



Omaha, Nebraska.

Current market data.

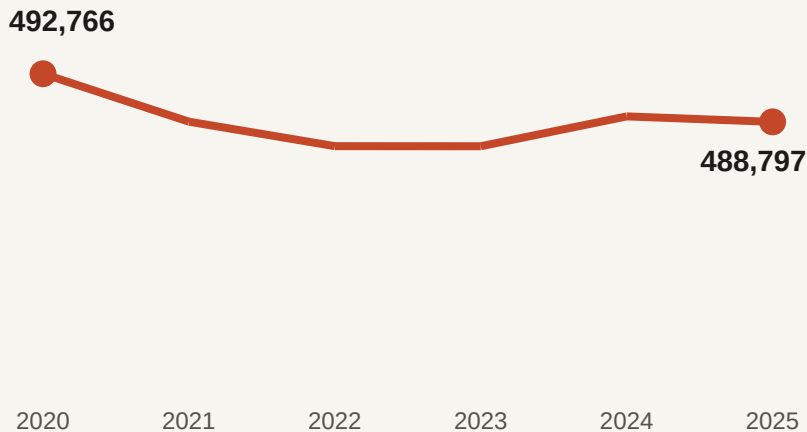
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 0.8% since 2020.

488,797

people, the largest of Nebraska's cities and towns.

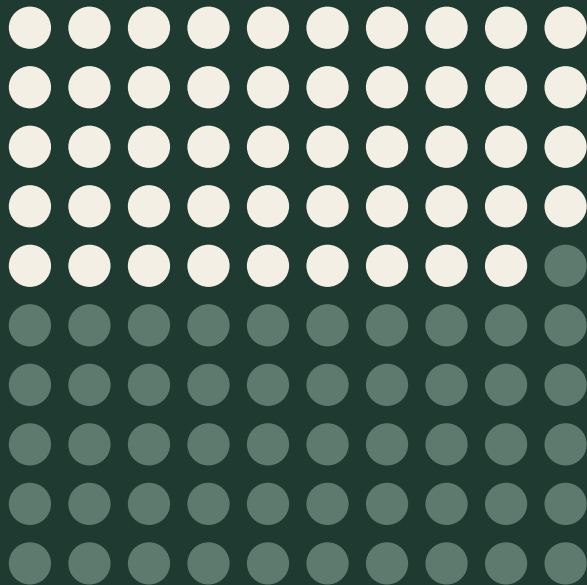


THE WORKDAY

5 in 10 jobs here go to
people who live somewhere
else.

48.6%

of 336,681 jobs located in Omaha are filled by in-commuters.



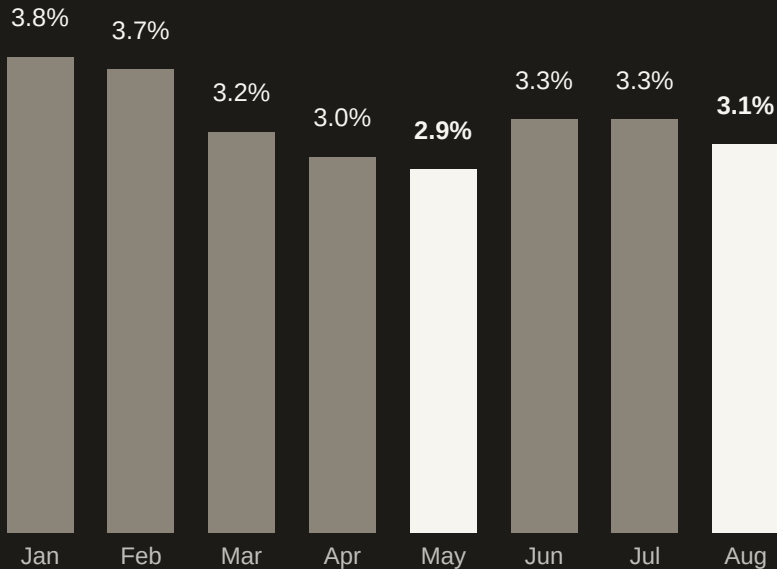
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in May:
2.9%.

3.1%

in August 2026, the latest month released. A year earlier it was 3.3%.

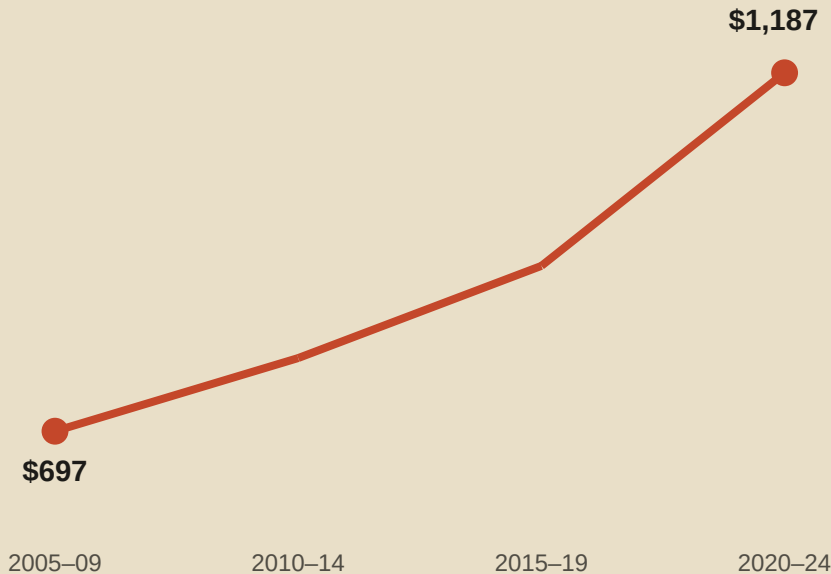


RENT

Median rent is up 70%
since the 2005–2009
survey, before inflation.

\$1,187

a month. Nebraska's median is \$1,072.



THE SEAM

Cross one tract line and median rent doubles.

A \$2,380 gap between neighbors, the sharpest rent edge between adjacent tracts in Douglas County.

TRACT 74.43

\$1,121

TRACT 74.74

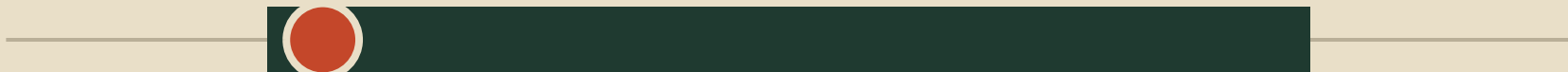
\$3,501



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,156–\$1,734



\$1,187 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

31,970

homes permitted in ten years,
2016–2025

55%

of those were in multifamily
buildings

83%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–1.6% to the 213,023 homes here.

865–3,367

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs 3% more than Nebraska's.

\$245,500

median home value in Omaha.

Omaha



\$245,500

Nebraska



\$238,600

U.S.



\$332,700

THAT WAS OMAHA'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at almanacdata.ai/e/ne/omaha/

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