

# GREATER OMAHA ECONOMIC INDICATORS

07 2025

## HIGHLIGHTS

Greater Omaha's economy continued to perform well in July 2025. The unemployment rate rose from 3.1% in July 2024 to 3.3% in July 2025, which is slightly higher than Nebraska's (3.1%) and below the U.S. (4.3%). Greater Omaha has seen an increase of 3,600 net jobs compared to July 2024. The industries that have seen the largest increase are Education and Health Services (5.6%), Leisure and Hospitality (5.2%) and Construction (1.6%). Finally, Eppley saw a slight increase in passenger enplanements compared to July 2024.

The Council for Community and Economic Research (C2ER) released their Q2 2025 Cost of Living Index last month. The Index measures the cost of consumer goods and services among nearly 270 urban areas and compares them to the U.S. average, which equals 100. In Q2 2025, the Omaha metro's index was 89.5, or 10.5% lower than the national average. Housing costs account for the highest share of the index and Omaha's housing index was 80.2, or 19.8% lower than the national average. If you have any questions or would like to see how Omaha compares to other metros, please reach out to us.

### UNEMPLOYMENT (OMAHA CSA)



**+0.2%**

3-MONTH AVERAGE  
July 2025: 3.3%  
July 2024: 3.1%

### EMPLOYMENT GROWTH (OMAHA CSA)



**+2.0%**

3-MONTH AVERAGE  
July 2025: 543,952  
July 2024: 533,496  
  
Greater Omaha had a net increase of over 10,400 employed workers compared to the same time period in 2024.

### COMMERCIAL CONSTRUCTION PERMITS (CSA)



**-29.2%**

3-MONTH AVERAGE  
July 2025: \$56.1 mm  
July 2024: \$79.2 mm  
  
July 2025 saw a decrease in commercial construction valuation.

\*Includes new construction, finishes and remodels.

### PRIVATE HOURLY WAGES (OMAHA MSA)



**+3.1%**

3-MONTH AVERAGE  
July 2025: \$34.28  
July 2024: \$33.25  
  
Average private hourly wages rose over \$1.00 since last year.

### SINGLE FAMILY CONSTRUCTION PERMITS (CSA)



**+7.6%**

3-MONTH AVERAGE  
July 2025: 305  
July 2024: 283  
  
Single family permits increased in July 2025. These new home permits are valued at \$53.8 million.

### AIRLINE PASSENGERS (OMAHA ENPLANEMENTS)



**+0.6%**

3-MONTH AVERAGE  
July 2025: 252,359  
July 2024: 250,906  
  
July 2025 had slightly more passenger enplanements compared to the same time period last year.

