

DAVID MATNEY'S

LIVING IN OMAHA

YOUR RELOCATION GUIDE

FROM
SEARCHING
TO SETTLING

WHY
Move to
OMAHA?



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Welcome to Your Omaha Relocation Guide.

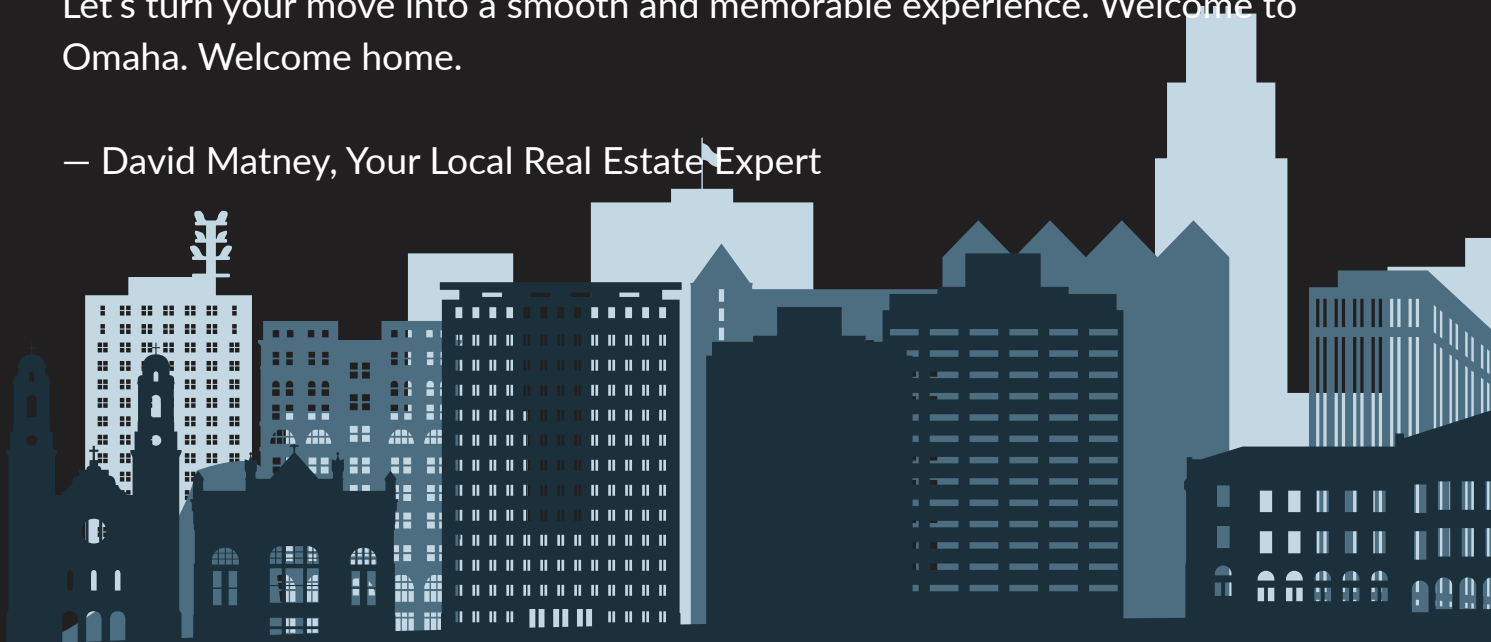
We're so excited to be part of your relocation journey. Whether you're moving to Omaha for work, lifestyle, family, or a fresh start, you've just taken a powerful first step—and we're here to make the rest of it simple and seamless.

Inside, you'll discover:

- Top neighborhoods and what makes each unique
- Local attractions, restaurants, shopping, and events
- Real estate tips and home-buying strategies
- School districts, job opportunities, and healthcare highlights
- Weather patterns and seasonal living tips

Whether you're moving from across the country or just across town, Omaha offers incredible opportunities and an unbeatable lifestyle. Let's get started! Let's turn your move into a smooth and memorable experience. Welcome to Omaha. Welcome home.

— David Matney, Your Local Real Estate Expert





The Heart of the Midwest, with Room to Grow

Why Move to Omaha?

Omaha is more than just Nebraska's largest city—it's a hidden gem where modern opportunity meets down-to-earth charm. Whether you're looking for career growth, a safer place to raise your family, or a lower cost of living without sacrificing quality of life, Omaha delivers.



