



Derby, Kansas.

Current market data.

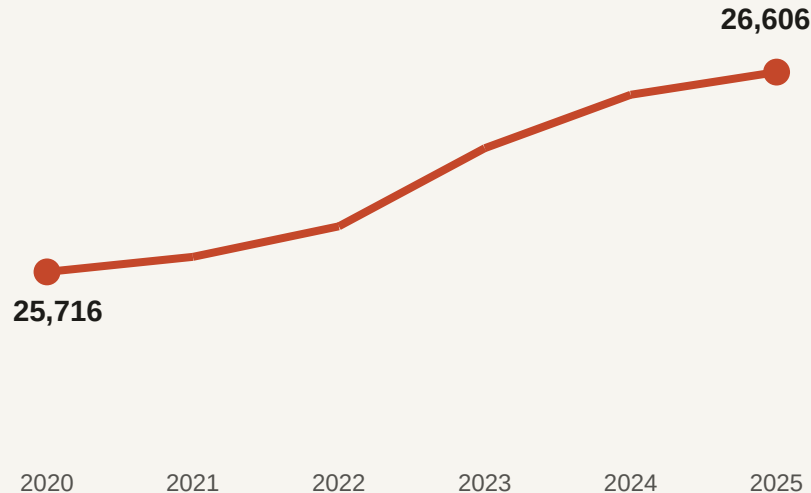
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 3.5% since 2020.

26,606

people, the 16th-largest of Kansas's cities and towns.

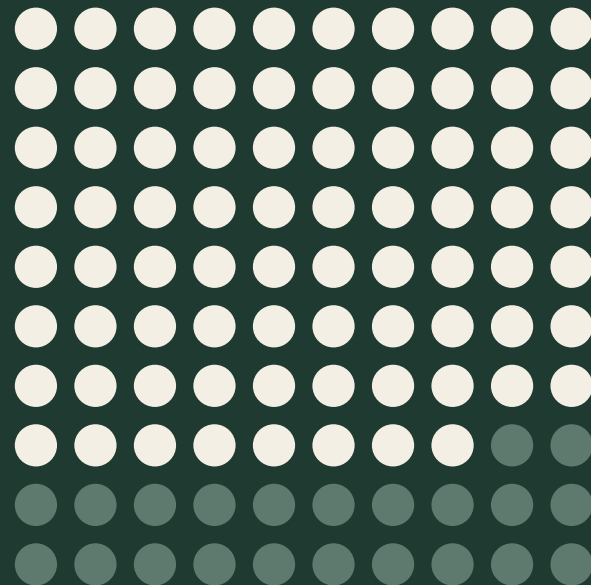


THE WORKDAY

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

78.1%

of 7,857 jobs located in Derby are filled by in-commuters.



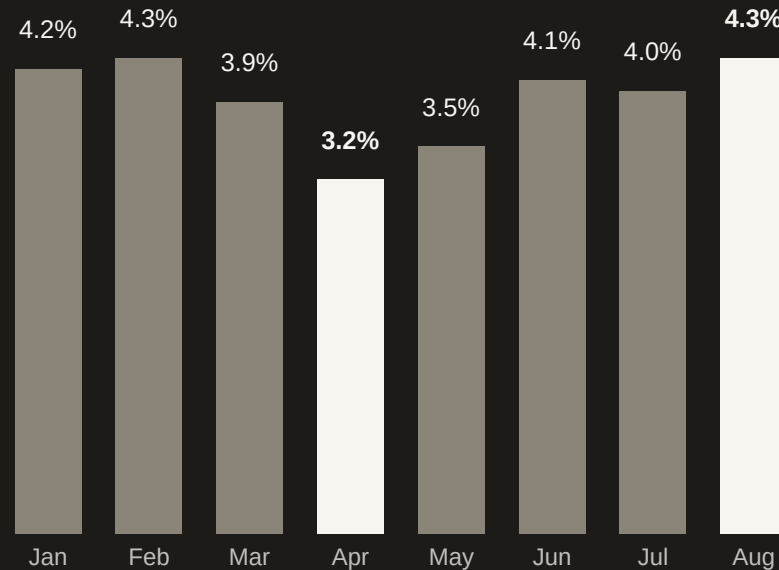
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
3.2%.

4.3%

in August 2026, the latest month released. A year earlier it was 4.2%.

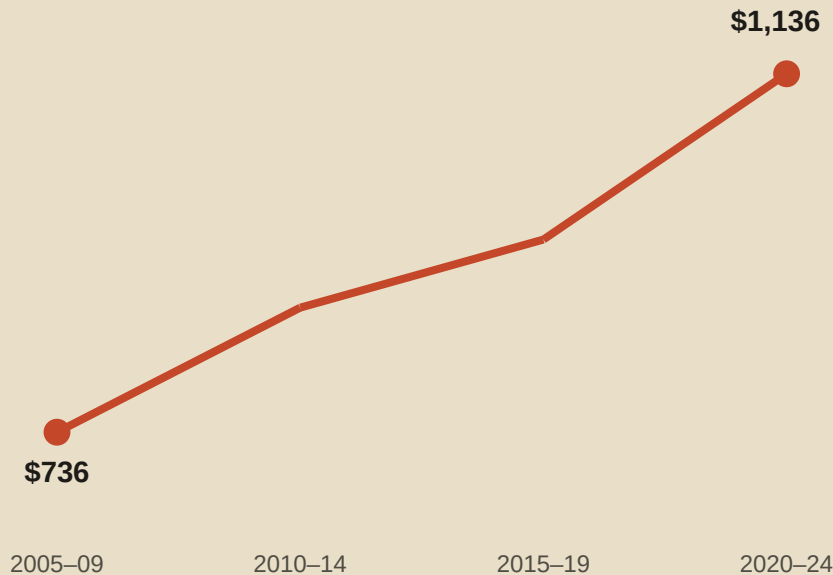


RENT

Median rent is up 54%
since the 2005–2009
survey, before inflation.

\$1,136

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

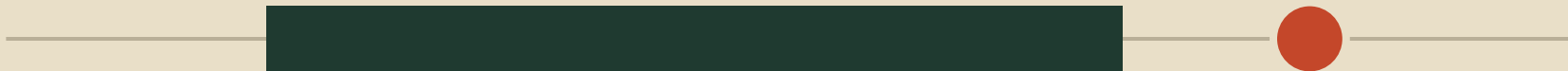
\$1,655



ROOM TO BUILD

The median rent is above what local wages can carry.

\$706–\$1,059



\$1,136 median

is the monthly rent range local workforce wages support.



BUILDING

63% of the housing here was built before 2000.

1,633

homes permitted in ten years,
2016–2025

53%

of those were in multifamily
buildings

63%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–0.7% to the 11,026 homes here.

35–79

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



HOME VALUE

A median home costs 9%
more than Kansas's.

\$236,900

median home value in Derby.

Derby



\$236,900

Kansas



\$217,200

U.S.



\$332,700

THAT WAS DERBY'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/derby/

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