

GREATER OMAHA ECONOMIC INDICATORS

12 2025

HIGHLIGHTS

Greater Omaha's economy remained strong in December 2025. The unemployment rate increased from 2.8% in December 2024 to 3.1% in December 2025—slightly above Nebraska's 2.9% but still well below the U.S. rate of 4.2%. Total employment in Greater Omaha declined slightly compared to December 2024, though Construction (+5.6%) and Education and Health Services (+4.4%) posted solid gains. Eppley Airfield also recorded a modest increase in passenger enplanements compared to December 2024.

The Council for Community and Economic Research (C2ER) released its 2025 Cost of Living Index earlier this month. The Index compares the cost of consumer goods and services across nearly 270 urban areas to the national average (set at 100). In 2025, the Omaha metro posted a score of 89.8—10.2% below the U.S. average. Housing, which represents the largest component of the Index, registered at 80.4, or 19.6% below 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)



+0.3%

3-MONTH AVERAGE
December 2025: 3.1%
December 2024: 2.8%

EMPLOYMENT GROWTH (OMAHA CSA)



+2.3%

3-MONTH AVERAGE
December 2025: 545,677
December 2024: 533,337

Greater Omaha had a net increase of over 12,300 employed workers compared to the same time period in 2024.

COMMERCIAL CONSTRUCTION PERMITS (CSA)



-54.7%

3-MONTH AVERAGE
December 2025: \$105.3 mm
December 2024: \$232.5 mm

December 2025 saw a decrease in commercial construction valuation.

*Includes new construction, finishes and remodels.

*Did not receive permits from City of Fremont.

PRIVATE HOURLY WAGES (OMAHA MSA)



+2.2%

3-MONTH AVERAGE
December 2025: \$34.82
December 2024: \$34.09

Average private hourly wages rose \$0.73 since last year.

SINGLE FAMILY CONSTRUCTION PERMITS (CSA)



+15.4%

3-MONTH AVERAGE
December 2025: 235
December 2024: 204

Single family permits increased in December 2025. These new home permits are valued at \$46.4 million.

AIRLINE PASSENGERS (OMAHA ENPLANEMENTS)



+0.8%

3-MONTH AVERAGE
December 2025: 219,741
December 2024: 218,026

December 2025 had slightly more passenger enplanements compared to the same time period last year.