Big Value Without the Big Price Tag

Cost of Living in Omaha.

One of Omaha's strongest selling points is its affordability. Compared to national averages, Omaha offers lower housing costs, competitive utility rates, and a stable economy—all while delivering a high quality of life.



Here's a quick breakdown of key financial factors to consider:

Income Tax

- Nebraska uses a progressive income tax system
- Rates range from 2.46% to 6.84% based on income brackets

Sales Tax

- State rate: 5.5%
- Omaha city rate: Additional 1.5%
- Total: 7.0% on most purchases

Property Taxes

- Nebraska has one of the highest property tax rates in the U.S.
- In Omaha (Douglas County), expect to pay approximately 1.84% of your home's assessed value annually

Big Value Without the Big Price Tag

Omaha

Demographics.



Omaha, located in Douglas County, is Nebraska's largest and most diverse city. With a population of approximately 486,000 residents, Omaha offers a mix of urban vibrancy and suburban comfort, attracting professionals, families, and retirees alike.

Omaha at a Glance:

- Population: 486,000+
- Median Age: 34.8 years
- Household Income (Median): \$68,000
- Education Level: Over 35% hold a bachelor's degree or higher
- Diversity: A blend of ethnic backgrounds and cultures, including strong Hispanic, Black, and Asian communities

Affordable Homes. Growing Market. Lasting Value.

Real Estate Overview.

Omaha's real estate market is known for its stability, affordability, and long-term potential. Whether you're a first-time buyer, a growing family, or looking to invest, Omaha offers something for every lifestyle and budget.



Key Housing Facts:

- Median Home Price: \$265,000
- Market Outlook: Steady appreciation with strong demand in both urban and suburban areas

Popular Architectural Styles:

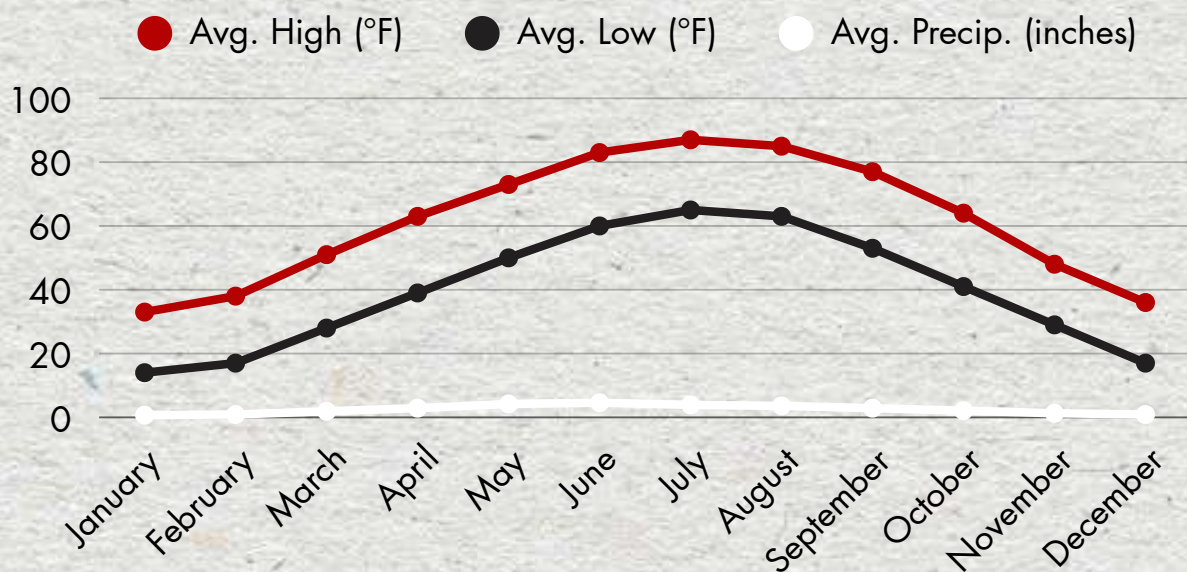
- Craftsman – Iconic front porches and cozy floor plans
- Colonial – Timeless symmetry and classic details
- Modern Ranch – Open layouts, single-level living, and large yards

Popular Architectural Styles:

- Looking for newer construction and spacious homes? Explore West Omaha and Bennington for fresh developments and growing neighborhoods.
- Prefer character and walkability? Neighborhoods like Dundee and Benson are known for their vintage charm, mature trees, and community feel.

