



Gardner, Kansas.

Current market data.

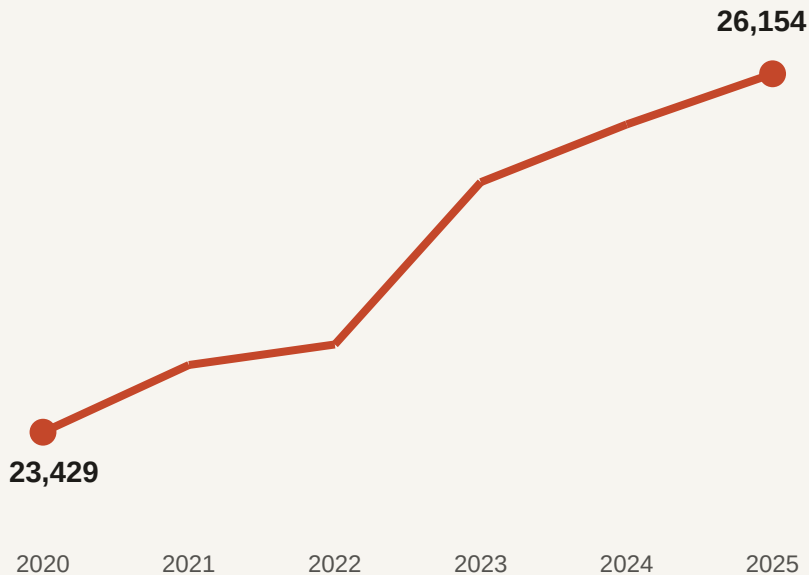
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 11.6% since 2020.

26,154

people, the 17th-largest of Kansas's cities and towns.

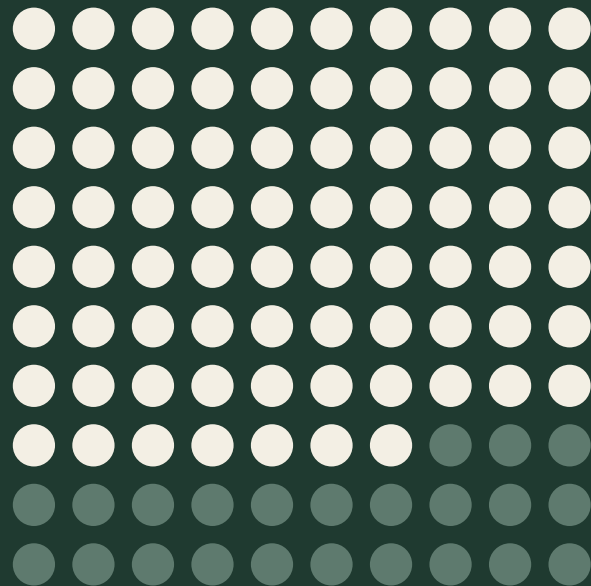


THE WORKDAY

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

77.0%

of 6,971 jobs located in Gardner are filled by in-commuters.



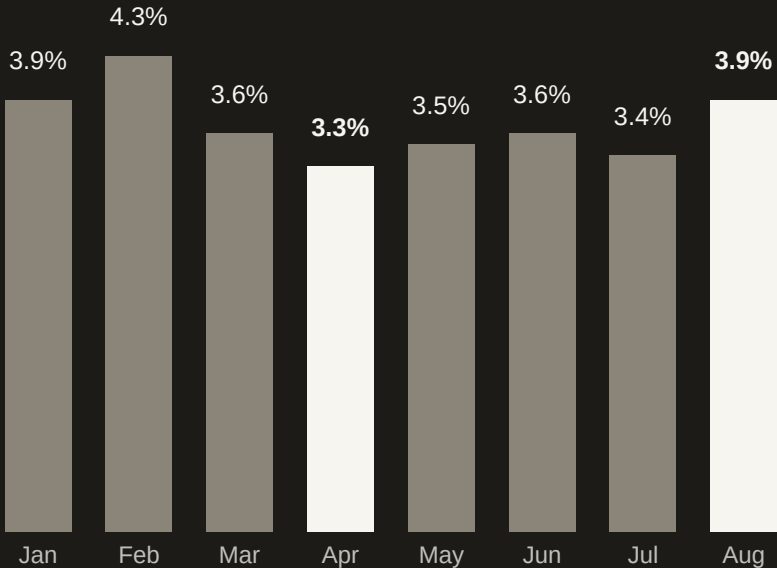
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
3.3%.

3.9%

in August 2026, the latest month released. A year earlier it was 3.9%.



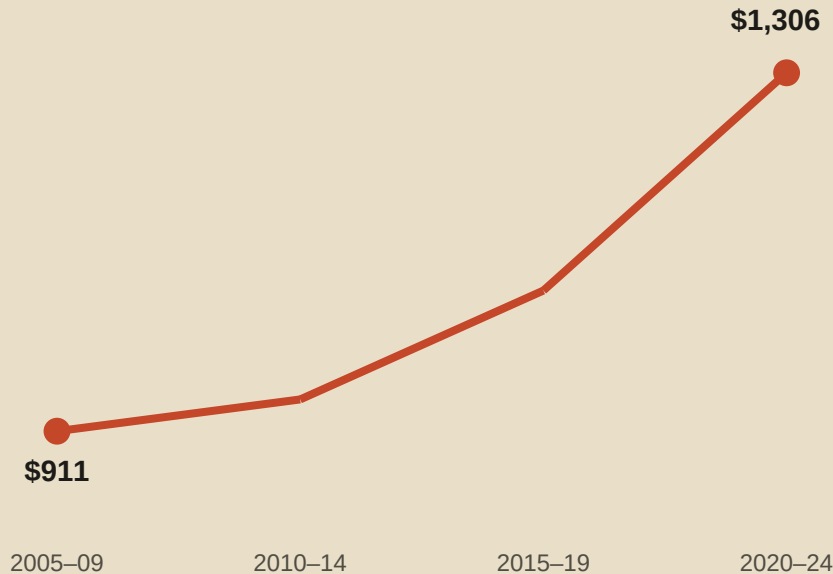


RENT

**Median rent is up 43%
since the 2005–2009
survey, before inflation.**

\$1,306

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



THE SEAM

Cross one tract line and median rent doubles.

A \$2,307 gap between neighbors, the sharpest rent edge between adjacent tracts in Johnson County.

TRACT 535.57

\$988

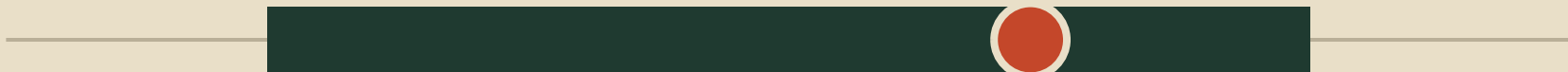
TRACT 536.03

\$3,295

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$956–\$1,434



\$1,306 median

is the monthly rent range local workforce wages support.

BUILDING

39% of the housing here was built before 2000.

1,918

homes permitted in ten years,
2016–2025

32%

of those were in multifamily
buildings

39%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.4–0.8% to the 8,472 homes here.

35–70

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



HOME VALUE

A median home costs 41%
more than Kansas's.

\$306,200

median home value in Gardner.

Gardner



Kansas



U.S.



THAT WAS GARDNER'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/gardner/

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