

**Table 1. Labor Force and Employment in the Omaha-Council Bluffs HMA, 2000 Through November 2013**

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	12 Months Ending	
														November 2012	November 2013
Labor Force	426.2	429.4	432.7	436.4	439.1	440.3	442.3	448.2	455.9	451.3	452.9	458.1	462.3	462.6	467.9
Resident employment	414.4	415.3	415.7	417.6	420.0	421.2	427.1	433.1	439.5	428.5	429.1	435.2	441.8	441.9	448.0
Unemployment	11.8	14.1	17.0	18.8	19.1	19.1	15.2	15.1	16.4	22.8	23.7	22.9	20.5	20.7	19.9
Unemployment rate (%)	2.8	3.3	3.9	4.3	4.3	4.3	3.4	3.4	3.6	5.0	5.2	5.0	4.4	4.5	4.3
Total nonfarm payroll jobs	441.6	444.5	439.4	440.7	441.9	448.8	456.8	463.6	469.8	459.5	457.3	461.3	467.4	467.1	471.3
Goods-producing sectors	58.9	58.4	57.0	58.4	58.3	58.6	59.8	58.8	59.5	55.3	52.0	51.3	52.5	52.3	53.9
Mining, logging, & construction	23.2	23.1	23.6	25.4	25.4	25.7	26.8	25.2	25.7	23.8	20.9	20.1	21.1	21.0	22.4
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	31.3	31.6
Service-providing sectors	382.7	386.2	382.4	382.2	383.5	390.2	397.1	404.9	410.3	404.2	405.3	409.9	415.0	414.8	417.3
Trade	77.6	77.4	75.5	72.4	70.3	69.9	69.4	70.2	69.9	67.8	67.3	67.2	67.2	67.3	67.9
Wholesale trade	22.2	21.7	21.1	20.3	19.1	18.5	18.2	18.2	18.5	17.9	17.4	17.0	16.8	0.0	0.0
Retail trade	55.4	55.7	54.4	52.1	51.2	51.4	51.2	52.0	51.4	49.9	49.9	50.2	50.4	0.0	0.0
Transportation & utilities	29.8	30.3	28.1	25.9	27.4	29.5	29.6	30.1	29.9	27.4	26.4	26.5	26.5	26.5	26.6
Information	15.1	14.8	14.3	13.8	13.5	13.3	12.9	12.6	12.2	11.5	11.2	11.3	11.4	11.4	11.3
Financial activities	35.7	36.3	37.0	37.9	37.5	37.6	38.8	39.9	40.7	40.1	40.5	41.3	41.6	41.6	41.8
Professional & business services	59.6	60.4	58.5	60.8	60.7	61.6	63.4	64.6	65.5	62.8	63.1	64.6	66.7	66.5	67.2
Education & health services	54.5	56.0	57.1	58.3	59.0	60.2	62.2	64.7	67.8	69.1	70.2	71.7	73.1	73.0	73.8
Leisure & hospitality	41.0	39.9	40.0	40.0	40.3	42.2	43.6	45.3	45.6	44.2	43.8	44.4	45.6	45.6	46.3
Other services	14.2	14.6	14.8	15.4	15.8	16.1	16.4	16.5	16.7	17.1	17.5	17.3	17.4	17.4	17.2
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	65.5	65.6	65.1
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	9.5	9.3
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	11.3	11.4
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	44.7	44.8	44.4

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

Source: U.S. Bureau of Labor Statistics

**Table 2.** Population and Household Trends in the Omaha-Council Bluffs HMA, 2000 to December 1, 2016

	2000	2010	Current	Forecast	Average Annual Change					
					2000 to 2010		2010 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
<b>Population</b>										
Omaha-Council Bluffs HMA	767,041	865,350	899,000	928,100	9,825	1.2	9,175	1.0	9,700	1.1
Omaha submarket	463,585	517,110	540,200	559,200	5,350	1.1	6,300	1.2	6,325	1.2
Sarpy County submarket	122,595	158,840	170,600	181,100	3,625	2.6	3,200	2.0	3,500	2.0
Remainder submarket	180,861	189,400	188,200	187,800	850	0.5	- 330	- 0.2	- 130	- 0.1
<b>Households</b>										
Omaha-Council Bluffs HMA	294,502	334,379	349,300	360,800	4,000	1.3	4,075	1.2	3,825	1.1
Omaha submarket	182,194	202,411	211,600	219,200	2,025	1.1	2,500	1.2	2,525	1.2
Sarpy County submarket	43,426	58,102	62,500	66,350	1,475	3.0	1,200	2.0	1,275	2.0
Remainder submarket	68,882	73,866	75,250	75,300	500	0.7	380	0.5	15	0.0

Notes: Numbers may not add to totals because of rounding. Current date: December 1, 2013. Forecast date: December 1, 2016. Rates of change are calculated on a compound basis.

