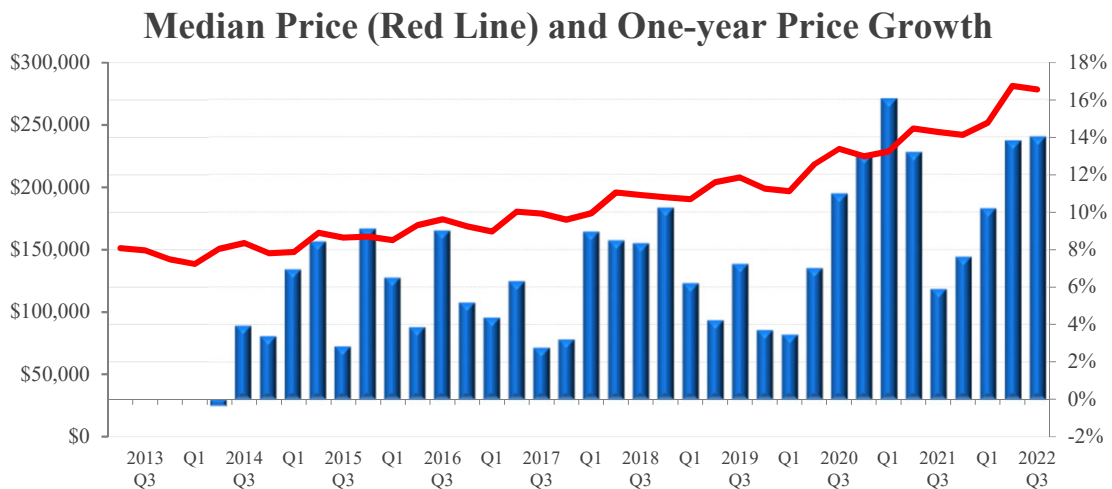


## Omaha-Council Bluffs Area

### Local Market Report, Third Quarter 2022

## Today's Market...



Local Price Trends			
Price Activity	Omaha	U.S.	Local Trend
Current Median Home Price (2022 Q3)	\$278,500	\$391,467	Prices continue to grow relative to last year
1-year (4-quarter) Appreciation (2022 Q3)	14.0%	8.6%	
3-year (12-quarter) Appreciation (2022 Q3)	34.0%	41.4%	
3-year (12-quarter) Housing Equity Gain*	\$70,600	\$114,567	Gains in the last 3 years have extended the trend of positive price growth after the recession
7-year (28 quarters) Housing Equity Gain*	\$118,700	\$164,133	
9-year (36 quarters) Housing Equity Gain*	\$129,000	\$184,600	

\*Note: Equity gain reflects price appreciation only

	Omaha	U.S.	
<b>Conforming Loan Limit**</b>	\$726,200	\$1,089,300	Most buyers in this market have access to government-backed financing
<b>FHA Loan Limit</b>	\$472,030	\$1,089,300	
<b>Local Median to Conforming Limit Ratio</b>	38%	not comparable	

