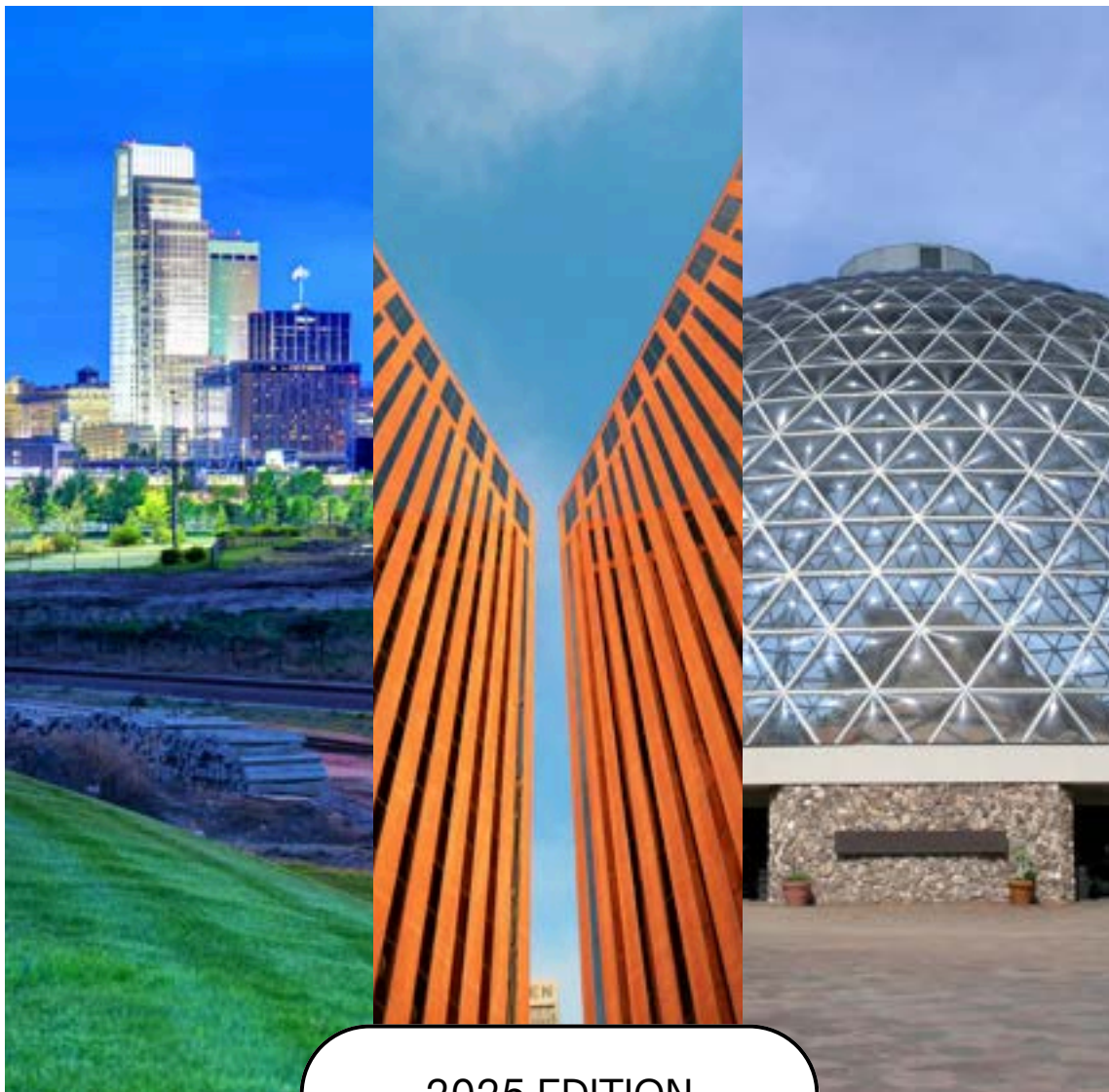


YOUR GUIDE TO

Omaha's Neighborhoods



2025 EDITION



I'M CHRIS

Moving to Omaha in 2012, I've seen this city evolve and embrace new faces while maintaining that local-first, laidback charm.

In this guide, I look forward to sharing what makes Omaha such a special place to call home.

Fun facts:

- Omaha transplant (moved here 13 years ago!)
- Dad to 1 girl
- Local sports fan
- Love to cook, read & hike
- Licensed real estate agent

A few things I love about it here...

DOG-FRIENDLY PARKS

LOTS OF LIVE MUSIC

DIE-HARD SPORTS FANS

SMALL TOWN FEEL

HOME TO THE BEST ICE CREAM



**AMAZING ACTS ARE ALWAYS
COMING THROUGH OMAHA!**



Get to know Omaha

FUN FACTS

- Omaha claims to be the birthplace of the Reuben Sandwich.
- Omaha has over 250 parks, so enjoy the open spaces!
- Older parts of the town are rumored to be connected by hidden tunnels used for bootlegging during prohibition.

