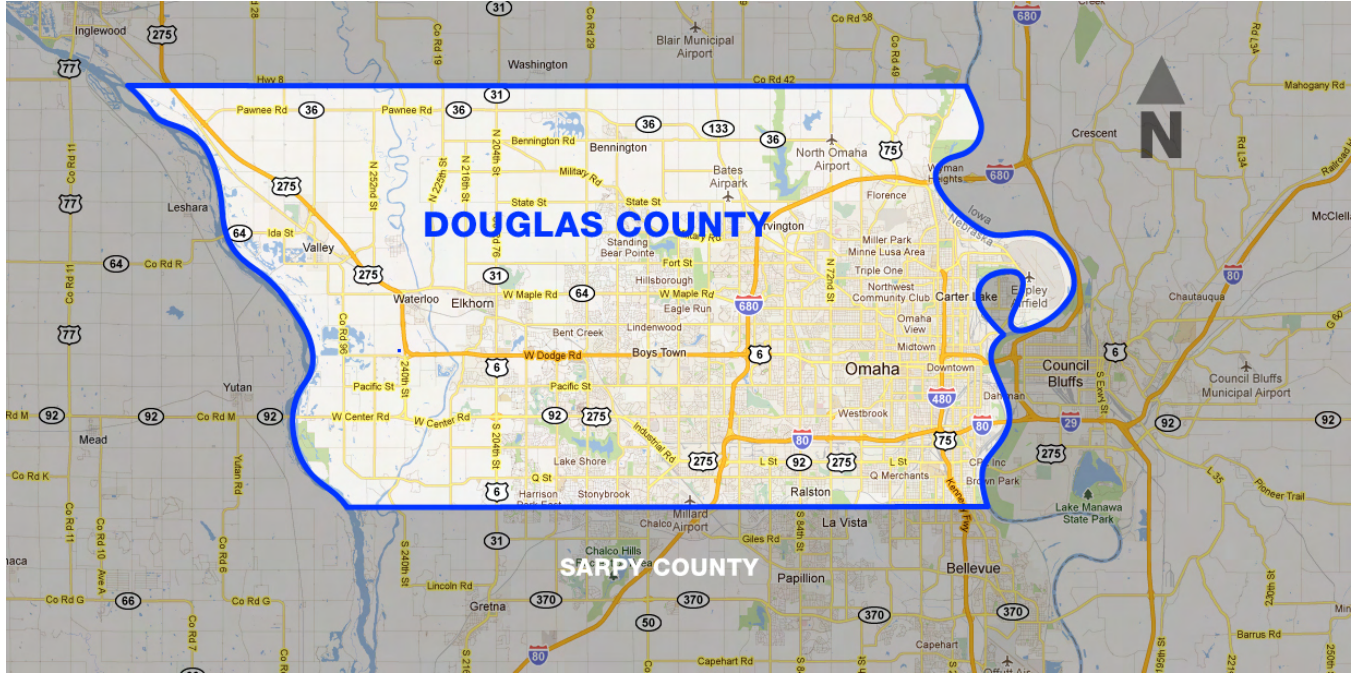
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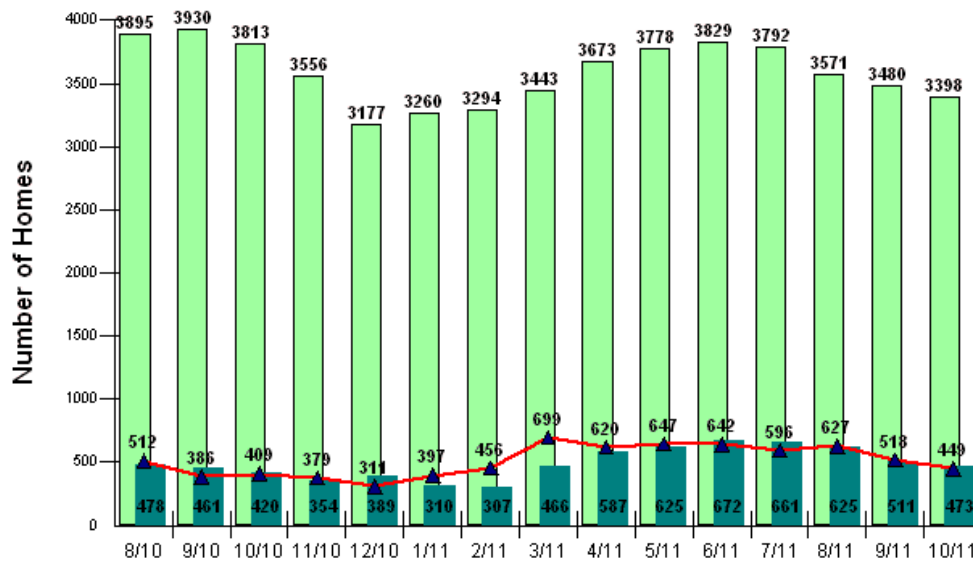
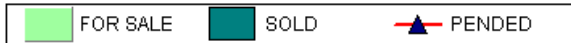
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OMAHA / DOUGLAS COUNTY Market | November 2011



