Hays, Kansas.

Current market data.

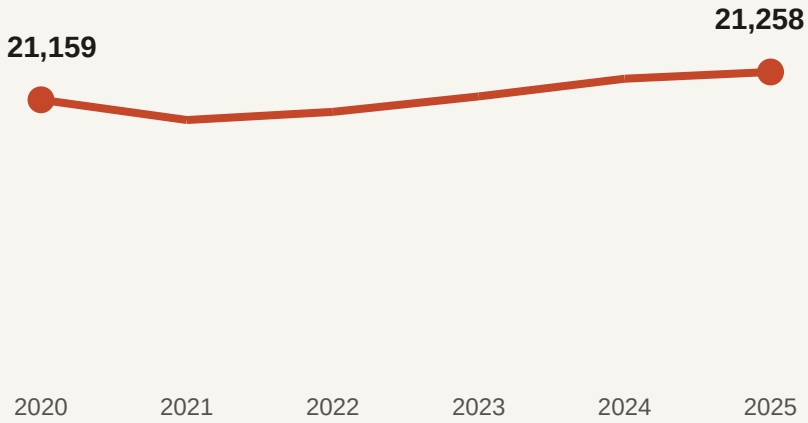
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Steady. Within 1% of 2020, every year since.

21,258

people, the 21st-largest of Kansas's cities and towns.



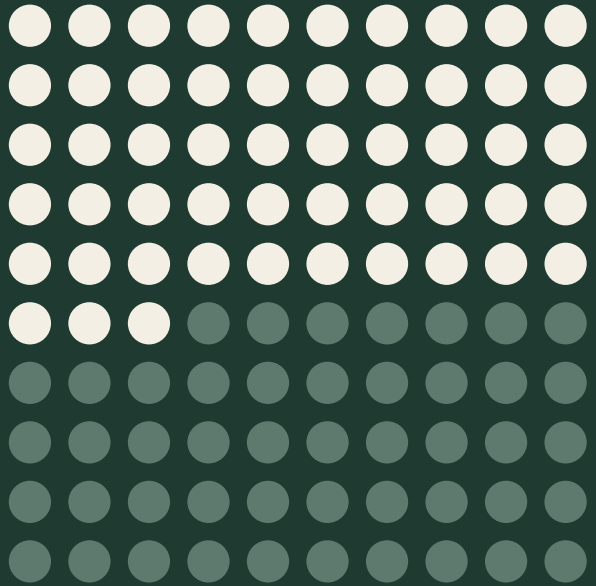
Source: Census Population Estimates, 2025

THE WORKDAY

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

52.7%

of 12,792 jobs located in Hays are filled by in-commuters.



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

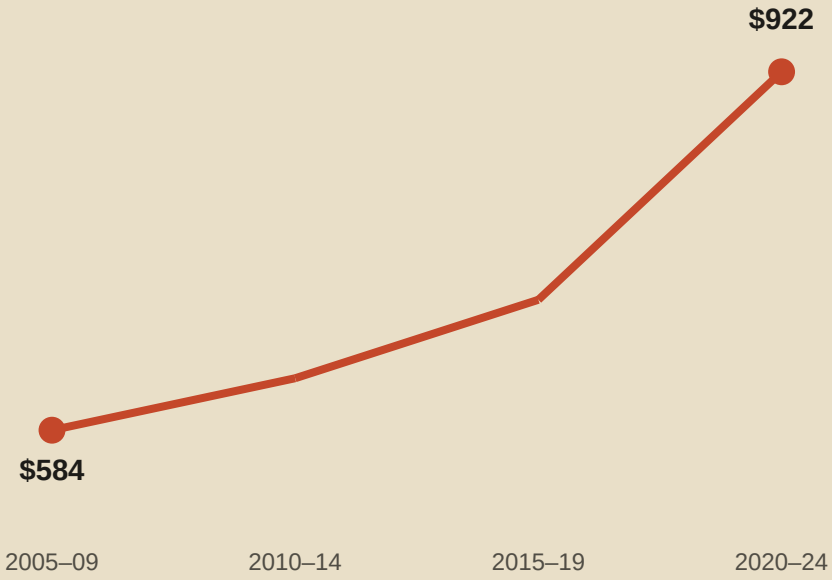
Source: Census LEHD LODES, 2023

RENT

Median rent is up 58% since the 2005–2009 survey, before inflation.

