



GREATER OMAHA

When You're Here, You're Home





#13
Cheapest Places
Places to Live
(Omaha)
U.S. News & World Report, 2024

HOME IN THE HEARTLAND

*Let's just be up front with it:
We love Omaha.*

We live here. We work here. We think it's a great place to do both.
In time, we're confident that you'll think so, too.

There's something about this place that rewards those who roll up their sleeves and dive right in. There's a certain return on investment for people who commit to their community, their passion and their purpose. You'll find great quality of life and a wonderful place to raise a family. You'll find a supportive business community with an ambition to keep growing. You'll find arts and entertainment that fill up social calendars without breaking the bank.

We hope you'll choose Omaha. Choose to live and work here, with us. When you do, we know it's only a matter of time before you settle in, find your people and join us in saying: We love Omaha.

LIVE BIG, FOR LESS

Our average **cost of living is 6.9% below the national average.**

Cost of Living versus National Average:

Austin:	- 1.1%	Salt Lake City:	+ 8.7%	Chicago:	+13.4%
Raleigh:	- 2.2%	Minneapolis:	- 6.7%	Los Angeles:	+48.9%
Colorado Springs:	+ 7.7%	Denver:	+10.3%	San Francisco:	+70.0%

Council for Community and Economic Research (C2ER), 2023 Cost of Living Index



Median home prices are approximately **26% less than the national average.**

OMAHA - \$290,000 U.S - \$394,100

National Association of Realtors,

"Median Sales Price of Existing Single-Family Homes for Metropolitan Areas"

One-bedroom apartments rent for **15% below the national average.**

OMAHA - \$1,054 U.S. - \$1,239

Apartment List National Rent Report, April 2021



Our average one-way commute is 20.7 minutes.

It doesn't take long to get from Omaha to the beach, the slopes or that important client meeting. **Eppley Airfield** offers 88 daily departures for **domestic and international travel**, with **non-stop service** to 31 airport destinations, including:



San Francisco
Los Angeles
New York City
Atlanta
Washington D.C.

#19

Best States for Opportunity

(Nebraska)

U.S. News & World Report, 2024

#2

Best Cities for Renters

(Omaha)

Forbes, 2024





A NEIGHBOR IN EVERY HOOD

#9

Cities with the Best
Work-Life Balance

(Omaha)

Coworking Cafe, 2024

BENSON

It's hard to pin down the best part of the Benson neighborhood. Is it the **affordable housing** (average price \$150k - \$180k)? Is it the quirky and **vibrant culture** that makes it **ideal for artists, musicians, foodies and craft beer lovers**? Or maybe it's the annual family-friendly events like Benson Days and Benson First Fridays? Actually, it's all of those reasons. And more. The community, the music, the vibe, the food, it all makes **Benson a great place to call home**.

DUNDEE-HAPPY HOLLOW HISTORIC DISTRICT

Welcome to one of Omaha's most coveted places to live. Beyond the **charming storefronts** along Underwood Avenue and two of the **city's most cherished parks**: Memorial and Elmwood, Dundee offers stately **historic homes** and unmatched public and private school options. It's easy to see why Dundee-Happy Hollow was recently voted **one of the top 10 neighborhoods in the country** by the American Planning Association.

BELLEVUE

Come home to Nebraska's first city, where the great outdoors is right outside your front door. Bellevue **boasts 600 acres of parks, wooded trails** and **Fontenelle Forest**. Add to this **scores of family-friendly events** like Bellevue Berry Farm, Omaha Potter Faire and the Renaissance Festival of Nebraska, and you can understand why Bellevue is just a mighty fine place to live.

PAPILLION

With **top-notch schools, safe streets** and a stress-free, **15-minute morning commute into Omaha**, it's easy to understand why Papillion is consistently **ranked as one of the best places to live in Nebraska**. With a quaint, **small-town feel**, Papillion has a **growing downtown area** with shops, bars and restaurants. You can catch an **Omaha Storm Chasers baseball game** at Werner Park or join in the fun at the annual Papillion Days festival.

COUNCIL BLUFFS, IA

Ask around town and most people will tell you that one of the best things about living across the river in Council Bluffs, IA is that **you can get anywhere in about 20 minutes**. Here, you'll find **affordable housing** (average house price is \$150k - \$180k), **incredible restaurants** and the new **Hoff Family Arts & Culture Center**, where you can catch a performance, art exhibit and more.

FLORENCE

The historic Florence neighborhood was a city before Nebraska was officially a state. Just a quick **10-minute drive away from downtown Omaha**, this **thriving neighborhood** is filled with **well-preserved buildings and homes dating back to the 1800s**. Plus, there are plenty of **down-home restaurants** and **family-friendly attractions** like Alpine Inn, Mormon Trail Center, General Crook House Museum and the Bank of Florence Museum.

MILLARD

One of the **most popular neighborhoods for home buyers**, Millard offers **outstanding parks** and **outdoor recreation** options like Zorinsky Lake, Chalco Hills Recreation Area and Boulder Creek Amusement Park. When the weather gets cold, you can take the kids to **indoor parks** like Bounce U, The Amazing Pizza Machine, Urban Air Trampoline Park and more. There's also **first-rate public elementary schools** and **high schools**, challenging **golf courses** and the **Lakeside Shopping Center**.