For Sale vs Pended vs Sold



In Douglas County for October 2011 residential listings are down 10.9% over October 2010 while those under contract or pended are up 12.6% and sold properties have increased 21.8% over last October. The months of inventory has declined 20.9% over last October although we have seen a slight seasonal increase in the last two months.

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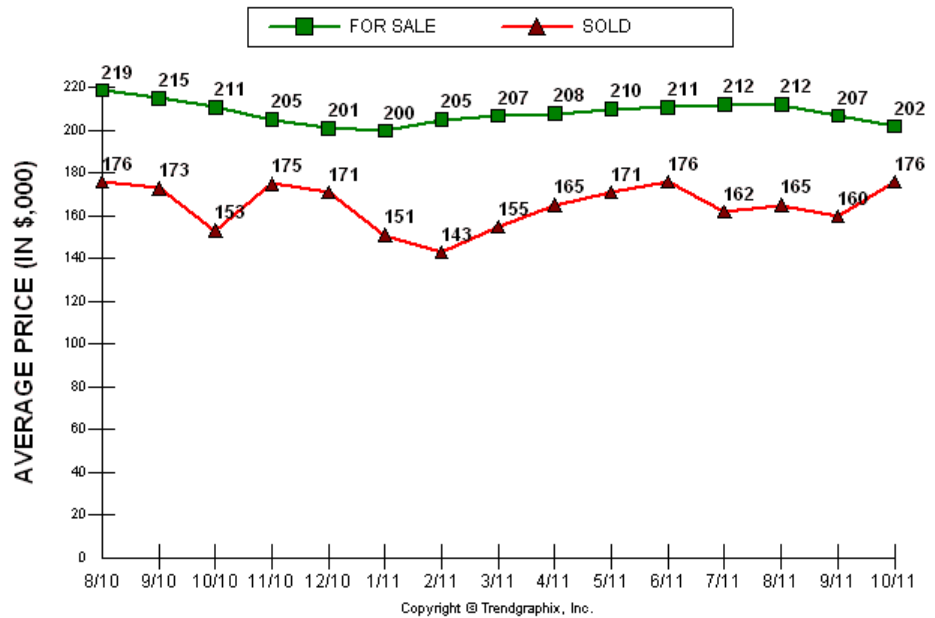
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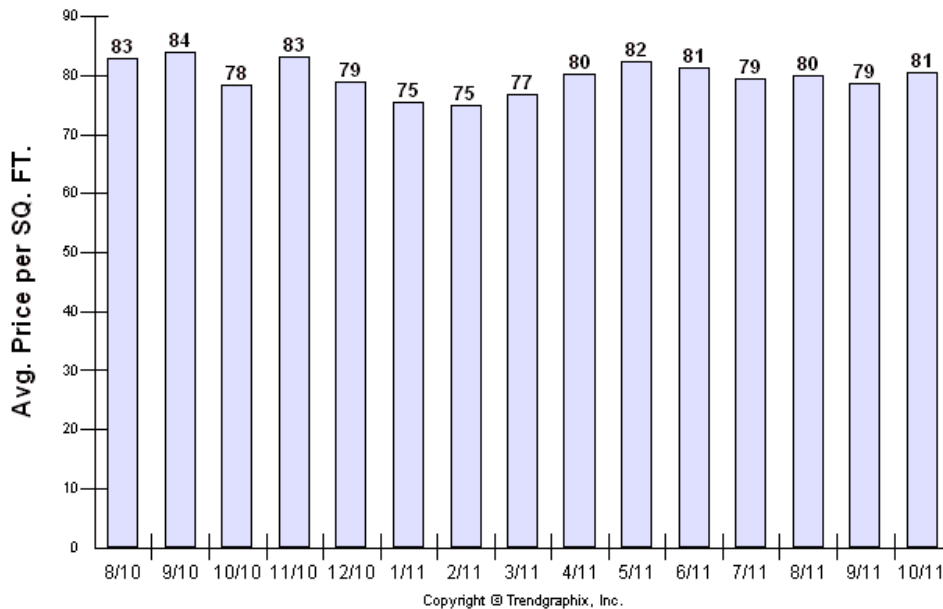
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Average Price For Sale and Sold

The average list price for October in Douglas County is down 4.3%, however the average sold price is up 15% compared to October of 2010. For more specific information on your refined market areas of interest please contact your CBSHOME Agent.