Weather Overview.

Omaha experiences the full spectrum of weather—snowy winters, blossoming springs, warm summers, and crisp autumns—making it an ideal place for those who enjoy seasonal variety. Here's what to expect month-by-month:



Quick Facts:

- Snowfall: Typically occurs November through March; January is the snowiest month.
- Rainiest Months: May and June are the wettest, ideal for gardens and greenery.
- Sunshine: Omaha averages about 214 sunny days per year.

LIVING IN OMAHA

DAVID MATNEY

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"Omaha
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REAL
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Discover Omaha from your screen—before you make it your home.

Our Interactive Map

Explore our Interactive Map.

Omaha experiences the full spectrum of weather—snowy winters, blossoming springs, warm summers, and crisp autumns—making it an ideal place for those who enjoy seasonal variety. Here's what to expect month-by-month:



Explore More



Retail Therapy, Omaha Style.

Explore.Shop Repeat.

From major malls to local boutiques, Omaha offers plenty of retail therapy.

Whether you're looking for national brands or hometown charm, you'll find it here.



Westroads Mall (Omaha)

A spacious indoor mall featuring popular retailers like H&M, Dillard's, JCPenney, and The Container Store. Includes a food court, AMC theater, and seasonal events.

Shadow Lake Towne Center (Papillion)

An open-air lifestyle center with major anchors like Target and Hy-Vee. Enjoy a mix of big-name stores, dining options, and local boutiques—perfect for family shopping days.

Village Pointe (West Omaha)

Upscale, walkable outdoor shopping center with stores like Apple, Lululemon, Athleta, and Sephora. Dine at local favorites or catch a movie at the Marcus Village Pointe Cinema.

Taste Your Way Through the Metro

Crave-Worthy Eats in Every Corner of Omaha.



Block 16 (Downtown Omaha)

A buzzing downtown hotspot for creative farm-to-table street food. Known for bold, flavorful combinations and fresh ingredients, it's a favorite of locals and foodies alike.

Must-Try: The legendary Croque Garçon burger.

The Drover (Midtown Omaha)

A true Omaha institution, The Drover is famous for its whiskey-marinated steaks and cozy, wood-paneled dining room. It's the place where tradition meets flavor.

Must-Try: Whiskey Ribeye—aged and marinated to perfection.

Dante (West Omaha – Shops of Legacy)

Bringing authentic Italian craftsmanship to West Omaha, Dante serves wood-fired Neapolitan pizza, fresh house-made pasta, and thoughtfully sourced ingredients.

Must-Try: Margherita pizza and the seasonal tasting menu.

Unforgettable Experiences, All Year Round in Omaha

Activities & Events.

Omaha is a city that knows how to entertain. With world-class attractions and vibrant annual events, there's always something exciting happening—whether you're into sports, art, family outings, or nature adventures.



Omaha's Henry Doorly Zoo & Aquarium

Consistently ranked the #1 zoo in the world, this 130-acre attraction features the world's largest indoor desert, a massive indoor rainforest, and immersive exhibits like the aquarium's shark tunnel.

Great for: Families, nature lovers, and out-of-town visitors.

College World Series

Held every June at Charles Schwab Field, this nationally televised event brings together college baseball's best teams—and thousands of excited fans.

Great for: Sports enthusiasts, tailgating, and summertime fun.

Dante (West Omaha – Shops of Legacy)

A downtown celebration of creativity, featuring juried artwork from across the country, live music, street performers, and food vendors. It's a cultural highlight every June.

Great for: Art lovers, families, and weekend adventurers.



Education That Builds Bright Futures

Major Schools & Universities.

Whether you're raising a family or pursuing higher education, Omaha offers top-tier academic options at every level—from nationally ranked universities to award-winning public school districts.



University of Nebraska at Omaha (UNO)

A leading public research university with over 15,000 students, UNO offers a wide range of undergraduate and graduate programs. Known for its innovation, community engagement, and NCAA Division I athletics.

Highlights: Business, Information Technology, Public Administration, and Aviation.