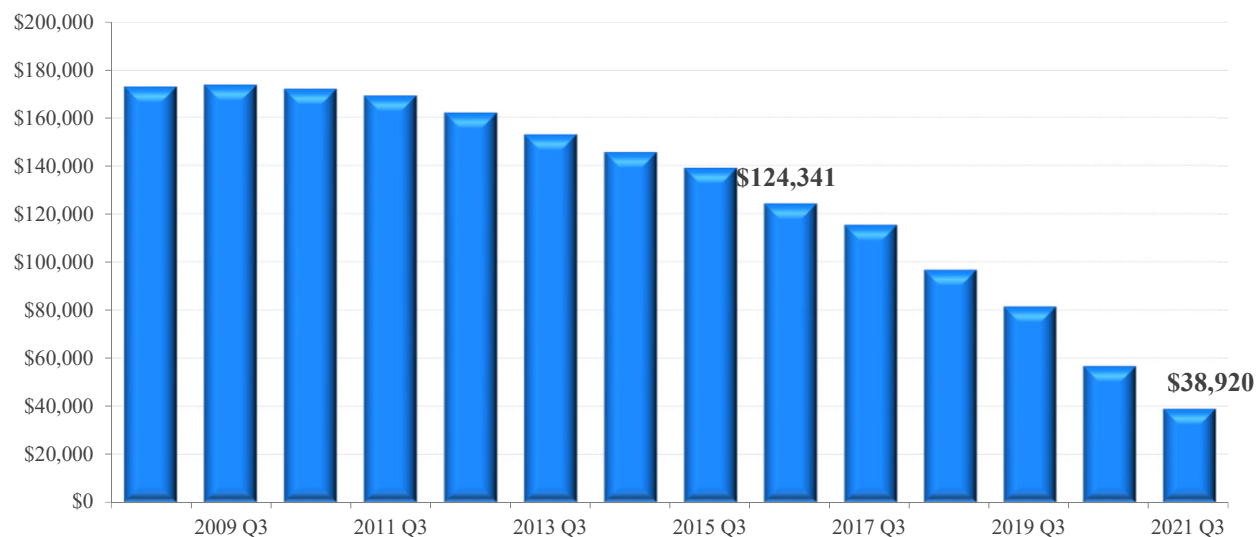
Note: limits are current and include the changes made on January 1st 2023.

#### Local NAR Leadership

The Omaha-Council Bluffs market is part of region 8 in the NAR governance system, which includes all of Minnesota, Iowa, North Dakota, South Dakota, and Nebraska. The 2022 NAR Regional Vice President representing region 8 is Patty Zuzek.

## Benefits of Ownership: Total Equity Appreciation

### Total Equity Accrued to Owner by Year and Quarter of Purchase



#### Total Equity Gained\*\* through 2022 Q3 from quarter in which home was of purchased

Price Activity	Omaha	U.S.	Local Trend
1-year (4-quarter)	\$38,920	\$38,029	Price appreciation and principle payments in the last 3 years have boosted total equity growth since the recession
3-year (12-quarter)*	\$81,571	\$129,179	
5-year (20-quarter)*	\$115,319	\$160,886	
7-year (28 quarters)*	\$139,093	\$193,144	
9-year (36 quarters)*	\$153,008	\$217,820	

\*Note: Equity gain reflects price and principle payments since purchase, prevailing 30-year fixed rate mortgage at time of purchase and a 10% downpayment. Downpayment is not included in total equity

