

# GREATER OMAHA ECONOMIC INDICATORS

04  
2026

## HIGHLIGHTS

Greater Omaha's economy remained resilient in April 2026. The unemployment rate edged down from 3.2% in April 2025 to 3.0% in April 2026, matching Nebraska's rate and remaining well below the national unemployment rate of 4.3%. Total employment was relatively unchanged year over year, though several sectors posted notable gains, including Construction (+8.4%), Education and Health Services (+2.5%), and Financial Activities (+1.3%). Eppley Airfield also reported a modest increase in passenger enplanements compared to April 2025.

The Council for Community and Economic Research (C2ER) released its Q1 2026 Cost of Living Index last month. The Index compares the cost of consumer goods and services across nearly 270 urban areas to the national average (set at 100). In Q1 2026, the Omaha metro posted a score of 90.4 — 9.6% below the U.S. average. Housing, which represents the largest component of the Index, registered at 79.3, or 20.7% 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)



3-MONTH AVERAGE  
April 2026: 3.0%  
April 2025: 3.2%

-0.2%

### EMPLOYMENT GROWTH (OMAHA CSA)



3-MONTH AVERAGE  
April 2026: 548,714  
April 2025: 543,359

+1.0%

Greater Omaha had a net increase of over 5,300 employed workers compared to the same time period in 2025.

### COMMERCIAL CONSTRUCTION PERMITS (CSA)



3-MONTH AVERAGE  
April 2026: \$222.3 mm  
April 2025: \$85.4 mm

+160.2%

April 2026 saw an increase in commercial construction valuation.

\*Includes new construction, finishes and remodels.

\*Did not receive permits from Cities of Wahoo and Gretna and Washington County.

### PRIVATE HOURLY WAGES (OMAHA MSA)



3-MONTH AVERAGE  
April 2026: \$33.55  
April 2025: \$34.66

-3.2%

Average private hourly wages decreased slightly compared to the same since last year.

### SINGLE FAMILY CONSTRUCTION PERMITS (CSA)



3-MONTH AVERAGE  
April 2026: 265  
April 2025: 257

+3.1%

Single family permits remained about the same in April 2026. These new home permits are valued at \$55.1 million.

### AIRLINE PASSENGERS (OMAHA ENPLANEMENTS)



3-MONTH AVERAGE  
April 2026: 202,389  
April 2025: 194,095

+4.3%

April 2026 had slightly more passenger enplanements compared to the same time period last year.