Creighton University

One of the top private Jesuit universities in the country, Creighton blends academic excellence with a strong commitment to ethics, service, and leadership.

Highlights: Law, Medicine, Business, and Health Sciences.

Top-Rated K–12 Public School Districts

- Millard Public Schools – Known for academic rigor and student achievement.
- Westside Community Schools – Focused on innovation and personalized learning.
- Elkhorn Public Schools – Rapidly growing with new schools and high test scores.

Top-Tier Healthcare for Every Need

Major Hospitals & Clinics.

Omaha is home to a variety of world-class medical facilities that offer advanced care, cutting-edge research, and exceptional patient services. Whether you need routine care or specialized treatments, Omaha has it covered.



Nebraska Medicine

An academic medical center renowned for its trauma care, research facilities, and specialized treatments. As the largest healthcare provider in Nebraska, Nebraska Medicine is dedicated to innovation, medical breakthroughs, and comprehensive patient care.

Specialties: Trauma, cancer care, transplant services, and pediatrics.

CHI Health Creighton University Medical Center

A state-of-the-art medical center located in Midtown Omaha, offering advanced healthcare services in areas like cardiology, orthopedics, and neurology. The medical center is also affiliated with Creighton University, making it a leader in medical education and research.

Specialties: Cardiology, neurology, orthopedic care, and emergency services.

Children's Nebraska

As a premier pediatric care provider, Children's Nebraska offers comprehensive care for children from infancy through adolescence. With a focus on family-centered care, this hospital provides access to top specialists and pediatric expertise.

Specialties: Pediatric surgery, cardiology, oncology, and critical care.

Where Big Business Meets Strong Community

Major Employers.

Omaha's economy is fueled by a diverse mix of industries, from transportation and finance to healthcare and military. Major employers in the area provide a wide range of job opportunities, making Omaha an excellent place for professionals seeking both career growth and community engagement.



Union Pacific Railroad

As one of the nation's largest freight rail companies, Union Pacific's headquarters is based in Omaha. With a rich history and a vital role in America's transportation infrastructure, Union Pacific is a key employer in the region.

Industry: Transportation, logistics, and infrastructure.

Berkshire Hathaway

Warren Buffett's multinational conglomerate is headquartered in Omaha. Known for its diverse portfolio of companies in industries like insurance, retail, energy, and finance, Berkshire Hathaway provides high-level employment opportunities and contributes significantly to the local economy.

Industry: Finance, investments, insurance, and multinational conglomerates.

Offutt Air Force Base (Bellevue)

A major military employer located just south of Omaha in Bellevue, Offutt AFB plays a critical role in national defense and offers positions in a wide range of fields, from aviation and logistics to cybersecurity and intelligence.

Industry: Defense, military, and technology.

Explore our Communities.



Omaha

Historic, Vibrant, Walkable



Amenities:

Omaha boasts an abundance of parks and recreational spaces, including over 250 city parks, Zorinsky Lake, and Memorial Park. For shopping, you'll find major malls like Westroads Mall, Village Pointe, and Oak View Mall, offering everything from high-end brands to casual retailers.

Notable Attractions:

Home to Memorial Park and Elmwood Park, Dundee offers tree-lined streets and classic architecture. The historic Dundee Theater draws cinephiles, and the area hosts numerous community events.

Why Resident Loves it:

Omaha combines a big city feel with small-town friendliness. The cost of living is low, and there's a strong sense of community. Residents love the access to cultural attractions, job opportunities, and nature.

Community Vibe:

Dundee exudes a historic and artsy vibe, perfect for professionals and families alike. The area fosters strong neighborhood pride and hosts regular events. It balances serenity with urban conveniences.



POPULATION
486,051



SCHOOL DISTRICT
Omaha Public
Schools



**MEDIAN HOME
PRICE**
\$300,000



PUBLIC TRANSIT
Metro Transit Omaha

Papillion

Family-Friendly, Safe
Growing



Amenities:

Papillion offers a blend of suburban convenience and outdoor fun. Shadow Lake Towne Center is the town's primary shopping hub, featuring Target, Hy-Vee, and a variety of local boutiques and restaurants.

Notable Attractions:

Shadow Lake Towne Center is a central hub for shopping and dining. Halleck Park and Papio Fun Park offer year-round recreation.