DEMOGRAPHICS

- 967,604 residents in the metro (2020 census)
- Median age: 36
- Median household income: \$81,376
- Dog friendly

DESIGNATIONS

- Consistently ranked on US News' list of best places to live in the US.
- Home to the Men's College World Series since 1950

Local Favorites

COFFEE

- Hardy Coffee - 4 locations, they roast their beans in-house
- Archetype Coffee - a go-to for coffee purists and has 2 locations
- Amateur Coffee - completely vegan, beans roasted on site

BREAKFAST & LUNCH

- Saddle Creek Breakfast Club - One of Omaha's best brunch spots, sometimes hard to get in
- Lisa's Radial Cafe - Great food, affordable, cute little cafe
- Kitchen Table - Farm-to-table, fresh homemade
- Early Bird- Trendy, Instagram-worthy, creative breakfast and lunch

ADVENTURES

- Fontenelle Forest- a beautiful natural area full of trails, zip lines, obstacles
- Old Market- Great for shopping, eating, and people watching surrounded by Omaha history
- Platte River State Park- good for hiking, biking, archery and anything outdoors

DINNER & DESSERT

- The Drover - Classic steakhouse, old-school charm
- Mula - Trendy, modern mexican with craft cocktails
- Coneflower Creamery - Small batch, farm-to-cone ice cream
- The Sugar Makery - Nostalgic candy shop meets gourmet treat haven

My Favorite Historic Neighborhoods



BENSON

LOCATION:
5.5 MILES NORTHWEST OF DOWNTOWN

IN A FEW WORDS...
ARTSY, MUSIC FOCUSED, LOCAL BUSINESSES

AVERAGE HOME PRICE: \$233K



DUNDEE

LOCATION:
[3.5 MILES WEST OF DOWNTOWN

IN A FEW WORDS...
CLASSIC BRICK HOMES, HISTORIC CHARM,
WALKABLE

AVERAGE HOME PRICE: \$430K



BLACKSTONE DISTRICT

LOCATION:
2.5 MILES WEST OF DOWNTOWN

IN A FEW WORDS...
TRENDY, REVITALIZED, FOODIE HOTSPOT

AVERAGE HOME PRICE: \$231K

My Favorite Neighborhoods



FIELD CLUB

LOCATION:
4 MILES SOUTHWEST OF DOWNTOWN

IN A FEW WORDS...
TREE LINED STREETS, HISTORIC HOMES

AVERAGE HOME PRICE: \$365K



AKSARBEN/ELMWOOD PARK

LOCATION:
5 MILES SOUTHWEST OF DOWNTOWN

IN A FEW WORDS...
COLLEGE TOWN ENERGY, PARKS, DINING,
ENTERTAINMENT

AVERAGE HOME PRICE: \$350K



LITTLE ITALY/LITTLE BOHEMIA

LOCATION:
1 MILE SOUTH OF DOWNTOWN

IN A FEW WORDS...
HISTORICAL HERITAGE, THRIVING FOOD AND
ARTS SCENE

AVERAGE HOME PRICE: \$288K

My Favorite Suburban Neighborhoods

01

WEST OMAHA

LOCATION:
15 MILES WEST OF DOWNTOWN

IN A FEW WORDS...
SPACIOUS HOMES, SHOPPING, GREAT
SCHOOLS

MEDIAN HOME PRICE: \$400K

02

PAPILLION

LOCATION:
13 MILES SOUTHWEST OF DOWNTOWN

IN A FEW WORDS...
CONSISTENTLY RANKED ONE OF NEBRASKA'S
BEST PLACES TO LIVE

MEDIAN HOME PRICE: \$410K

03

LA VISTA

LOCATION:
12 MILES SOUTHWEST OF DOWNTOWN

IN A FEW WORDS...
GROWING ENTERTAINMENT DISTRICT WITH
SUBURBAN CONVIENENCE

MEDIAN HOME PRICE: \$355K

My Favorite Suburban Neighborhoods

04

RALSTON

LOCATION:

11 MILES SOUTHWEST OF DOWNTOWN

IN A FEW WORDS...

SMALL TOWN FEEL INSIDE THE METRO

MEDIAN HOME PRICE: \$265K

05

BELLEVUE

LOCATION:

10 MILES SOUTH OF DOWNTOWN

IN A FEW WORDS...

NEBRASKA'S OLDEST CITY, HOME TO OFFUTT AFB AND FONTENELLE FOREST

MEDIAN HOME PRICE: \$330K

06

GRETNA

LOCATION:

22 MILES SOUTHWEST OF DOWNTOWN

IN A FEW WORDS...