# Drivers of Local Supply and Demand...

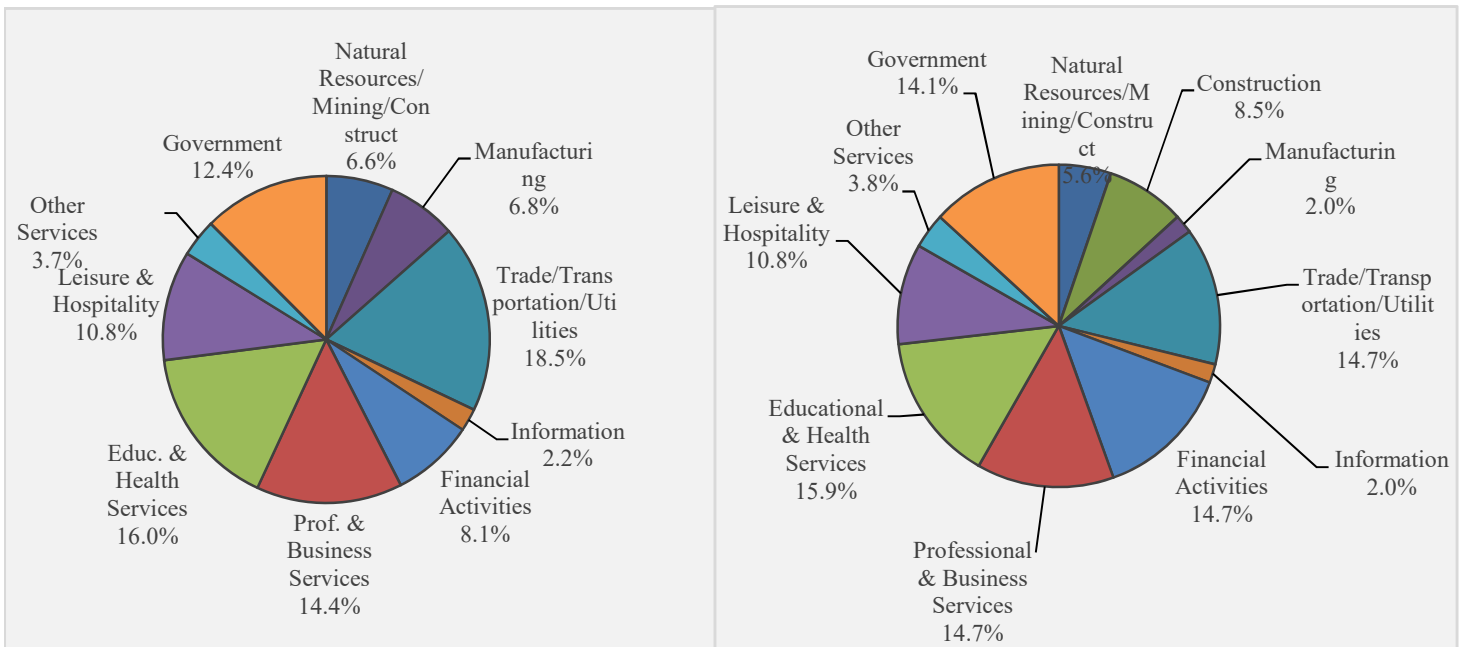


Local Economic Outlook	Omaha	U.S.	
12-month Job Change (Sep)	14,800	Not Comparable	Employment has held up and is on an upward trend
12-month Job Change (Aug)	8,400	Not Comparable	
36-month Job Change (Sep)	-2,700	Not Comparable	Unemployment in Omaha is better than the national average and improving
Current Unemployment Rate (Sep)	2.2%	3.5%	
Year-ago Unemployment Rate	2.4%	4.7%	Local employment growth is poor and needs to improve
1-year (12 month) Job Growth Rate	3.0%	4.3%	

## Share of Total Employment by Industry

Omaha-Council Bluffs Area

U.S.



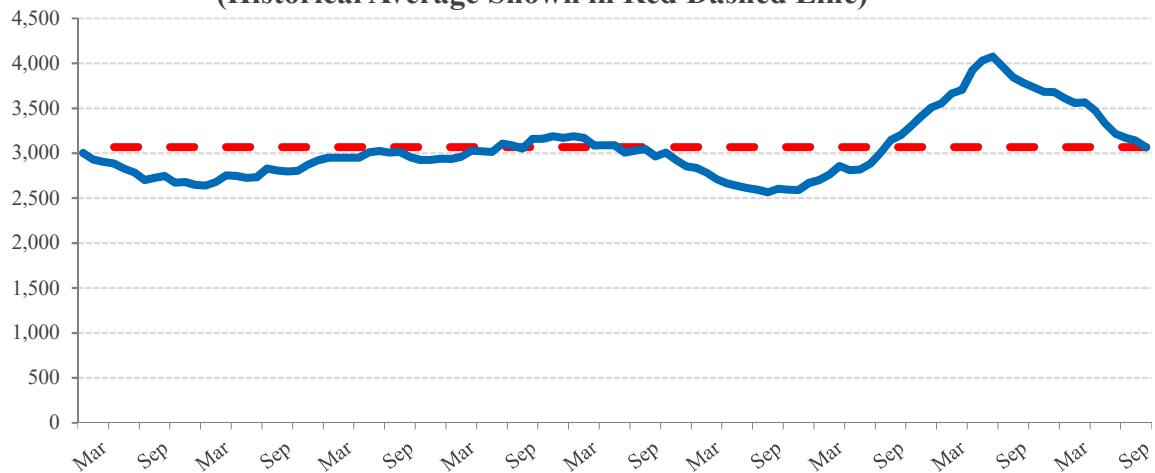
### 12-month Employment Change by Industry (Sep - 2022)

