



Bel Aire, Kansas.

Current market data.

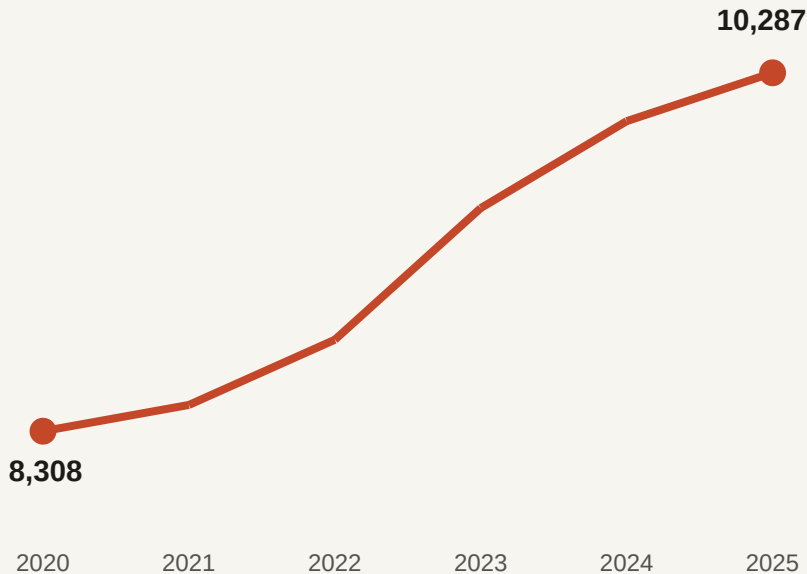
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 23.8% since 2020.

10,287

people, the 37th-largest of Kansas's cities and towns.



THE WORKDAY

9 in 10 jobs here go to
people who live somewhere
else.

90.2%

of 1,566 jobs located in Bel Aire are filled by in-commuters.



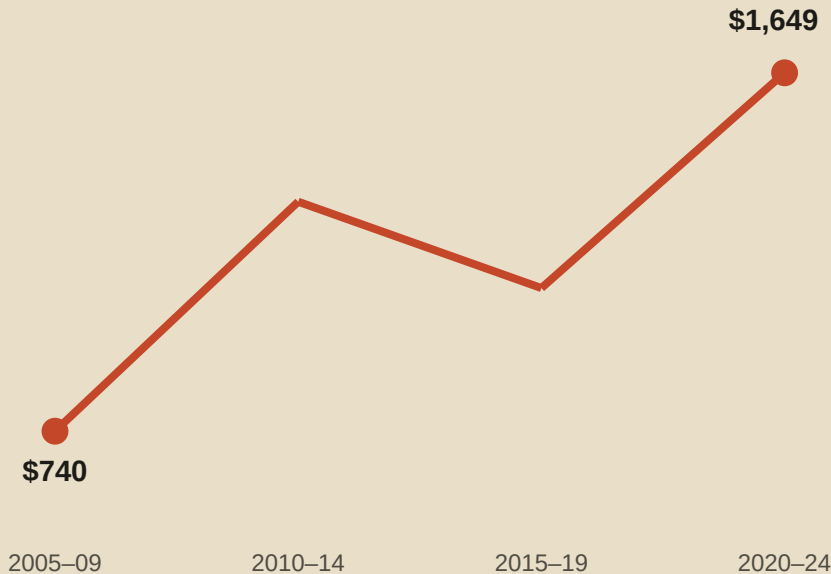
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 123%
since the 2005–2009
survey, before inflation.

\$1,649

a month. Kansas's median is \$1,060.





THE SEAM

Cross one tract line and median rent doubles.

A \$894 gap between neighbors, the sharpest rent edge between adjacent tracts in Sedgwick County.

TRACT 4

\$761

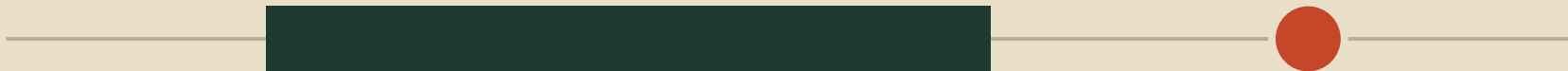
TRACT 81

\$1,655

ROOM TO BUILD

The median rent is above what local wages can carry.

\$959–\$1,439



\$1,649 median

is the monthly rent range local workforce wages support.

BUILDING

61% of the housing here was built before 2000.

798

homes permitted, 2022–2025

73%

of those were in multifamily
buildings

61%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.5% to the 3,364 homes here.

8–16

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs 10% more than Kansas's.

\$238,100

median home value in Bel Aire.

Bel Aire



Kansas



U.S.



THAT WAS BEL AIRE'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at almanacdata.ai/e/ks/bel-aire/

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