Average Price Per Sq/Ft



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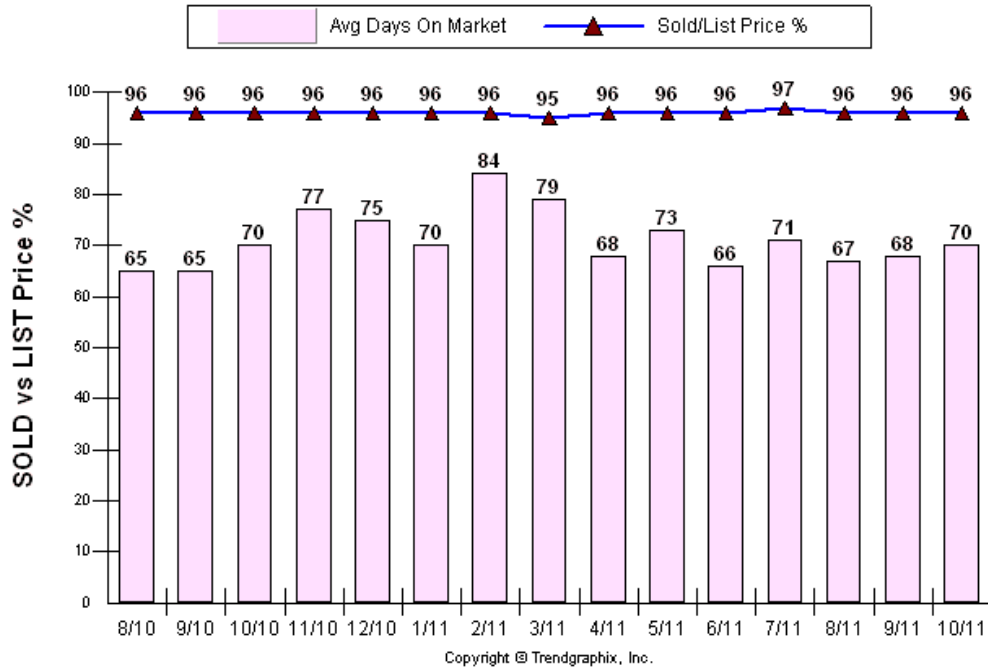
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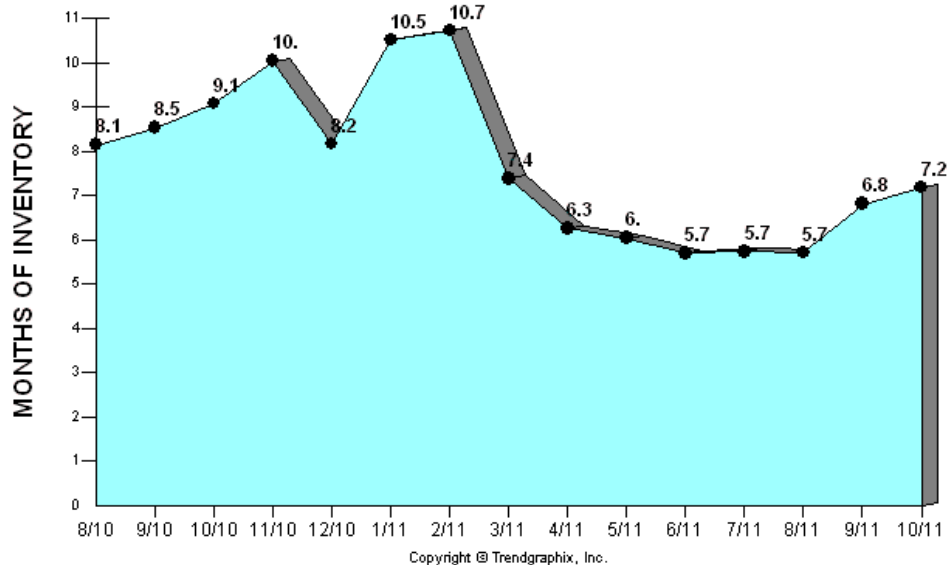
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Days on Market Sold/List Price %