Why Resident Loves it:

Papillion consistently ranks as one of the best places to live in Nebraska. It's known for excellent schools, safety, and a family-oriented atmosphere. Residents appreciate the blend of suburban calm and growing amenities.

Community Vibe:

A strong sense of community and pride runs through Papillion. Residents are involved and supportive, creating a welcoming environment. The neighborhood is ideal for families and those seeking a peaceful yet active lifestyle.



POPULATION
24,633



SCHOOL DISTRICT
Papillion-La Vista
Community Schools



**MEDIAN HOME
PRICE**
\$310,000



PUBLIC TRANSIT
Limited Metro Transit Routes

Bennington

Quiet, Lakefront, Suburban

Amenities:

Bennington is a quieter, family-friendly community that offers the perfect balance of rural charm and modern amenities. The town features Bennington Lake for fishing and recreation, as well as scenic walking trails for outdoor enthusiasts.

Notable Attractions:

Bennington Lake is a popular spot for fishing and kayaking. The surrounding trails offer scenic views and peaceful strolls. It's a great escape from the city's hustle while still close to Omaha.

Why Resident Loves it:

Residents love the small-town charm and excellent schools. The proximity to Omaha provides convenience without the city noise. It's a tight-knit community where neighbors know each other.

Community Vibe:

Bennington is ideal for families seeking tranquility. Its newer developments attract young professionals and growing families. The area emphasizes outdoor living and connection.



POPULATION
2,172



SCHOOL DISTRICT
Bennington Public
Schools



MEDIAN HOME
PRICE
\$350,000



PUBLIC TRANSIT
Limited or none; car-
dependent

Bellevue

Historic, Military
Community



Amenities:

Bellevue is known for its rich history and beautiful parks, including Fontenelle Forest, Hickory Hill Park, and the Tregaron Conservancy. Shopping is accessible at Twin Creek Plaza and The Bellevue Plaza, offering everyday essentials, restaurants, and local shops.

Notable Attractions:

Old Towne Bellevue features charming storefronts and historical sites, offering a glimpse into Nebraska's oldest city. Fontenelle Forest provides nature trails and birdwatching opportunities.

Why Resident Loves it:

Bellevue residents appreciate its close-knit vibe and proximity to both Omaha and Offutt AFB. It's a perfect blend of history and progress. Military families love the support and resources available here.

Community Vibe:

Bellevue offers a patriotic and welcoming atmosphere. The town feels safe, steady, and supportive. Its long-standing heritage blends seamlessly with modern-day living.



POPULATION
64,566



SCHOOL DISTRICT
Bellevue Public
Schools



MEDIAN HOME
PRICE
\$245,000



PUBLIC TRANSIT
Limited Metro Transit Routes

La Vista

Accessible, Affordable, Suburban

Amenities:

La Vista is an up-and-coming suburban city with growing amenities. La Vista Central Park is the heart of the city's recreational offerings, alongside Jim D. Johnson Park and Chalco Hills Recreation Area for outdoor activities.

Notable Attractions:

La Vista boasts the La Vista City Centre, designed for entertainment and dining. Central Park provides wide open spaces and walking trails. Events like Salute to Summer celebrate community connection.

Why Resident Loves it:

La Vista is centrally located with quick access to major highways and Omaha. Residents love its affordability and steady growth. It's a suburban hub with big plans for the future.

Community Vibe:

A youthful, upwardly mobile community with pride in local events. The vibe is casual, friendly, and fun. Great for young families, first-time homebuyers, and professionals.



POPULATION
18,649



SCHOOL DISTRICT
Papillion-La Vista
Community Schools



MEDIAN HOME PRICE
\$235,000



PUBLIC TRANSIT
Metro Transit Connections

Gretna

Growing, Suburban, Scenic



Amenities:

Gretna is a charming, small-town city with a lot to offer. Nebraska Crossing Outlets is the major shopping destination, featuring popular outlet stores such as Nike, Under Armour, and Coach.

Notable Attractions:

Nebraska Crossing Outlet is a major retail destination in Gretna. Vala's Pumpkin Patch draws thousands each fall for family fun. Nearby Chalco Hills offers outdoor recreation and lake access.

Why Resident Loves it:

Gretna combines small-town charm with growing amenities. Residents love the balance of peaceful living and proximity to retail and recreation. It's ideal for families looking for community and convenience.