| Greater Omaha Indicators                                                                                                                                 |         |         |         |         |         |         |         |         |         |         |         |         |         |         | Jul 25* |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Labor Market: Household Survey <sup>1</sup> (Omaha-Council Bluffs-Fremont Combined Statistical Area)                                                     |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |
| Labor Force (#, nsa)                                                                                                                                     | 547,904 | 549,455 | 554,888 | 548,612 | 548,740 | 551,661 | 549,209 | 545,867 | 548,136 | 552,633 | 553,712 | 557,190 | 561,694 | 562,823 | 563,393 |
| Civilian Employment (#, nsa)                                                                                                                             | 532,408 | 531,519 | 536,560 | 531,789 | 533,683 | 535,461 | 533,736 | 530,813 | 528,925 | 532,804 | 536,548 | 539,935 | 544,160 | 543,526 | 544,171 |
| Unemployment Rate - Omaha (% nsa)                                                                                                                        | 15.496  | 17.936  | 18.328  | 16.823  | 15.057  | 16.200  | 15.473  | 15.054  | 19.211  | 19.829  | 17,164  | 17,255  | 17,534  | 19,297  | 19,222  |
| Unemployment Rate - Nebraska (% nsa)                                                                                                                     | 2.8     | 3.3     | 3.3     | 3.1     | 2.7     | 2.9     | 2.8     | 2.8     | 3.5     | 3.6     | 3.1     | 3.1     | 3.1     | 3.4     | 3.4     |
| Unemployment Rate - U.S. (% nsa) <sup>2</sup>                                                                                                            | 2.6     | 3.1     | 3.1     | 2.8     | 2.6     | 2.7     | 2.7     | 2.6     | 3.2     | 3.4     | 2.9     | 2.9     | 2.9     | 3.3     | 3.2     |
| Unemployment Rate - U.S. (% nsa) <sup>2</sup>                                                                                                            | 3.7     | 4.3     | 4.5     | 4.4     | 3.9     | 3.9     | 4.0     | 3.8     | 4.4     | 4.5     | 4.2     | 3.9     | 4.0     | 4.4     | 4.6     |
| Labor Market: Establishment Survey <sup>3</sup> (Omaha-Council Bluffs Metropolitan Statistical Area)                                                     |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |
| Total Non-Farm Employment (000s, nsa)                                                                                                                    | 516.5   | 519.5   | 514.5   | 514.4   | 515.6   | 519.5   | 518.8   | 518.1   | 507.1   | 508.0   | 509.7   | 515.6   | 520.8   | 523.3   | 517.2   |
| Construction/Mining (000s, nsa)                                                                                                                          | 33.4    | 34.1    | 34.2    | 34.1    | 33.8    | 33.9    | 33.2    | 32.1    | 30.4    | 30.8    | 31.6    | 30.3    | 33.8    | 34.4    | 35.1    |
| Manufacturing (000s, nsa)                                                                                                                                | 35.9    | 36.1    | 36.1    | 36.1    | 36.1    | 36.2    | 36.0    | 35.9    | 35.2    | 35.4    | 35.1    | 35.0    | 34.7    | 34.6    | 34.4    |
| Trade, Trans. and Utilities (000s, nsa)                                                                                                                  | 94.7    | 94.7    | 94.3    | 94.4    | 93.6    | 94.1    | 95.4    | 96.3    | 93.2    | 91.9    | 92.2    | 92.0    | 92.2    | 92.6    | 92.4    |
| Information (000s, nsa)                                                                                                                                  | 8.6     | 8.6     | 8.6     | 8.6     | 8.4     | 8.5     | 8.5     | 8.6     | 8.6     | 8.6     | 8.6     | 8.6     | 8.5     | 8.5     | 8.5     |
| Financial Activities (000s, nsa)                                                                                                                         | 39.9    | 40.2    | 39.9    | 39.9    | 39.6    | 39.7    | 39.8    | 40.1    | 39.7    | 40.0    | 39.6    | 39.5    | 39.7    | 39.9    | 39.7    |
| Prof. and Business Services (000s, nsa)                                                                                                                  | 71.5    | 71.8    | 71.4    | 71.1    | 70.8    | 71.2    | 70.6    | 70.7    | 68.4    | 68.4    | 68.4    | 69.8    | 69.6    | 69.7    | 69.6    |
| Educ. and Health Services (000s, nsa)                                                                                                                    | 88.1    | 88.0    | 88.7    | 89.0    | 89.2    | 90.4    | 91.0    | 91.2    | 90.3    | 91.4    | 91.3    | 92.0    | 92.6    | 93.4    | 93.6    |
| Leisure and Hospitality (000s, nsa)                                                                                                                      | 56.8    | 58.9    | 58.1    | 57.7    | 57.2    | 57.2    | 56.0    | 55.2    | 53.9    | 53.7    | 54.8    | 57.3    | 60.4    | 61.9    | 60.5    |
| Other Services (000s, nsa)                                                                                                                               | 17.6    | 17.9    | 17.9    | 17.8    | 17.6    | 17.7    | 17.9    | 17.9    | 17.9    | 17.8    | 17.9    | 18.0    | 18.1    | 18.1    | 17.8    |
| Government (000s, nsa)                                                                                                                                   | 70.0    | 69.2    | 65.3    | 65.7    | 69.3    | 70.6    | 70.4    | 70.1    | 69.5    | 70.0    | 70.2    | 70.4    | 71.2    | 70.2    | 65.6    |
| Avg. Hourly Earnings of Private Workers (\$, nsa)                                                                                                        | \$33.30 | \$33.08 | \$33.37 | \$33.60 | \$33.98 | \$33.92 | \$33.89 | \$34.45 | \$34.52 | \$35.15 | \$34.53 | \$34.31 | \$34.13 | \$34.49 | \$34.23 |
| Construction Permits <sup>4</sup> (Omaha-Council Bluffs-Fremont Combined Statistical Area)                                                               |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |
| Total Permits (#, nsa, not including commercial remodels)                                                                                                | 274     | 258     | 427     | 328     | 322     | 275     | 230     | 197     | 370     | 252     | 327     | 304     | 321     | 281     | 495     |
| Valuation (\$mm, nsa, not including commercial remodels)                                                                                                 | \$132.4 | \$81.2  | \$164.2 | \$88.7  | \$176.4 | \$620.3 | \$116.5 | \$89.4  | \$105.5 | \$118.0 | \$103.7 | \$101.1 | \$88.6  | \$119.9 | \$119.1 |
| Single-Family Residential Permits (#, nsa)                                                                                                               | 239     | 232     | 379     | 301     | 241     | 234     | 197     | 180     | 337     | 208     | 286     | 277     | 275     | 217     | 423     |
| Valuation (\$mm, nsa)                                                                                                                                    | \$56.1  | \$50.5  | \$63.5  | \$66.3  | \$50.0  | \$55.4  | \$43.1  | \$40.7  | \$50.2  | \$47.1  | \$62.0  | \$56.7  | \$57.4  | \$50.4  | \$53.7  |
| Multi-Family Residential Units (#, nsa)                                                                                                                  | 541     | 4       | 174     | 85      | 677     | 528     | 400     | 195     | 519     | 304     | 83      | 45      | 139     | 203     | 286     |