Goods Producing	NA	Information	500
Natural Resources/Mining/Construction	2,300	Financial Activities	-2,000
Natural Resources and Mining	NA	Prof. & Business Services	2,700
Construction	NA	Educ. & Health Services	-300
Manufacturing	300	Leisure & Hospitality	1,500
Service Providing Excluding Government	NA	Other Services	400
Trade/Transportation/Utilities	1,700	Government	1,300

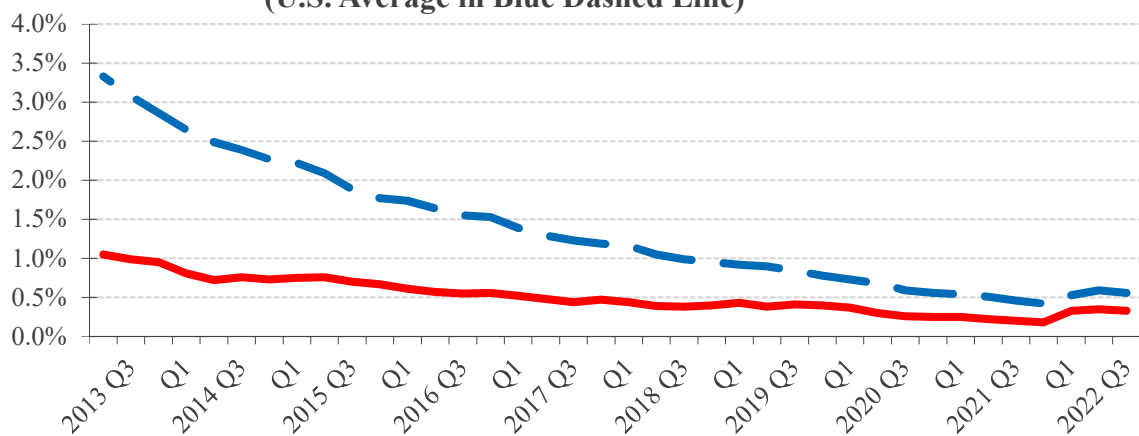
State Economic Activity Index	Nebraska	U.S.	
12-month change (2022 - Sep)	3.5%	4.9%	The economy of Nebraska is growing more slowly than the rest of the nation, but improved modestly from last month's 3.47% change
36-month change (2022 - Sep)	8.0%	5.2%	

<b>New Housing Construction</b>			
<b>Local Fundamentals</b>	<b>Omaha</b>	<b>U.S.</b>	
12-month Sum of 1-unit Building Permits through Sep	3,064	not comparable	The current level of construction is 0.2% below the long-term average
8-year average for 12-month Sum of 1-Unit Building Permits	3,069	not comparable	Reduced construction will limit new supply to the market, allowing demand to catch up with inventory more quickly
Single-Family Housing Permits (Sep) 12-month sum vs. a year ago	-19.0%	-7.7%	Construction is down from last year, but appears to have bottomed.