Community Vibe:

Quiet yet quickly expanding, Gretna feels friendly and future-focused. Community events foster strong local bonds. Residents take pride in their town's growth and school spirit.



POPULATION
5,800



SCHOOL DISTRICT
Gretna Public
Schools



**MEDIAN HOME
PRICE**
\$340,000



PUBLIC TRANSIT
Car-dependent; limited
regional transit

Springfield

Quaint, Peaceful, Natural

Amenities:

Springfield offers a slower pace of life, with peaceful parks like Platte River State Park and Springfield Park for outdoor recreation. The town's shopping is centered around local artisan shops, antiques, and seasonal farmers markets, giving it a unique, small-town feel.

Notable Attractions:

Springfield Artworks offers unique glassblowing workshops and local crafts. Platte River State Park nearby is ideal for hiking and kayaking. The annual Springfield Days celebration brings the community together.

Why Resident Loves it:

Springfield is loved for its scenic beauty and slower pace of life. It's a small town where neighbors know each other. People enjoy the relaxed lifestyle and natural surroundings.

Community Vibe:

Charming and quiet, Springfield feels like stepping back to simpler times. It's an ideal place for those seeking refuge from busy city life. A close-knit and nature-loving community.



POPULATION
1,700



SCHOOL DISTRICT
Springfield Platteview
Community Schools



MEDIAN HOME
PRICE
\$310,000



PUBLIC TRANSIT
Car-dependent

Ralston

Cozy, Central, Neighborly

Amenities:

Ralston is a close-knit community with a mix of local parks like Ralston Park and Oak Hill Pool, which are perfect for families and outdoor enthusiasts. Ralston Arena hosts a variety of events, including concerts, hockey games, and community activities.

Notable Attractions:

Ralston Arena hosts concerts, hockey games, and community events. Oak Hill Pool is a summer staple. The city's downtown area includes shops, cafes, and a community theater.

Why Resident Loves it:

Ralston offers a small-town feel just minutes from downtown Omaha. It's a great place to raise a family or retire in peace. Residents love the friendly vibe and local pride.

Community Vibe:

Close-knit and walkable, Ralston is ideal for those seeking familiarity. Community events foster neighborly bonds. It has a quiet, classic suburban feel.



POPULATION
6,163



SCHOOL DISTRICT
Ralston Public
Schools



MEDIAN HOME
PRICE
\$240,000



PUBLIC TRANSIT
Metro Transit Access

Douglas County

Suburban, Expansive, Modern

Amenities:

Douglas County, which includes Omaha, is the hub of amenities in the metro area. From over 250 parks and vast recreational areas like Zorinsky Lake to Westroads Mall, Oak View Mall, and Village Pointe, the options are endless.

Notable Attractions:

Westroads Mall and Village Pointe offer premier shopping and dining. Zorinsky Lake Park is ideal for biking, running, and fishing. West Omaha is home to several elite public and private schools.

Why Resident Loves it:

Douglas County (particularly West Omaha) offers a suburban lifestyle with city access. Residents enjoy newer homes, wide streets, and great schools. The area is clean, convenient, and full of amenities.

Community Vibe:

Family-centric and polished, West Omaha is both comfortable and active. Residents tend to be involved in school and youth sports. A prime choice for professionals and families alike.



POPULATION
586,327



SCHOOL DISTRICT
Millard Public Schools,
Elkhorn Public Schools



MEDIAN HOME PRICE
\$295,000



PUBLIC TRANSIT
Metro Transit and park-and-ride options

Sarpy County

Vibrant, Family-Focused
Safe



Amenities:

Sarpy County is home to growing suburban communities like Papillion, Bellevue, and La Vista, offering excellent amenities like Shadow Lake Towne Center, Nebraska Crossing Outlets, and local parks like Chalco Hills and Papillion Landing.

Notable Attractions:

Sarpy County is home to Werner Park, Offutt AFB, and Shadow Lake Towne Center. Outdoor lovers enjoy Prairie Queen Recreation Area and Fontenelle Forest. The area hosts many family events year-round.

Why Resident Loves it:

Sarpy County communities offer excellent public schools, safe neighborhoods, and strong civic pride. It's a go-to area for military families and suburban living. The balance of development and green space is ideal.