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

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

	Omaha-Council Bluffs HMA			Omaha Submarket			Sarpy County Submarket			Remainder Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total housing inventory	311,540	362,327	374,600	192,672	219,580	227,200	44,981	61,938	65,800	73,887	80,809	81,650
Occupied units	294,502	334,379	349,300	182,194	202,411	211,600	43,426	58,102	62,500	68,882	73,866	75,250
Owners	196,893	223,303	228,900	115,254	127,399	129,800	30,054	41,350	43,650	51,585	54,554	55,450
%	66.9	66.8	65.5	63.3	62.9	61.3	69.2	71.2	69.8	74.9	73.9	73.7
Renters	97,609	111,076	120,400	66,940	75,012	81,700	13,372	16,752	18,850	17,297	19,312	19,800
%	33.1	33.2	34.5	36.7	37.1	38.6	30.8	28.8	30.2	25.1	26.1	26.3
Vacant units	17,038	27,948	25,300	10,478	17,169	15,650	1,555	3,836	3,275	5,005	6,943	6,375
Available units	9,856	16,718	14,500	6,621	11,157	9,750	935	2,671	2,300	2,300	2,890	2,475
For sale	2,273	4,271	3,900	1,170	2,512	2,300	272	665	590	831	1,094	1,025
Rate (%)	1.1	1.9	1.7	1.0	1.9	1.7	0.9	1.6	1.3	1.6	2.0	1.8
For rent	7,583	12,447	10,600	5,451	8,645	7,450	663	2,006	1,700	1,469	1,796	1,450
Rate (%)	7.2	10.1	8.1	7.5	10.3	8.4	4.7	10.7	8.3	7.8	8.5	6.8
Other vacant	7,182	11,230	10,800	3,857	6,012	5,900	620	1,165	1,000	2,705	4,053	3,900

Notes: Numbers may not add to totals because of rounding. Current date: December 1, 2013.

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

**Table 4. Residential Building Permit Activity in the Omaha-Council Bluffs HMA, 2000 Through November 2013**

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	12 Months Ending	
														November 2012	November 2013
<b>Omaha-Council Bluffs HMA</b>															
Total	5,925	5,100	5,919	6,373	6,400	6,631	5,466	5,048	4,521	3,464	3,223	3,133	3,795	3,690	4,802
Single-family	3,926	4,068	4,590	5,388	5,559	5,877	4,199	3,857	3,151	3,081	2,305	2,156	2,495	2,368	3,127
Multifamily	1,999	1,032	1,329	985	841	754	1,267	1,191	1,370	383	918	977	1,300	1,322	1,675
<b>Omaha submarket</b>															
Total	2,888	2,788	3,238	3,075	3,135	3,626	3,043	2,718	2,773	1,940	1,916	2,145	2,342	2,344	2,824
Single-family	2,087	2,267	2,409	2,741	2,805	3,034	2,020	1,996	1,606	1,603	1,250	1,218	1,384	1,318	1,707
Multifamily	801	521	829	334	330	592	1,023	722	1,167	337	666	927	958	1,026	1,117
<b>Sarpy County submarket</b>															
Total	1,893	1,340	1,838	2,236	2,307	1,993	1,576	1,583	1,249	1,155	939	671	1,096	990	1,556
Single-family	1,127	1,007	1,426	1,839	1,870	1,868	1,482	1,305	1,103	1,116	691	623	764	706	1,002
Multifamily	766	333	412	397	437	125	94	278	146	39	248	48	332	284	554
<b>Remainder submarket</b>															
Total	1,144	972	843	1,062	958	1,012	847	747	499	369	368	317	357	356	422
Single-family	712	794	755	808	884	975	697	556	442	362	364	315	347	344	418
Multifamily	432	178	88	254	74	37	150	191	57	7	4	2	10	12	4

Note: Numbers may not add to totals because of rounding.

Sources: U.S. Census Bureau, Building Permits Survey; estimates by analyst

**Table 5.** Median Income in the Omaha-Council Bluffs HMA, 1999, 2009, and 2012

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2012	1999 to 2009	2009 to 2012
Median Family Income	50,821	67,291	69,125	2.8	0.9
Median household income	30,323	52,277	54,158	5.6	1.2

Sources: Median Family Income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2012 median household income—U.S. Census Bureau, 2009 and 2012 American Community Survey 1-year data.