$922

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

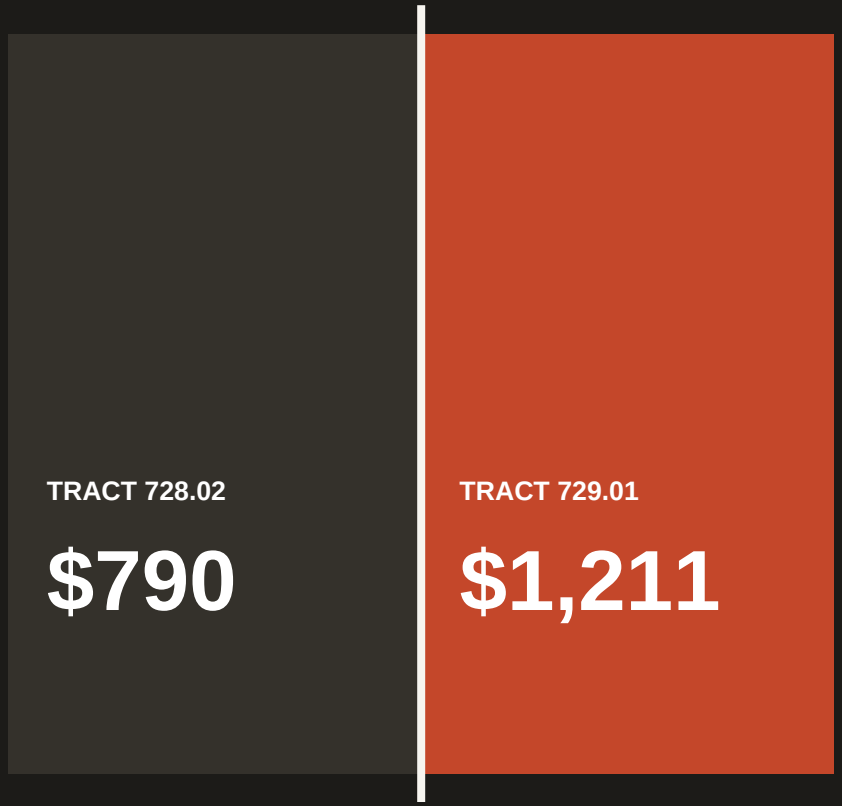


Source: Census ACS 5-year, 2020-2024

THE SEAM

Cross one tract line and median rent jumps $421.

A $421 gap between neighbors, the sharpest rent edge between adjacent tracts in Ellis County.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent sits inside what local wages can carry.

is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

Most of the housing here is older than 2000.

510

homes permitted in ten years, 2016–2025

44%

of those were in multifamily buildings

84%

of all homes were built before 2000

Source: Census Building Permits Survey, 2016-2025; Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.4–1.3% to the 9,702 homes here.

37–128

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

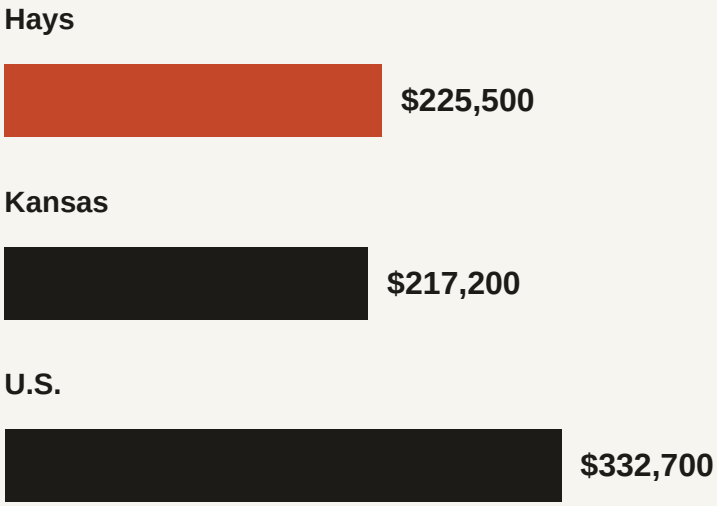
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 4% more than Kansas's.

$225,500

median home value in Hays.



Source: Census ACS 5-year, 2020-2024

THAT WAS HAYS'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/hays/**