Greater Omaha Indicators	Oct 24	Nov 24	Dec 24	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Jul 25	Aug 25	Sep 25	Oct 25	Nov 25	Dec 25*
Labor Market: Household Survey¹ (Omaha-Council Bluffs-Fremont Combined Statistical Area)															
Labor Force (#, nsa)	551,661	549,209	545,867	548,136	552,633	553,712	557,190	561,694	562,823	563,536	562,686	561,363	563,765	566,167	559,427
Civilian Employment (#, nsa)	535,461	533,736	530,813	528,925	532,804	536,548	539,935	544,160	543,526	544,302	544,865	544,278	546,530	548,781	541,719
Unemployment (#, nsa)	16,200	15,473	15,054	19,211	19,829	17,164	17,255	17,534	19,297	19,234	17,821	17,085	17,236	17,386	17,708
Unemployment Rate - Omaha (% nsa)	2.9	2.8	2.8	3.5	3.6	3.1	3.1	3.1	3.4	3.4	3.2	3.0	3.1	3.1	3.2
Unemployment Rate - Nebraska (% nsa)	2.7	2.7	2.6	3.2	3.4	2.9	2.9	2.9	3.3	3.2	2.8	2.8	2.9	2.9	3.0
Unemployment Rate - U.S. (% nsa) ²	3.9	4.0	3.8	4.4	4.5	4.2	3.9	4.0	4.4	4.6	4.5	4.3	4.3	4.3	4.1
Labor Market: Establishment Survey³ (Omaha-Council Bluffs Metropolitan Statistical Area)															
Total Non-Farm Employment (000s, nsa)	519.5	518.8	518.1	507.1	508.0	509.7	515.6	520.8	523.3	517.6	516.9	516.0	519.3	518.6	515.3
Construction/Mining (000s, nsa)	33.9	33.2	32.1	30.4	30.8	31.6	33.0	33.8	34.4	34.6	34.8	34.7	35.7	35.2	33.9
Manufacturing (000s, nsa)	36.2	36.0	35.9	35.2	35.4	35.1	35.0	34.7	34.6	34.4	34.4	34.2	34.1	34.5	34.6
Trade, Trans. and Utilities (000s, nsa)	94.1	95.4	96.3	93.2	91.9	92.2	92.0	92.2	92.6	92.0	92.0	91.3	91.8	93.3	94.1
Information (000s, nsa)	8.5	8.5	8.6	8.6	8.6	8.6	8.6	8.5	8.5	8.5	8.4	8.5	8.5	8.4	8.4
Financial Activities (000s, nsa)	39.7	39.8	40.1	39.7	40.0	39.6	39.5	39.7	39.9	39.8	39.6	39.7	39.6	39.6	39.6
Prof. and Business Services (000s, nsa)	71.2	70.6	70.7	68.4	68.4	68.4	69.6	69.7	69.6	69.6	68.7	68.1	69.1	68.7	67.6
Educ. and Health Services (000s, nsa)	90.4	91.0	91.2	90.3	91.4	91.3	92.0	92.6	93.4	93.5	93.5	94.0	95.3	94.9	94.5
Leisure and Hospitality (000s, nsa)	57.2	56.0	55.2	53.9	53.7	54.8	57.3	60.4	61.9	61.1	60.3	57.0	56.5	55.4	54.2
Other Services (000s, nsa)	17.7	17.9	17.9	17.9	17.8	17.9	18.0	18.1	18.1	17.9	18.0	17.7	17.9	17.7	17.9
Government (000s, nsa)	70.6	70.4	70.1	69.5	70.0	70.2	70.4	71.2	70.2	66.3	67.2	70.8	70.8	70.9	70.5
Avg. Hourly Earnings of Private Workers (\$, nsa)	\$33.92	\$33.89	\$34.45	\$34.52	\$35.15	\$34.53	\$34.31	\$34.13	\$34.49	\$34.28	\$34.48	\$34.77	\$34.55	\$35.05	\$34.86
Construction Permits⁴ (Omaha-Council Bluffs-Fremont Combined Statistical Area)															
Total Permits (#, nsa, not including commercial remodels)	275	230	197	370	252	327	304	321	281	495	300	410	423	190	236
Valuation (\$mm, nsa, not including commercial remodels)	\$620.3	\$116.5	\$89.4	\$105.5	\$118.0	\$103.7	\$101.1	\$88.6	\$119.9	\$119.1	\$142.4	\$123.2	\$123.2	\$92.1	\$202.5
Single-Family Residential Permits (#, nsa)	234	197	180	337	208	286	277	275	217	423	284	373	378	159	168
Valuation (\$mm, nsa)	\$55.4	\$43.1	\$40.7	\$50.2	\$47.1	\$62.0	\$56.7	\$57.4	\$50.4	\$53.7	\$62.5	\$74.1	\$64.5	\$35.4	\$39.3
Multi-Family Residential Units (#, nsa)	528	400	195	519	304	83	45	139	203	286	502	92	213	126	490
Valuation (\$mm, nsa)	\$35.9	\$45.8	\$0.3	\$41.9	\$28.7	\$8.1	\$4.7	\$12.7	\$17.4	\$34.5	\$54.8	\$6.7	\$16.6	\$9.7	\$56.9
Non-Residential Permits- New Constr. (#, nsa) ^{4b}	20	22	16	17	17	20	25	33	42	46	20	28	33	28	17
Valuation (\$mm, nsa) ^{4b}	\$528.9	\$7.6	\$48.3	\$13.4	\$19.1	\$33.6	\$39.8	\$18.5	\$52.0	\$31.0	\$25.1	\$42.4	\$42.2	\$47.1	\$106.3
Non-Residential Permits- Finish & Remodel (#, nsa) ^{4c}	46	59	73	66	65	91	71	61	58	48	58	70	60	59	53
Valuation (\$mm, nsa) ^{4c}	\$26.6	\$23.6	\$42.3	\$30.0	\$59.5	\$35.4	\$69.2	\$23.7	\$19.4	\$23.6	\$26.4	\$41.1	\$66.0	\$37.1	\$17.2
Total Non-Residential Permits (#, nsa)	66	81	89	83	82	111	96	94	100	94	78	98	93	87	70
Total Non-Residential Valuation (\$mm, nsa)	\$555.6	\$51.2	\$90.6	\$43.5	\$78.6	\$69.0	\$108.9	\$42.2	\$71.4	\$54.6	\$51.5	\$83.5	\$108.1	\$84.2	\$123.5
New and Existing Home Sales⁵ (Omaha-Council Bluffs Metropolitan Statistical Area)															
Total Sales (#, nsa)	928	937	800	679	730	833	967	1,166	1,280	1,177	1,085	1,073	1,138	842	917
Total Value (\$mm, nsa)	\$341.0	\$345.6	\$294.0	\$238.2	\$246.8	\$288.0	\$362.5	\$443.0	\$494.3	\$459.1	\$414.8	\$404.8	\$435.3	\$327.0	\$332.5
Transportation⁶															
Airline Passengers Enplaned (000s, nsa)	228.1	205.7	220.3	180.8	174.2	212.4	195.7	242.9	258.1	256.1	218.9	211.4	237.7	200.5	221.1
Airline Cargo Enplaned (mm lbs., nsa)	5.5	4.9	5.5	4.6	4.5	4.8	5.4	5.7	5.2	5.5	5.6	5.4	5.8	4.5	5.5
Prices⁷															
Consumer Price Index - U.S. (nsa, 1982-84 = 100)	315.7	315.5	315.6	317.7	319.1	319.8	320.8	321.5	322.6	323.0	324.0	324.8	324.5	324.1	324.1
CPI - Midwest (nsa, pop. 50,000-1.5 million, 1996 = 100)	187.0	187.1	187.5	188.5	189.0	189.8	189.9	190.3	191.9	192.2	192.7	193.2	193.1	193.1	193.2
Personal Consumption Expenditure Index (U.S., chained, 2017=100, sa) ⁸	122.3	122.6	123.5	122.8	122.6	123.6	123.7	123.6	123.9	124.5	124.9	125.0	125.4	125.8	na

Sources:

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

²U.S. Bureau of Labor Statistics, Current Population Survey (CPS)

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

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

⁵Omaha Area Board of Realtors, MLS Statistics

⁶Omaha Airport Authority, Monthly Traffic Statistics

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

⁸U.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

^{1a}Official federal data was unavailable for October 2025. The October 2025 estimated value shown is calculated as the average of September and November 2025.

^{4a}Excludes any permits that do not have a valuation listed

^{4b}Excludes construction of non-residential structures less than \$10,000

^{4c}Excludes alterations less than \$10,000, repairs, and maintenance

^{7a}Official federal data was unavailable for October 2025. The October 2025 estimated value shown is calculated as the average of September and November 2025.