BOOMING SUBURB WITH SHOPPING, PARKS, TIGHT-KNIT FEEL

MEDIAN HOME PRICE: \$380K

My Favorite Neighborhoods

07

COUNCIL BLUFFS

LOCATION:
1 MILES EAST OF DOWNTOWN

IN A FEW WORDS...
AFFORDABLE, REVITALIZED, MINUTES FROM
DOWNTOWN

MEDIAN HOME PRICE: \$209K

08

ELKHORN

LOCATION:
18 MILES WEST OF DOWNTOWN

IN A FEW WORDS...
HIGHLY DESIRABLE, TOP SCHOOLS, MIX OF
NEW AND HISTORIC HOMES

MEDIAN HOME PRICE: \$401K

09

BENNINGTON

LOCATION:
18 MILES NORTHWEST OF DOWNTOWN

IN A FEW WORDS...
A GROWING TOWN WITH LAKES, NEW
DEVELOPMENTS AND GREAT SCHOOLS

MEDIAN HOME PRICE: \$320K

My Favorite Luxury Neighborhoods



REGENCY

LOCATION:
8 MILES WEST OF DOWNTOWN

IN A FEW WORDS...
PRESTIGIOUS, UPSCALE SHOPPONG, LARGE
ESTATES

AVERAGE HOME PRICE: \$740K



INDIAN HILLS

LOCATION:
6 MILES WEST OF DOWNTOWN

IN A FEW WORDS...
CLASSIC MID-CENTURY HOMES WITH AN
EXCLUSIVE FEEL

AVERAGE HOME PRICE: \$635K



FAIRACRES

LOCATION:
5 MILES WEST OF DOWNTOWN

IN A FEW WORDS...
OMAHA'S PREMIER ESTATE NEIGHBORHOOD,
GRAND HISTORIC HOMES, SPRAWLING LOTS

AVERAGE HOME PRICE: \$636K

Welcome to the neighborhood: *Benson*

Things to love

- Eclectic and Artsy Vibe
- Historic Yet Trendy
- Thriving Nightlife & Dining
- Strong Community Engagement
- Affordable & Up-and-Coming



Zip Code

68104

Average Price

\$200-\$400k

Schools

Omaha Public Schools

Average Prop. Tax

\$3152

Nearby amenities

- Benson Park
- The Waiting Room Lounge
- Hardy Coffee Co
- Yoshitomo Sushi

Welcome to the neighborhood: *Dundee*

Things to love

- Historic & Charming
- Strong sense of community
- Walkable & Bike Friendly
- Top Notch Dining & Shopping



Zip Code

68132

Average Price

\$400-\$600k

Schools

Omaha Public Schools

Average Prop. Tax

\$6,240

Nearby amenities

- Memorial Park
- eCreamery
- OohDeLally
- Joslyn Castle
- Dundee Dell

Welcome to the neighborhood: *Aksarben/Elmwood Park*

Things to love

- Lively & Walkable
- Home to Aksarben Village
- Elmwood Park's Natural Beauty
- Entertainment & Events Hub



Zip Code

68106

Average Price

\$300-450k

Schools

Omaha Public Schools

Average Prop. Tax

\$4,942

Nearby amenities

- Baxter Arena
- Inner Rail Food Hall
- Stinson Park
- Tracks Lounge
- ACX Cinema

Planning Your Move

Whether you're considering a move for work, family, or a fresh start, there are several important steps to ensure a smooth transition. Below, you'll find five steps that I guide my relocation clients through to get them set up for success in Omaha!



PROCESS OF RELOCATING

- 01** **Schedule a relocation call.** During this call, I'll answer any questions you have about Omaha and we'll discuss your goals and timeline.
- 02** **Plan a relocation visit.** This is the fun part! We get to meet and see homes that are within your criteria – neighborhood, price and timing. If we find a winner, we'll submit an offer!
- 03** **Prepare to move.** I recommend saving up ahead of the big move. Gather quotes for storage, movers, flights, etc. If the move is work-related, inquire with your employer about reimbursement.
- 04** **Under contract on your new home.** There will be about a 30-day period where you're in the process of purchasing. We'll determine whether you want to make another trip or coordinate remotely.
- 05** **Close on your home and make the move!** Plan for any renovations after closing and before your items arrive from movers for the easiest transition. (My trusted vendor lists is yours!)



I'M YOUR BOOTS ON THE GROUND

Helping newcomers find the right fit in Omaha is my bread & butter. Working as your trusted advisor, I'll do everything I can to support you in making a smooth transition to Omaha. From video calls to weekly text updates, consider me your own boots on the ground.

You'll also have instant access to my local, trusted vendors to help with anything you need. From movers, to electricians, to landscapers and more- consider it handled. I look forward to helping you make the move fun and seamless!

Chris Jamison
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Plus this isn't my first rodeo...



"Chris really went the extra mile to help us in our search"

THE DENNISON

"No one better!"

THE ADAMS

"Chris did an outstanding job helping us purchase our new home"

THE BARTONS