

As of May 1, 2023.

Table 1. Labor Force and Employment in the Omaha-Council Bluffs HMA, 2000 Through April 2023

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	12 Months Ending	
																								April 2022	April 2023
Labor Force	421.8	425.0	431.1	435.1	438.0	440.2	441.8	447.0	453.4	452.3	465.3	469.5	472.1	473.6	476.0	477.9	481.0	486.1	493.4	503.3	499.2	500.3	506.3	502.5	507.8
Resident Employment	410.1	411.0	414.2	416.5	419.1	421.4	426.7	432.1	437.1	429.4	441.2	446.6	451.7	454.6	458.9	462.5	465.4	471.1	478.7	487.5	475.1	484.8	493.3	488.9	495.2
Unemployment	11.7	14.0	16.9	18.6	18.9	18.8	15.2	15.0	16.2	22.8	24.0	22.9	20.4	19.0	17.0	15.5	15.5	14.9	14.7	15.8	24.2	15.5	12.9	13.6	12.6
Unemployment Rate (%)	2.8	3.3	3.9	4.3	4.3	4.3	3.4	3.3	3.6	5.1	5.2	4.9	4.3	4.0	3.6	3.2	3.2	3.1	3.0	3.1	4.8	3.1	2.6	2.7	2.5
Total Nonfarm Payroll Jobs	444.9	447.1	441.4	442.5	443.6	450.5	458.6	465.5	471.8	461.6	459.8	464.3	470.3	477.9	485.0	492.6	497.5	499.7	502.7	507.0	484.7	492.4	500.5	495.6	502.7
Goods-Producing Sectors	59.2	58.5	57.1	58.4	58.3	58.6	59.8	58.8	59.5	55.3	52.0	51.3	52.4	55.0	56.8	58.5	59.1	60.6	62.7	64.1	63.5	63.9	66.4	64.6	67.0
Mining, Logging, & Construction	23.5	23.2	23.7	25.4	25.4	25.7	26.8	25.2	25.7	23.8	20.9	20.1	21.1	22.8	24.2	25.8	26.5	27.3	28.7	30.5	30.3	30.1	31.6	30.4	32.1
Manufacturing	35.7	35.2	33.4	33.0	32.9	32.9	33.0	33.6	33.8	31.5	31.2	31.2	31.3	32.2	32.6	32.7	32.6	33.3	33.9	33.6	33.2	33.8	34.8	34.1	34.9
Service-Providing Sectors	385.7	388.6	384.3	384.1	385.3	391.9	398.9	406.7	412.3	406.2	407.8	412.9	417.9	422.9	428.3	434.2	438.4	439.2	440.1	442.9	421.2	428.6	434.1	431.0	435.7
Wholesale & Retail Trade	77.9	77.6	75.7	72.5	70.3	69.9	69.4	70.2	69.9	67.8	67.3	67.2	67.4	68.2	69.9	70.3	71.0	71.1	70.5	69.5	66.6	67.8	68.1	68.0	68.2
Wholesale Trade	22.4	21.8	21.2	20.4	19.1	18.5	18.2	18.2	18.5	17.9	17.4	17.0	16.8	16.9	17.0	16.7	16.7	16.7	16.7	16.9	16.3	16.2	16.4	16.2	16.6
Retail Trade	55.5	55.8	54.5	52.1	51.2	51.4	51.2	52.0	51.4	49.9	49.9	50.2	50.6	51.3	52.9	53.6	54.3	54.4	53.8	52.6	50.3	51.6	51.7	51.8	51.5
Transportation & Utilities	30.2	30.5	28.4	26.2	27.7	29.8	29.9	30.4	30.3	27.8	26.8	26.9	27.1	27.4	27.4	27.9	26.4	26.4	26.4	26.6	25.1	24.9	25.0	25.0	25.0
Information	15.3	14.9	14.3	13.8	13.5	13.3	12.9	12.6	12.2	11.5	11.2	11.3	11.3	11.1	11.2	11.6	11.8	11.6	11.2	10.5	10.1	10.8	10.3	10.6	10.2
Financial Activities	35.8	36.4	37.0	37.9	37.5	37.6	38.8	39.9	40.7	40.1	40.5	41.3	41.6	42.1	42.0	42.2	43.4	43.7	45.0	46.0	45.4	43.9	42.5	43.5	41.9
Professional & Business Services	60.4	61.0	58.9	61.1	60.9	61.7	63.5	64.7	65.6	62.8	63.5	65.6	67.6	70.2	71.9	73.6	73.9	72.5	71.7	73.1	70.6	70.2	72.2	70.9	72.3
Education & Health Services	55.2	56.8	58.0	59.2	60.0	61.2	63.3	65.9	69.0	70.3	71.5	73.0	74.4	74.6	74.9	76.1	78.4	79.4	79.7	79.7	77.7	79.7	80.6	79.8	81.7
Leisure & Hospitality	41.1	40.0	40.0	40.0	40.3	42.2	43.6	45.3	45.6	44.2	43.8	44.4	45.6	46.7	47.4	48.4	49.1	50.1	50.7	52.0	43.5	47.8	50.9	49.4	51.3
Other Services	14.4	14.8	15.0	15.6	16.1	16.4	16.7	16.8	17.0	17.4	17.8	17.7	17.8	17.8	18.1	18.3	18.1	18.3	18.5	18.6	17.1	17.9	18.5	18.1	18.9
Government	55.3	56.5	57.1	57.8	59.0	59.9	60.8	61.1	62.1	64.4	65.3	65.5	65.0	65.0	65.5	65.9	66.2	66.1	66.5	66.9	65.3	65.7	65.9	65.8	66.3
Federal	8.7	8.6	8.7	9.0	9.0	8.9	9.0	8.7	8.8	9.0	9.5	9.4	9.5	9.4	9.3	9.3	9.4	9.4	9.4	9.5	9.7	9.6	9.4	9.5	9.4
State	9.9	10.2	10.2	10.0	10.1	10.4	10.5	10.6	10.8	11.1	11.0	11.3	11.3	11.5	11.6	11.7	11.9	12.0	12.1	12.5	12.2	12.3	12.6	12.4	12.7
Local	36.7	37.7	38.2	38.8	39.8	40.6	41.3	41.7	42.5	44.4	44.8	44.9	44.2	44.2	44.6	44.9	44.9	44.6	45.0	44.9	43.4	43.8	43.9	43.9	44.2