| Valuation (\$mm, nsa)                                                                                                                                    | \$38.2  | \$0.5   | \$19.3  | \$7.7   | \$74.6  | \$35.9  | \$45.8  | \$0.3   | \$41.9  | \$28.7  | \$8.1   | \$4.7   | \$12.7  | \$17.4  | \$34.5  |
| Non-Residential Permits- New Constr. (#, nsa) <sup>4b</sup>                                                                                              | 31      | 25      | 45      | 24      | 27      | 20      | 22      | 16      | 17      | 17      | 20      | 25      | 33      | 42      | 46      |
| Valuation (\$mm, nsa) <sup>4b</sup>                                                                                                                      | \$38.2  | \$30.3  | \$81.5  | \$14.7  | \$51.9  | \$528.9 | \$27.6  | \$48.3  | \$13.4  | \$19.1  | \$33.6  | \$39.8  | \$18.5  | \$52.0  | \$31.0  |
| Non-Residential Permits- Finish & Remodel (#, nsa) <sup>4c</sup>                                                                                         | 87      | 77      | 52      | 66      | 61      | 46      | 59      | 73      | 66      | 65      | 91      | 71      | 61      | 58      | 48      |
| Valuation (\$mm, nsa) <sup>4c</sup>                                                                                                                      | \$35.3  | \$37.5  | \$14.9  | \$63.9  | \$141.3 | \$26.6  | \$23.6  | \$42.3  | \$30.0  | \$59.5  | \$35.4  | \$69.2  | \$23.7  | \$19.4  | \$23.6  |
| Total Non-Residential Permits (#, nsa)                                                                                                                   | 118     | 102     | 97      | 90      | 88      | 66      | 81      | 89      | 83      | 82      | 111     | 96      | 94      | 100     | 94      |
| Total Non-Residential Valuation (\$mm, nsa)                                                                                                              | \$73.5  | \$67.8  | \$96.4  | \$78.7  | \$193.1 | \$555.6 | \$51.2  | \$90.6  | \$43.5  | \$78.6  | \$69.0  | \$108.9 | \$42.2  | \$71.4  | \$54.6  |
| New and Existing Home Sales <sup>5</sup> (Omaha-Council Bluffs Metropolitan Statistical Area)                                                            |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |
| Total Sales (#, nsa)                                                                                                                                     | 1,208   | 1,121   | 1,120   | 1,127   | 885     | 928     | 937     | 800     | 679     | 730     | 833     | 967     | 1,166   | 1,280   | 1,177   |
| Total Value (\$mm, nsa)                                                                                                                                  | \$455.4 | \$424.2 | \$407.7 | \$419.5 | \$318.1 | \$341.0 | \$345.6 | \$294.0 | \$238.2 | \$246.8 | \$288.0 | \$362.5 | \$443.0 | \$494.3 | \$459.1 |
| Transportation <sup>6</sup>                                                                                                                              |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |
| Airline Passengers Enplaned (000s, nsa)                                                                                                                  | 248.6   | 252.7   | 251.5   | 212.2   | 209.1   | 228.1   | 205.7   | 220.3   | 180.8   | 174.2   | 212.4   | 195.7   | 242.9   | 258.1   | 256.1   |
| Airline Cargo Enplaned (mm lbs., nsa)                                                                                                                    | 4.1     | 3.9     | 3.9     | 4.2     | 4.5     | 5.5     | 4.9     | 5.5     | 4.6     | 4.5     | 4.8     | 5.4     | 5.7     | 5.2     | 5.5     |
| Prices <sup>7</sup>                                                                                                                                      |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |
| Consumer Price Index - U.S. (nsa, 1982=84 = 100)                                                                                                         | 314.1   | 314.2   | 314.5   | 314.8   | 315.3   | 315.7   | 315.5   | 315.6   | 317.7   | 319.1   | 319.8   | 320.8   | 321.5   | 322.6   | 323.0   |
| CPI - Midwest (nsa, pop. 50,000-1.5 million, 1996 = 100)                                                                                                 | 185.6   | 185.9   | 186.5   | 186.9   | 186.9   | 187.0   | 187.1   | 187.5   | 188.5   | 189.0   | 189.8   | 189.9   | 190.3   | 191.9   | 192.2   |
| Personal Consumption Expenditure Index (U.S., chained, 2017=100, sa) <sup>8</sup>                                                                        | 120.3   | 120.4   | 120.9   | 121.1   | 121.7   | 121.9   | 122.4   | 123.1   | 122.4   | 122.3   | 123.1   | 123.2   | 123.0   | 123.1   | 123.5   |
| Sources:                                                                                                                                                 |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |
| <sup>1</sup> U.S. Bureau of Labor Statistics, Local Area Unemployment Statistics (LAUS) (unless otherwise marked)                                        |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |
| <sup>2</sup> U.S. Bureau of Labor Statistics, Current Population Survey (CPS)                                                                            |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |
| <sup>3</sup> U.S. Bureau of Labor Statistics, Current Employment Statistics (CES), State & Metro Area                                                    |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |
| <sup>4</sup> Collected from municipalities in 9-county area. See notes & Greater Omaha Permit Data for details.                                          |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |
| <sup>5</sup> Omaha Area Board of Realtors, ML S Statistics                                                                                               |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |
| <sup>6</sup> Omaha Airport Authority, Monthly Traffic Statistics                                                                                         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |
| <sup>7</sup> U.S. Bureau of Labor Statistics, Consumer Price Index for All Urban Consumers (CPI-U) (unless otherwise marked)                             |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |
| <sup>8</sup> U.S. Bureau of Economic Analysis, Table 2.8.3: Real Personal Consumptions Expenditures by Major Type of Product, Monthly, Quantity Indexes. |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |
| Notes:                                                                                                                                                   |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |
| *nsa = seasonally adjusted; nsa = not seasonally adjusted.                                                                                               |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |
| <sup>a</sup> Preliminary data, previous month revised to actual data                                                                                     |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |
| <sup>b</sup> Excludes any permits that do not have a valuation listed                                                                                    |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |
| <sup>c</sup> Excludes construction of non-residential structures less than \$10,000                                                                      |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |
| <sup>d</sup> Excludes alterations less than \$10,000, repairs, and maintenance                                                                           |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         |