**Construction: 12-month Sum of Local Housing Permits**  
(Historical Average Shown in Red Dashed Line)

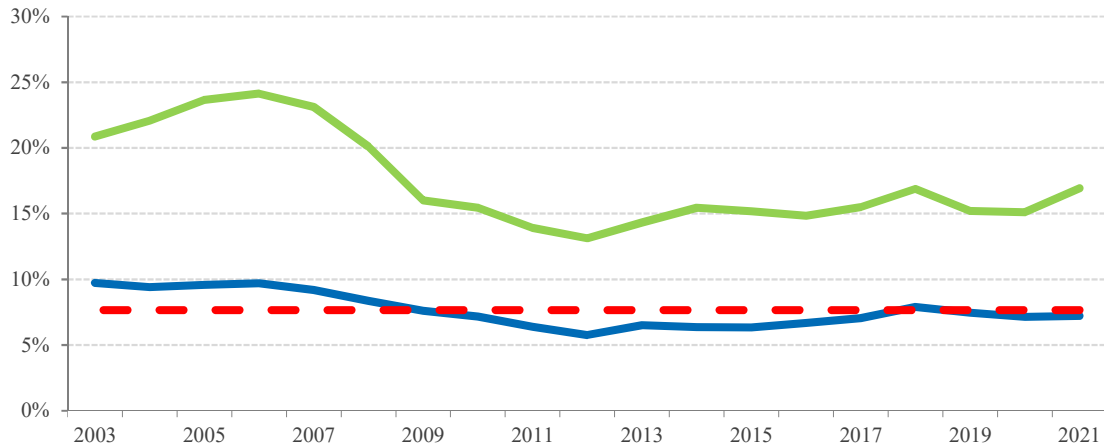


**State Total Foreclosure Rate vs. U.S. Average**  
(U.S. Average in Blue Dashed Line)



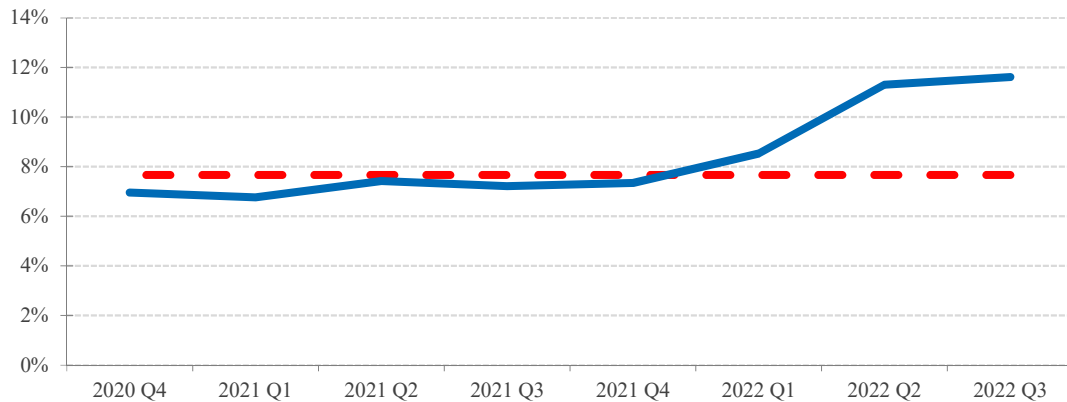
# Affordability

**Long-Term Trend: Ratio of Local Mortgage Servicing Cost to Income**  
(Local Historical Average Shown in Red, U.S. Average in Green)