BENNINGTON

Boasting one of the **best public school districts in all of Nebraska**, Bennington offers a **safe, small-town atmosphere** with all the big-city conveniences just a few miles away. From **charming farmhouses on rural acreages to modern, upscale homes on Bennington Lake**, Bennington offers real estate at a variety of price points to meet the budgets of growing families looking to put down roots.

AKSARBEN VILLAGE

Aksarben (which is "Nebraska" spelled backwards) is in **the heart of Omaha** and is a **premier entertainment and shopping district**. Upscale **boutiques**, trendy **restaurants, bars** and even **walking trails** define this popular neighborhood. A short walk is all it takes to hit the campuses of the **University of Nebraska at Omaha** and the **College of Saint Mary**. You can even grab an Uber and get to **Creighton University** and the **University of Nebraska Medical Center** in about 10 minutes.

HIGHLANDER

A **vibrant new community** in the **historic North Omaha** area, Highlander is a mixed-use development designed for families, singles, young professionals, and even seniors. Here, you'll find **local eateries** next door to **rowhouses, townhouses** and **apartments**. The **walkable neighborhood** blends a sense of community with a modern design aesthetic. During the summer you'll enjoy a **farmers' market, outdoor workout classes** and even **live music**.

FIELD CLUB

Located in the **Midtown region of Omaha**, Field Club is defined by a turn-of-the-century vibe where roomy, **Victorian houses** line the well-established streets. The entire neighborhood is listed in the **National Register of Historic Places** and has the **oldest country club west** of the Mississippi, aptly named: Field Club. **Plenty of parks, great food** and a sprawling **18-hole golf course** complete the neighborhood.

GRETNA

Another town with a **well-regarded public school system** and beautiful houses. Gretna is home to Nebraska Crossing Outlets, one of the **best outlet shopping destinations** in the country. During the Fall, **Vala's Pumpkin Patch** is a perfect place to take the family, as is **Schramm State Park** Recreation Area.

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Best Place to
Raise a Family

[Omaha]

WalletHub, 2024



MOVER INFORMATION

UTILITIES



Metropolitan Utilities District

Request New Service: forms.mudomaha.com

Phone: 402-554-6666



Omaha Public Power District

Request New Service: myaccount.oppd.com/residential-service

Omaha Metro Area: 402-536-4131 | Outside Omaha: 1-877-536-4131

INTERNET



CenturyLink

Request Service: shop.centurylink.com/uas

Phone: 866-963-6665

Cox Communications

Request Service: cox.com/residentialshop

Phone: 1-800-234-3993

HOMEBUYING ASSISTANCE



Nebraska Investment Finance Authority (NIFA)

Providing homebuyer assistance, first home and military home programs.

Check Eligibility: <https://www.nifa.org/homebuyers-renters/programs-eligibility>

Phone: 402-434-3900 or 1-800-204-6432

City of Omaha

See Programs: <https://planninghcd.cityofomaha.org/for-home-buyers>

Phone: 402-934-6473

PUBLIC TRANSPORTATION



Omaha Metro: <https://www.ometro.com/maps-schedules/>

ORBT: <https://www.ometro.com/routes/orbt/>

Customer Service: 402-341-0800

PET LICENSING

Nebraska Human Society

Information: <https://www.nehumanesociety.org/community-services/licensing/>

Register: <https://licensepet.com/wl3/reg/nehs>

Phone: 402-444-6716

FREQUENTLY ASKED QUESTIONS

WHAT IS OMAHA FAMOUS FOR?



Lots of interesting stuff, actually. **World-famous investor Warren Buffet**, the “Oracle of Omaha” calls our city home. The Henry Doorly Zoo and Aquarium is world-class, and has held the **#1 Zoo in America** title multiple times. **Saddle Creek Records** is a very influential publisher in the indie music scene. Oh, and **Pro Football Hall-of-Famer Peyton Manning yelled “Omaha!”** to signal plays during his career. All that, and we didn’t even mention **the steaks!**

WHAT IS OMAHA’S WEATHER LIKE?

Now that’s an interesting question. **Omaha has a temperate climate**, which means it enjoys the **full range of seasons**. In summer, temperatures get up toward 90° with lots of sun. In the winter, average temperatures get as low as 23°. That means there are lots of beautiful days in between. Average yearly rainfall is around 30 inches, and average snowfall is 28 inches.

WHAT SPORTS HAPPEN IN OMAHA?



Omaha hosts amazing sporting events. Every June the **NCAA College World Series** comes to town to crown a national champion. **The March Madness NCAA Basketball Tournament** has hosted rounds in Omaha several times. We also have hometown sports teams from **Creighton University**, **University of Nebraska Omaha**, and **minor-league baseball**.

WHEN WAS OMAHA FOUNDED?

Omaha began in 1854, as a transit point for pioneers crossing the Missouri River. Thanks to the city’s central location, Omaha quickly became a **transportation hub**, with **railways converging** on the growing city from across the country. Today, the **Old Market is a reminder of this early history**, with many former warehouses converted in to restaurants, stores, breweries and living spaces.

**WE DON'T
COAST.**

We welcome you.





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OmahaChamber.org