Sources:

<sup>1</sup>U.S. Bureau of Labor Statistics, Local Area Unemployment Statistics (LAUS) (unless otherwise marked)

<sup>2</sup>U.S. Bureau of Labor Statistics, Current Population Survey (CPS)

<sup>3</sup>U.S. Bureau of Labor Statistics, Current Employment Statistics (CES), State & Metro Area

<sup>4</sup>Collected from municipalities in 9-county area. See notes & Greater Omaha Permit Data for details.

<sup>5</sup>Omaha Area Board of Realtors, MLS Statistics

<sup>6</sup>Omaha Airport Authority, Monthly Traffic Statistics

<sup>7</sup>U.S. Bureau of Labor Statistics, Consumer Price Index for All Urban Consumers (CPI-U) (unless otherwise marked)

<sup>8</sup>U.S. Bureau of Economic Analysis, Table 2.8.3: Real Personal Consumption Expenditures by Major Type of Product, Monthly, Quantity Indexes.

Notes:

sa = seasonally adjusted; nsa = not seasonally adjusted.

\*Preliminary data, previous month revised to actual data

<sup>4a</sup>Excludes any permits that do not have a valuation listed

<sup>4b</sup>Excludes construction of non-residential structures less than \$10,000

<sup>4c</sup>Excludes alterations less than \$10,000, repairs, and maintenance