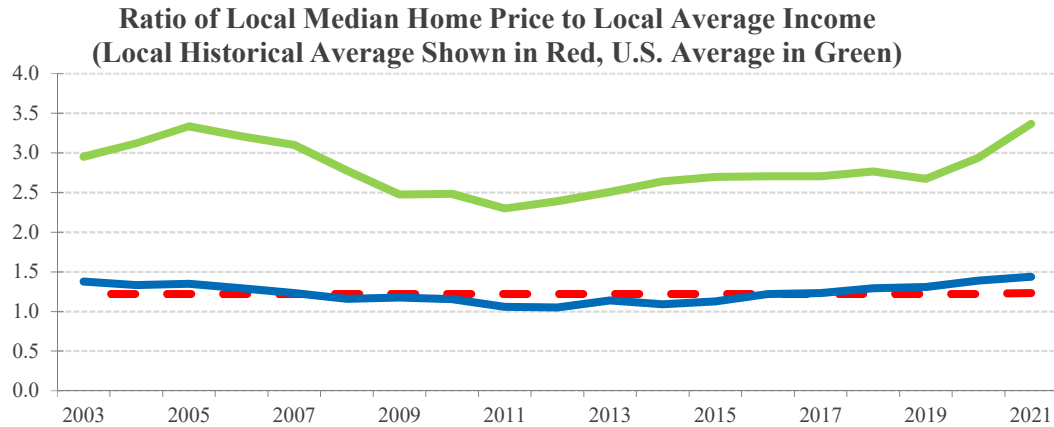


Monthly Mortgage Payment to Income	Omaha	U.S.	
Ratio for 2021	7.2%	16.9%	Weak by local standards and could weigh on demand
Ratio for 2022 Q3	11.6%	24.4%	
Historical Average	7.7%	18.1%	More affordable than most markets

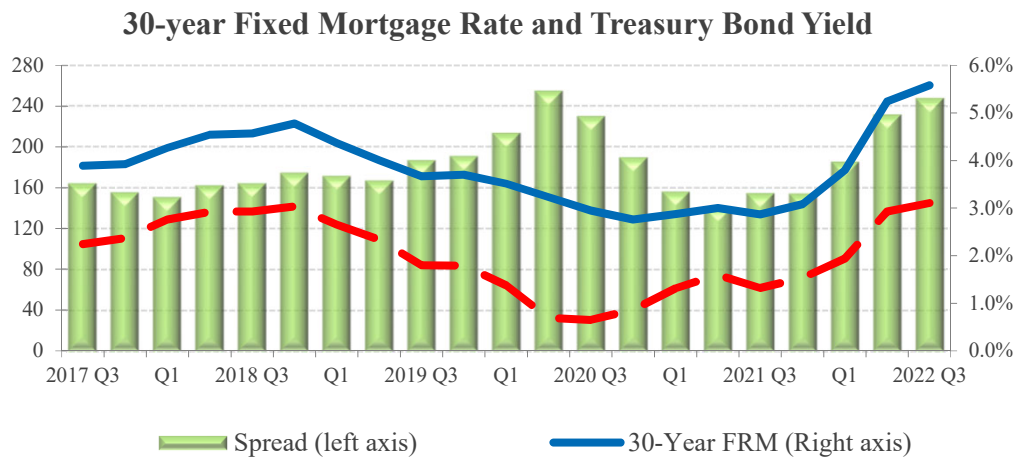
**Recent Trend - Local Mortgage Servicing Cost to Income**  
(Historical Average Shown in Red Dashed Line)



Median Home Price to Income	Omaha	U.S.	
Ratio for 2021	1.4	3.4	The price-to-income ratio is high by historic standards and getting worse
Ratio for 2022 Q3	1.7	3.6	
Historical Average	1.2	2.7	Affordable compared to most markets



## The Mortgage Market



Mortgage rates continued their upward trek in the third quarter of the year. Due to elevated inflation, the Federal Reserve raised twice its short-term interest rates by 75 basis points each time. While both rising inflation and higher interest rates typically move up mortgage rates, the 30-year fixed mortgage rate surpassed the 6.5 percent threshold moving closer to 7 percent. According to the mortgage finance provider Freddie Mac, the 30-year fixed mortgage rate rose to 5.6 percent in Q3 2022 from 2.9 percent a year earlier. As long as inflation remains elevated, mortgage rates will continue to rise. NAR forecasts the 30-year fixed mortgage rate to average 6.5 percent at the end of the year.

## Geographic Coverage for this Report

The Omaha area referred to in this report covers the geographic area of the Omaha-Council Bluffs metro area as officially defined by the Office of Management and Budget of the U.S. Government. The official coverage area includes the following counties:

Harrison County, IA; Mills County, IA; Pottawattamie County, IA; Cass County, NE; Douglas County, NE; Sarpy County, NE; Saunders County, NE; Washington County, NE

More information on the OMB's geographic definitions can be found at [https://obamawhitehouse.archives.gov/omb/bulletins\\_default/](https://obamawhitehouse.archives.gov/omb/bulletins_default/)