Notes: Numbers may not add to totals due to rounding. Data are reported in thousands.

Source: U.S. Bureau of Labor Statistics



As of May 1, 2023.

Table 2. Population and Household Trends in the Omaha-Council Bluffs HMA, 2000 to Forecast

	2000	2010	Current	Forecast	Average Annual Change					
					2000 to 2010		2010 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Omaha-Council Bluffs HMA	767,041	865,350	982,800	1,007,000	9,825	1.2	8,975	1.0	8,000	0.8
Households										
Omaha-Council Bluffs HMA	294,502	334,379	387,500	399,400	4,000	1.3	4,050	1.1	3,975	1.0

Notes: The current date is May 1, 2023. The forecast date is May 1, 2026.
Sources: 2000 and 2010—2000 Census and 2010 Census; current and forecast—estimates by the analyst



As of May 1, 2023.

Table 3. Housing Inventory, Tenure, and Vacancy in the Omaha-Council Bluffs HMA, 2000, 2010, and Current

	Omaha-Council Bluffs HMA		
	2000	2010	Current
Total Housing Inventory	311,540	362,327	413,325
Occupied Units	294,502	334,379	387,500
Owner-Occupied	196,893	223,303	251,700
%	66.9	66.8	65.0
Renter-Occupied	97,609	111,076	135,800
%	33.1	33.2	35.0
Vacant Units	17,038	27,948	25,825
Available Units	9,856	16,718	14,125
For Sale	2,273	4,271	3,925
Rate (%)	1.1	1.9	1.5
For Rent	7,583	12,447	10,200
Rate (%)	7.2	10.1	7.0
Other Vacant	7,182	11,230	11,700

Notes: The current date is May 1, 2023. In this analysis conducted by the U.S. Department of Housing and Urban Development (HUD), other vacant units include all vacant units that are not available for sale or for rent. The term therefore includes units rented or sold but not occupied; held for seasonal, recreational, or occasional use; used by migrant workers; and the category specified as “other” vacant by the Census Bureau.

Sources: 2000 and 2010—2000 Census and 2010 Census; current—estimates by the analyst



As of May 1, 2023.

Table 4. Residential Building Permit Activity in the Omaha-Council Bluffs HMA, 2000 Through April 2023

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	12 Months Ending		
																								April 2022	April 2023	
Omaha-Council Bluffs HMA																										
Total	5,925	5,100	5,919	6,373	6,400	6,631	5,466	5,048	5,234	3,898	3,223	3,133	3,462	5,079	4,192	4,682	5,610	6,270	4,930	5,176	5,473	6,619	6,076	6,438	5,234	
Sales	3,983	4,079	4,607	5,416	5,608	5,902	4,264	3,925	3,341	3,137	2,315	2,159	2,486	3,062	2,643	2,976	2,965	3,163	2,804	2,640	3,466	3,729	2,673	3,377	2,318	
Rental	1,942	1,021	1,312	957	792	729	1,202	1,123	1,893	761	908	974	976	2,017	1,549	1,706	2,645	3,107	2,126	2,536	2,007	2,890	3,403	3,061	2,916	

Sources: U.S. Census Bureau, Building Permits Survey; 2000 through 2022—final data and estimates by the analyst; 2023—preliminary data and estimates by the analyst



Table 5. Median Income in the Omaha-Council Bluffs HMA, 2000, 2011, and 2021

	Median Income (\$)			Average Annual Change (%)	
	2000	2011	2021	2000 to 2011	2011 to 2021
Median Family Income	58,600	70,175	97,388	2.0	3.3
Median Household Income	NA	55,089	73,720	NA	3.0

NA = data not available.
Sources: Median family income—HUD, Office of Policy Development and Research; 2000 median household income—2000 Census; 2011 and 2021 median household income—U.S. Census Bureau, 2011 and 2021 American Community Survey 1-year data

