



Jan Kramer's Applewood Heights Real Estate Report



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The Truth About the Market

There has been more than a little chatter in the media and in the coffee shops about the state of the housing market. Here are the facts for the Omaha metro area.

2006	Listed in June	2005
Available: 1,746		Available: 1,563
Average Price: \$205,618		Average Price: \$197,809
Average Market Time: 20 Days		Average Market Time: 20 Days
2006	Listed Jan. 1 - June 30	2005
Total Homes: 9,979		Total Homes: 8,791
Average Price: \$204,363		Average Price: \$203,433
Average Market Time: 21 Days		Average Market Time: 22 Days
2006	SOLD Homes Jan. 1 - June 30	2005
Total: 5,066		Total: 5,087
Average Sale Price: \$180,006		Average Sale Price: \$177,909
Average Market Time: 59 Days		Average Market Time: 53 Days

A total of 9,971 homes were offered for sale in the first six months this year, up 1,188 from the 8,791 homes offered in the first six months of 2005. Average price of these homes was \$204,363 this year, up less than 1 percent from last year's \$203,433.

Average market time for those homes stood at 21 days this year, one day less than last year's 22 days.

Through June, 5,066 homes had sold this year, down only 21 homes from the first six months last year. And the average sales price of \$180,006 in the first six months of 2006 was up 1.7 percent from the same period of 2005, according to the Great Plains REALTORS® Multiple Listing Service.

The average market time for sold homes in the period last year was 53 days, this year it's six days longer at 59 days.

The bottom line: Priced right, homes in the Omaha metro area are selling at prices averaging 98.35 percent of asking price and they are selling in less than two months.

Technology Transforming Real Estate Market



Technology is transforming how Americans buy and sell homes in unexpected ways, including how they work with real estate agents and brokers, according to one of the largest surveys of real estate consumers ever conducted. The study was released by the National Association of REALTORS®

Nine out of 10 home buyers use a real estate agent in the search process, but use of the Internet to search for a home has risen dramatically, climbing from only 2 percent of buyers in 1995 to 77 percent last year.

When asked where they first learned about the home purchased, 24 percent of buyers identified the Internet, up from 15 percent in 2004 and only 2 percent in 1997.

The survey shows 81 percent of buyers who use the Internet to search for a home purchase through a real estate agent, while 63 percent of non-Internet users buy through an agent.



Applewood Heights Real Estate

CBSHOME Real Estate is involved in 41% of the reported neighborhood listings or transactions, as indicated by ▲. List prices shown on active or pending. Sale price on solds. Data based on information from Great Plains REALTORS® Multiple Listing Service Inc.

Available Homes	
6434 S. 107th St.	\$199,900
10217 Polk St.	210,000
10415 Washington Dr.	225,900
10413 Jefferson Cir.	229,000
6315 S. 104th St.	238,900
10295 Washington Dr.	244,000
10271 Washington Dr.	250,000
▲ 10325 Madison St.	269,900
6506 S. 102nd St.	278,500
10241 Polk St.	279,000
▲ 10251 Monroe St.	299,950

Sales Awaiting Closing	
▲ 6218 S. 107th St.	199,500
Closed Home Sales	
6303 S. 104th St.	177,500
▲ 10631 Monroe St.	225,000
10528 Y St.	230,000
10309 Polk St.	235,000
▲ 10287 Washington Dr.	237,000
▲ 10447 Madison St.	237,900
10236 Monroe St.	242,000
▲ 10234 Madison St.	242,650
▲ 6133 S. 102nd St.	257,000
▲ 6605 S. 102nd St.	275,000

Need A Little Help?

Jan is always available to provide you the services of a notary public, at no charge, of course. She's also ready to answer your real estate questions or to provide you with a professional market analysis on the value of your Applewood Heights home.

Call Jan at 980-2502.