Months of Inventory



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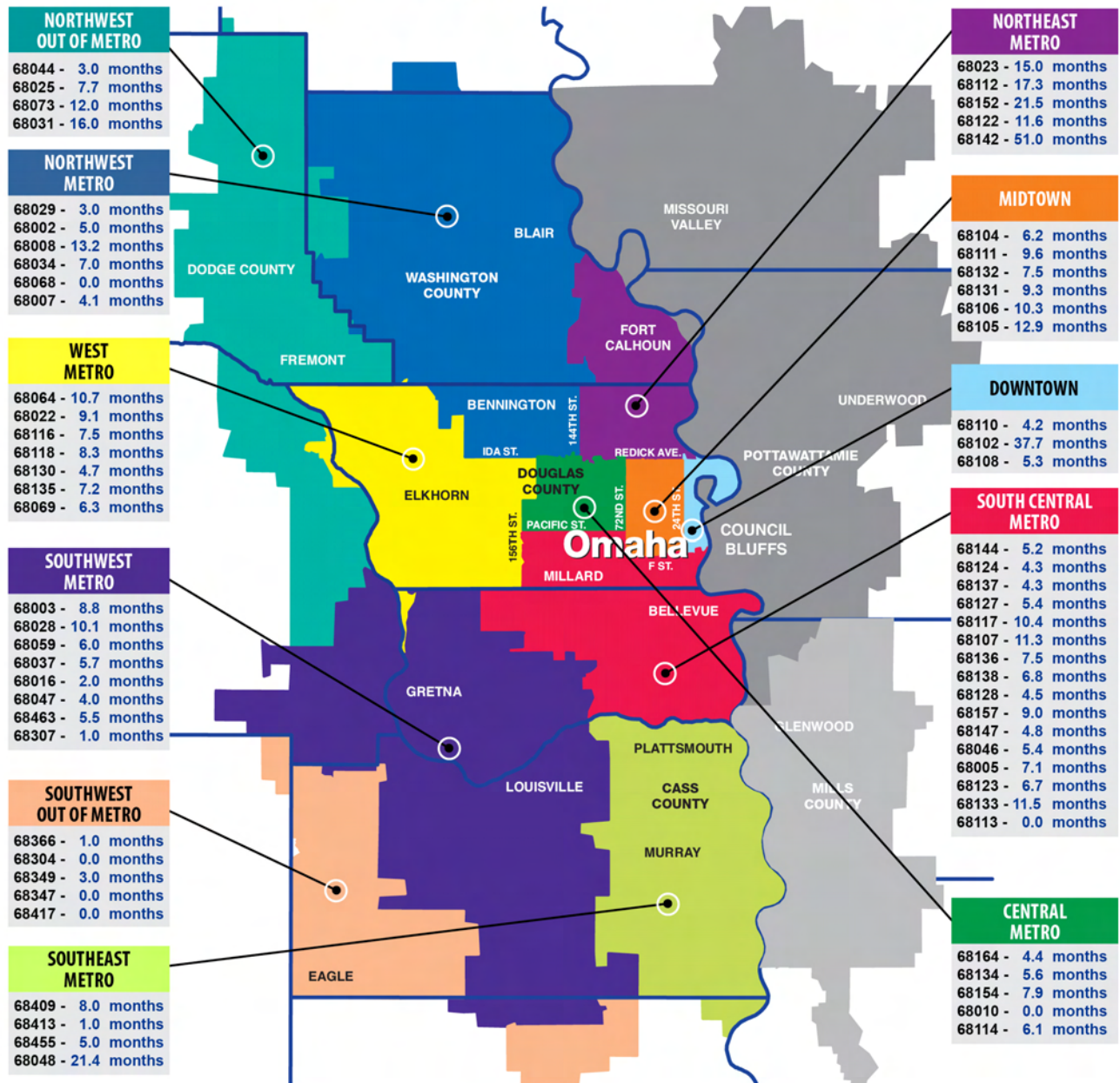
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Months of Inventory by Zip Code - Omaha Metro



Months of Inventory (MOI) is a good indicator of market health, taking into account both current inventory and sales rates. As a rule of thumb, a market is considered "balanced" when Months of Inventory is around 6. As you can see by this CBSHOME Real Estate Research Center Map, market conditions can vary significantly by area. Contact a CBSHOME Real Estate Agent to get more information for a specific neighborhood.

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