Community Vibe:

Strongly community-minded, Sarpy County feels supportive and involved. Events and schools bring neighbors together. The atmosphere is active, welcoming, and ideal for families.



POPULATION
190,604



SCHOOL DISTRICT
Papillion-La Vista,
Bellevue Public Schools



**MEDIAN HOME
PRICE**
\$300,000



PUBLIC TRANSIT
Metro routes, limited but
expanding

Elkhorn

Suburban, Expanding, Family-Friendly

Amenities:

Elkhorn offers spacious parks, great schools, and a variety of recreational options like the Elkhorn River. With a growing number of businesses and restaurants, the area caters to both families and professionals. It has a mix of newer homes and established neighborhoods.

Notable Attractions:

The ****Elkhorn River**** provides outdoor fun, including fishing and kayaking. ****Elkhorn Ridge Golf Course**** is a local favorite for golfers.

Why Resident Loves it:

Elkhorn is loved for its suburban feel with access to city amenities. The neighborhood is known for its ****top-rated schools****, safe environment, and peaceful atmosphere. Many residents appreciate its family-oriented vibe and the abundance of outdoor activities.

Community Vibe:

Elkhorn maintains a tight-knit community with plenty of opportunities for family engagement. There's a strong emphasis on local businesses, and the annual community events bring neighbors together.



POPULATION
26000



SCHOOL DISTRICT
Elkhorn Public Schools



MEDIAN HOME
PRICE
\$400,000



PUBLIC TRANSIT
Limited; car-dependent

Millard

Established, Family-Oriented, Vibrant

Amenities:

Millard offers excellent public schools, extensive park systems, and a growing number of restaurants and shops. The neighborhood features a variety of home styles, from established 1980s homes to modern developments.

Notable Attractions:

****Lake Zorinsky**** is popular for outdoor activities, including boating and fishing. ****The Millard Performing Arts Theatre**** offers local theater productions and events.

Why Resident Loves it:

Millard is a favorite for families due to its highly rated schools, recreational opportunities, and proximity to Omaha's city center. Residents appreciate the community-oriented feel and the number of parks and green spaces.

Community Vibe:

The vibe in Millard is suburban but lively, with lots of family-oriented events and a strong local business scene. The area is known for its highly active community groups and family-first atmosphere.



POPULATION
55000



SCHOOL DISTRICT
Millard Public Schools



MEDIAN HOME
PRICE
\$325,000



PUBLIC TRANSIT
Metro Transit and park-and-ride

Midtown Omaha

Urban, Historic, Diverse

Amenities:

Midtown Omaha is rich in historic architecture, mixed-use developments, and diverse dining options. The area is home to local favorites such as **Blackstone District** and **The Old Market**, offering boutique shopping, art galleries, and a variety of restaurants.

Notable Attractions:

The **Henry Doorly Zoo** is a world-renowned attraction located nearby. **The Joslyn Art Museum** is an iconic cultural destination.

Why Resident Loves it:

Midtown offers a perfect mix of history and modern living, with a variety of restaurants, entertainment, and cultural activities. Residents love the walkability of the area and the blend of local businesses with historic buildings.

Community Vibe:

The vibe in Midtown Omaha is vibrant, eclectic, and energetic. The diverse population adds to the charm, making the area feel like a cultural hub.



POPULATION
30000



SCHOOL DISTRICT
Omaha Public Schools



MEDIAN HOME
PRICE
\$290,000



PUBLIC TRANSIT
Metro Transit

North Omaha

Cultural, Historic, Revitalizing

Amenities:

North Omaha is rich in history, with many African American cultural landmarks. The area offers affordable housing, community parks, and local businesses.

Notable Attractions:

****The Florence Mill**** offers a glimpse into the area's agricultural past. The ****North Omaha History Museum**** is dedicated to the history and culture of the area.

Why Resident Loves it:

North Omaha is growing through revitalization while maintaining its historic charm and community pride. Residents love the close-knit neighborhoods and the sense of rich cultural heritage.

Community Vibe:

North Omaha's community vibe is rooted in history, with a strong sense of pride and local engagement. There's a growing focus on arts, culture, and community events that bring people together.



POPULATION
44000



SCHOOL DISTRICT
Omaha Public Schools



MEDIAN HOME
PRICE
\$150,000



PUBLIC TRANSIT
Metro Transit

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