



COST OF LIVING

OVERVIEW

Greater Omaha Metropolitan Area

While there is so much to see, do and enjoy in Greater Omaha, it is all at a cost below the national average. A survey of 300 United States cities reveals that the relative price levels for consumer goods and services in Greater Omaha are consistently 10 - 12 percent below the average U.S. metro price level.

Housing and Rental

Greater Omaha housing is reasonably priced compared to other areas of the country. According to a recent survey conducted by the National Association of Realtors®, the median price for an existing home was \$138,300. The median for the U.S. was \$177,900, 28 percent higher. According to a local apartment market survey from The Institute of Real Estate Management, the average cost of a two bedroom apartment is \$803 per month.

Below are Omaha's indexes across six major components:

Category	Index
All Items	88.2
Grocery	92.0
Housing	79.0
Utilities	90.1
Transportation	100.0
Health Care	96.6
Misc. Goods and Services	89.7

Note: National average equals 100.
Source: ACCRA Cost of Living Index, 2010

Cost of Living Comparison

	General Index	Housing
New York, NY	216.4	385.6
San Francisco, CA	163.8	280.3
San Jose, CA	156.0	259.8
Washington, DC	139.9	225.8
Los Angeles, CA	136.2	206.5
San Diego, CA	132.1	193.9
Philadelphia, PA	126.4	140.9
Seattle, WA	121.2	139.9
Chicago, IL	116.8	134.4
Minneapolis, MN	110.9	116.5
Miami, FL	106.0	107.4
Denver, CO	103.1	107.2
Las Vegas, NV	103.0	90.2
Cleveland, OH	101.8	93.1
Phoenix, AZ	100.6	90.2
Salt Lake City, UT	100.6	107.7
Detroit, MI	99.3	94.9
Charleston, SC	98.2	92.3
Raleigh, NC	98.1	88.6
Kansas City, MO-KS	97.7	88.9
Austin, TX	95.5	84.9
Atlanta, GA	95.5	90.5
Green Bay, WI	95.0	83.3
Albuquerque, NM	95.0	90.2
Charlotte, NC	93.2	79.3
Dallas, TX	91.8	70.5
Oklahoma City, OK	91.7	85.7
Des Moines, IA	90.9	89.3
St. Louis, MO-IL	90.4	74.4
Nashville, TN	88.9	71.1
Omaha, NE	88.2	79.0

Note: National Average equals 100.
Source: ACCRA Cost of Living Index, 2010

For more information:

Black Hills Energy
(888) 890-5554
City of Omaha, general information
(402) 444-5000
City of Omaha, garbage collection
(402) 444-5220
Douglas County Assessor
(402) 444-7060
Greater Omaha Chamber
(402) 346-5000
Metro
(402) 341-0800
Metropolitan Utilities District (MUD)
(800) 732-5864
Northern Natural Gas
(866) 810-5268
Omaha Public Power District (OPPD)
(402) 536-4131
Sarpy County Assessor
(402) 593-2122



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1301 Harney St., Omaha, NE 68102
13206 Grover St., Omaha, NE 68144

Tax Information

Local Sales and Use Tax

The sales and use tax rate for the state of Nebraska is 5.5 percent. In addition, the city of Omaha levies a 1.5 percent sales tax. The combined total sales tax rate for Greater Omaha is 7.0 percent. Food sold in grocery stores and prescription drugs are exempt from sales tax.

Property Tax

Property taxes are levied by local governments in Nebraska; there is no state property tax. Real estate taxes are based on 100 percent of valuation with levies of about \$2 per \$100 of assessed value, depending upon the location of the property. Automobiles, campers and boats are also subject to the personal property tax in Nebraska. Contact the county assessor's office for the tax rate applicable to an address or vehicle model.

Income Tax

Personal income tax rates are set annually by the Nebraska legislature. Nebraska taxable income for individuals is calculated as follows:

	Federal adjusted gross income
+	Non-Nebraska tax exempt bonds
-	Federal standard deduction or federal itemized deduction (less any state of local income taxes included in that figure)
-	United States government interest
=	Nebraska taxable income

Taxable Income

Nebraska taxable income is then subject to four personal income tax brackets with the highest marginal tax rate equal to 6.84 percent. After the tax is calculated from the rate schedule, a \$118 tax credit for each personal exemption is subtracted. The personal income tax rates for a married couple, filing jointly, are:

Over	Not Over	Nebraska Tax Rate
\$0	\$4,800	2.56% of the taxable income
\$4,800	\$35,000	\$122.88 + 3.57% of excess over \$4,800
\$35,000	\$54,000	\$1,201.02 + 5.12% of excess over \$35,000
\$54,000+		\$2,173.82 + 6.84% of excess over \$54,000

Transportation

The inter-city bus line serving Greater Omaha is Metro. The typical commuting fare is \$1.25.

Health Care

According to CQ Press's "Health Care State Rankings 2010," Nebraska is ranked as the 10th healthiest state in the U.S. Eighteen hospitals along with thousands of dedicated professionals provide excellent health care in Greater Omaha. The average charge for an office visit to a physician in Greater Omaha is \$100.60. The average cost for an office visit to a dentist is \$65.00.

Utilities

Electric - The Omaha Public Power District (OPPD) supplies electrical services. If a deposit is required, it is usually twice the highest monthly bill for that residence (\$50 minimum). In addition, there is a monthly service charge of \$8.44.

Natural Gas - Metropolitan Utilities District (MUD), Northern Natural Gas and Black Hills Energy provide gas services for the region. Homeowners are not required to pay a deposit. Renter deposits range from \$125 to \$400. Rates for residential natural gas service include a monthly service charge of \$12.74 plus a consumption fee ranging from \$4.722-\$7.205 per dekatherm, adjusted by a purchased gas adjustment (PGA) factor, which may vary.

Water - MUD also provides water services. In addition to a monthly service charge of \$10.55-\$168.80 depending on meter size, fees are charged for the amount of water each residence uses.

Sewer - The city of Omaha provides sanitary sewer service. The customer is billed through MUD. The monthly fee is based on the average amount of water used between December and March. This rate is used as a basis for charges from April–November. The monthly service charge is \$11.90 plus a flow charge of approximately \$1.052 per 100 cubic feet of water.

Telephone - There are over 20 telecommunications companies offering long distance service from Omaha. The typical monthly rate applicable to a private residential line is \$22.26.

Garbage Collection - Trash pickup is free for residents within Omaha city limits. Homeowners living outside the Omaha city limits must make arrangements with private contractors for garbage collection.