Greater Omaha Indicators	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Jul 25	Aug 25	Sep 25	Oct 25	Nov 25	Dec 25	Jan 26	Feb 26	Mar 26	Apr 26 <sup>a</sup>
<b>Labor Market: Household Survey<sup>1</sup> (Omaha-Council Bluffs-Fremont Combined Statistical Area)</b>															
Labor Force (#, nsa)	559,660	560,205	564,148	567,071	567,215	569,855	567,062	566,918	569,722	572,526	566,008	560,402	563,862	565,435	568,592
Civilian Employment (#, nsa)	540,316	542,648	547,114	549,956	548,602	551,117	549,528	550,016	552,294	554,572	548,166	540,835	544,153	548,438	553,550
Unemployment (#, nsa)	19,344	17,557	17,034	17,115	18,613	18,738	16,902	17,428	17,954	17,842	17,842	19,567	19,699	16,997	15,042
Unemployment Rate - Omaha (% nsa)	3.5	3.1	3.0	3.0	3.3	3.3	3.1	3.1	3.1	3.1	3.2	3.5	3.5	3.0	2.6
Unemployment Rate - Nebraska (% nsa)	3.3	2.9	2.8	2.8	3.1	3.1	2.8	2.8	2.9	3.0	3.0	3.3	3.5	3.0	2.6
Unemployment Rate - U.S. (% nsa) <sup>2</sup>		4.2	3.9	4.0	4.4	4.6	4.5	4.3	4.3	4.3	4.1	4.7	4.7	4.3	4.0
<b>Labor Market: Establishment Survey<sup>3</sup> (Omaha-Council Bluffs Metropolitan Statistical Area)</b>															
Total Non-Farm Employment (000s, nsa)	510.7	512.7	518.6	523.3	524.1	518.7	520.2	519.8	522.1	523.0	519.9	511.4	511.0	515.2	521.3
Construction/Mining (000s, nsa)	31.4	32.4	34.3	35.1	35.8	35.9	35.9	35.4	36.3	35.7	34.4	33.5	34.0	35.4	36.9
Manufacturing (000s, nsa)	35.6	35.8	35.6	35.5	35.5	35.3	35.2	35.2	35.1	35.5	35.6	35.4	35.2	35.1	35.1
Trade, Trans. and Utilities (000s, nsa)	93.3	93.0	93.3	93.6	93.3	93.1	93.2	92.8	93.6	95.8	96.3	93.6	92.2	92.0	92.6
Information (000s, nsa)	9.3	9.2	9.3	9.3	9.3	9.4	9.4	9.3	9.2	9.2	9.3	9.3	9.1	9.2	9.1
Financial Activities (000s, nsa)	39.3	39.3	39.4	39.5	39.7	39.9	39.8	40.1	40.0	40.1	40.2	39.9	40.0	39.8	39.7
Prof. and Business Services (000s, nsa)	68.9	68.8	69.4	69.6	69.9	69.2	68.8	68.3	69.0	68.9	68.4	66.6	66.1	67.3	68.5
Educ. and Health Services (000s, nsa)	91.0	91.4	91.5	91.5	91.9	91.5	92.5	92.2	93.3	93.0	92.5	92.7	93.2	93.9	93.7
Leisure and Hospitality (000s, nsa)	53.2	54.3	56.6	59.0	60.4	59.5	60.3	58.1	57.3	56.5	55.1	53.1	53.2	54.4	57.4
Other Services (000s, nsa)	17.8	17.9	18.0	18.1	18.3	18.3	18.1	17.9	17.9	17.8	18.0	17.8	17.9	17.9	17.7
Government (000s, nsa)	70.5	70.5	70.8	71.6	70.4	66.2	67.0	70.5	70.4	70.5	70.1	69.5	70.1	70.2	70.6
Avg. Hourly Earnings of Private Workers (\$, nsa)	\$35.15	\$34.53	\$34.31	\$34.13	\$34.28	\$34.49	\$34.48	\$34.77	\$34.57	\$35.02	\$34.80	\$33.01	\$33.48	\$33.69	\$33.47
<b>Construction Permits<sup>4</sup> (Omaha-Council Bluffs-Fremont Combined Statistical Area)</b>															
Total Permits (#, nsa, not including commercial remodels)	252	327	303	321	281	495	300	410	423	190	242	306	248	384	268
Valuation (\$mm, nsa, not including commercial remodels)	\$118.0	\$103.7	\$100.8	\$88.6	\$119.9	\$119.1	\$142.4	\$123.2	\$123.2	\$92.1	\$207.0	\$231.6	\$83.1	\$447.6	\$155.6
Single-Family Residential Permits (#, nsa)	208	286	277	275	217	423	264	373	378	159	173	272	216	347	232
Valuation (\$mm, nsa)	\$47.1	\$62.0	\$56.7	\$57.4	\$50.4	\$53.7	\$62.5	\$74.1	\$64.5	\$35.4	\$42.5	\$45.7	\$48.0	\$66.1	\$51.3
Multi-Family Residential Units (#, nsa)	304	83	45	139	203	286	484	92	213	126	637	560	425	127	218
Valuation (\$mm, nsa)	\$28.7	\$8.1	\$4.7	\$12.7	\$17.4	\$34.5	\$54.8	\$6.7	\$16.6	\$9.7	\$56.9	\$86.2	\$28.4	\$9.0	\$29.1
Non-Residential Permits- New Constr. (#, nsa) <sup>4b</sup>	17	20	24	33	42	46	20	28	33	28	18	23	28	32	23
Valuation (\$mm, nsa) <sup>4b</sup>	\$19.1	\$33.6	\$39.5	\$18.5	\$52.0	\$31.0	\$25.1	\$42.4	\$42.2	\$47.1	\$107.6	\$99.6	\$24.0	\$372.4	\$75.2
Non-Residential Permits- Finish & Remodel (#, nsa) <sup>4c</sup>	65	91	71	61	58	48	58	70	60	59	57	65	38	68	54
Valuation (\$mm, nsa) <sup>4c</sup>	\$59.5	\$35.4	\$69.2	\$23.7	\$19.4	\$23.6	\$26.4	\$41.1	\$66.0	\$37.1	\$42.0	\$22.9	\$19.5	\$68.7	\$107.0
Total Non-Residential Permits (#, nsa)	82	111	95	94	100	94	78	98	93	87	75	88	66	100	77
Total Non-Residential Valuation (\$mm, nsa)	\$78.6	\$69.0	\$108.6	\$42.2	\$71.4	\$54.6	\$51.5	\$83.5	\$108.1	\$84.2	\$149.6	\$122.5	\$43.5	\$441.1	\$182.3
<b>New and Existing Home Sales<sup>5</sup> (Omaha-Council Bluffs Metropolitan Statistical Area)</b>															
Total Sales (#, nsa)	730	833	967	1,166	1,280	1,177	1,085	1,073	1,138	842	917	672	725	995	1,071
Total Value (\$mm, nsa)	\$246.8	\$288.0	\$362.5	\$443.0	\$494.3	\$459.1	\$414.8	\$404.8	\$435.3	\$327.0	\$332.5	\$251.6	\$267.9	\$363.3	\$394.8
Airline Passengers Enplaned (000s, nsa)	174.2	212.4	195.7	242.9	258.1	256.1	218.9	211.4	237.7	200.5	221.1	177.8	181.1	222.3	203.7
Airline Cargo Enplaned (mm lbs., nsa)	4.5	4.8	5.4	5.7	5.2	5.5	5.6	5.4	5.8	4.5	5.5	4.8	4.8	5.2	5.2
<b>Prices<sup>6</sup></b>															
Consumer Price Index - U.S. (nsa, 1982-84 = 100)	319.1	319.8	320.8	321.5	322.6	323.0	324.0	324.8	324.5	324.1	324.1	325.3	326.8	330.2	333.0
GPI - Midwest (nsa, pop. 50,000-1.5 million, 1996 = 100)	189.0	189.8	189.9	190.3	191.9	192.2	192.7	193.2	193.1	193.1	193.2	194.0	195.2	197.1	198.6
Personal Consumption Expenditure Index (U.S., chained, 2017=100, sa) <sup>8</sup>	122.6	123.6	123.7	123.6	123.9	124.5	124.9	125.0	125.3	125.4	125.5	125.5	125.8	126.2	126.3

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.  
<sup>a</sup>Preliminary data, previous month revised to actual data  
<sup>b</sup>Official federal data was unavailable for October 2025. The October 2025 estimated value shown is calculated as the average of September and November 2025.  
<sup>c</sup>Excludes any permits that do not have a valuation listed  
<sup>d</sup>Excludes construction of non-residential structures less than \$10,000  
<sup>e</sup>Excludes alterations less than \$10,000, repairs, and maintenance  
<sup>f</sup>Official federal data was unavailable for October 2025. The October 2025 estimated value shown is calculated as the average of September and November 2025.