Nickerson, Kansas.

Current market data.

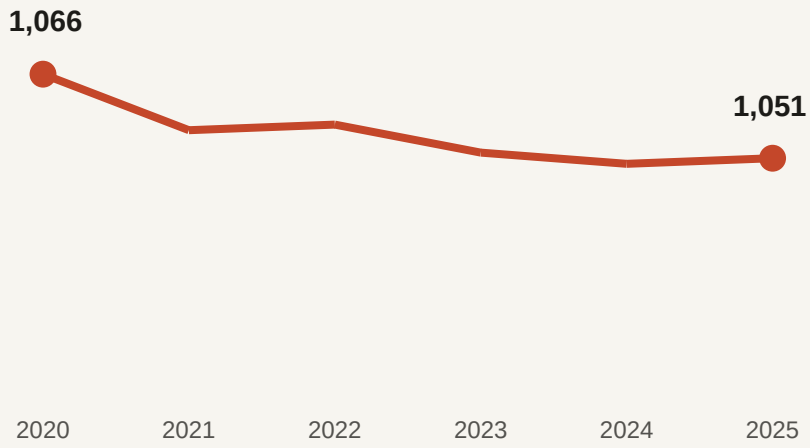
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 1.4% since 2020.

1,051

people, the 184th-largest of Kansas's cities and towns.



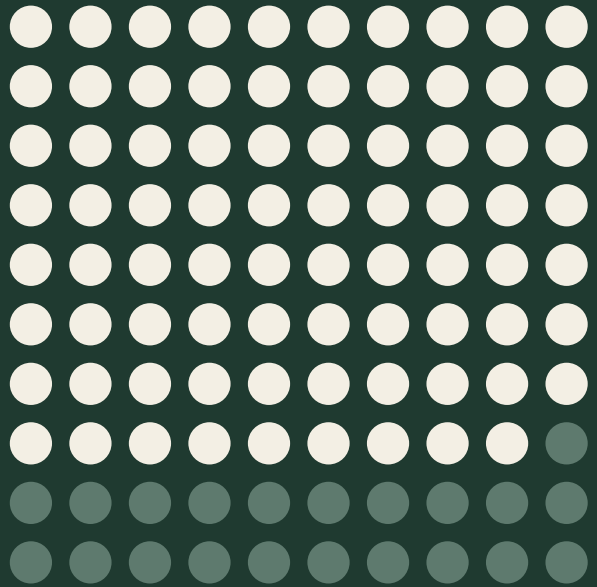
Source: Census Population Estimates, 2025

THE WORKDAY

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

78.9%

of 71 jobs located in Nickerson are filled by in-commuters.



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

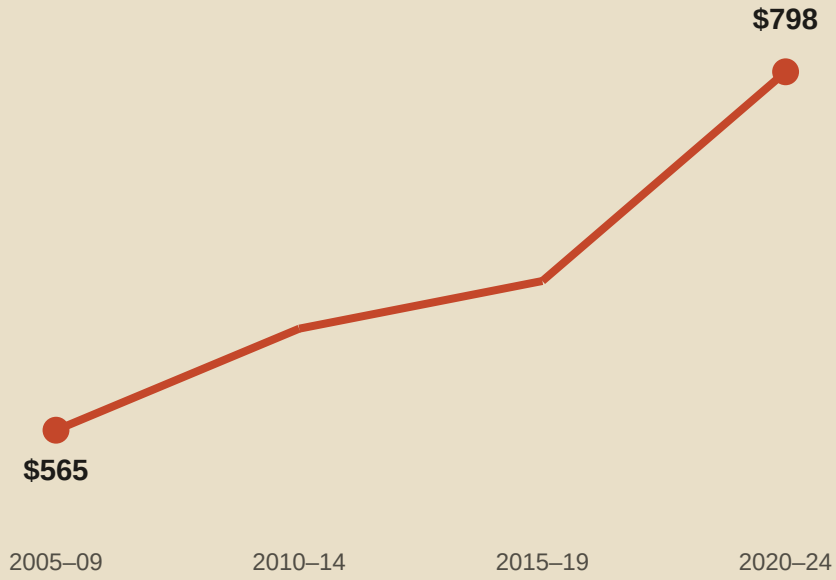
Source: Census LEHD LODES, 2023

RENT

Median rent is up 41% since the 2005–2009 survey, before inflation.

$798

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

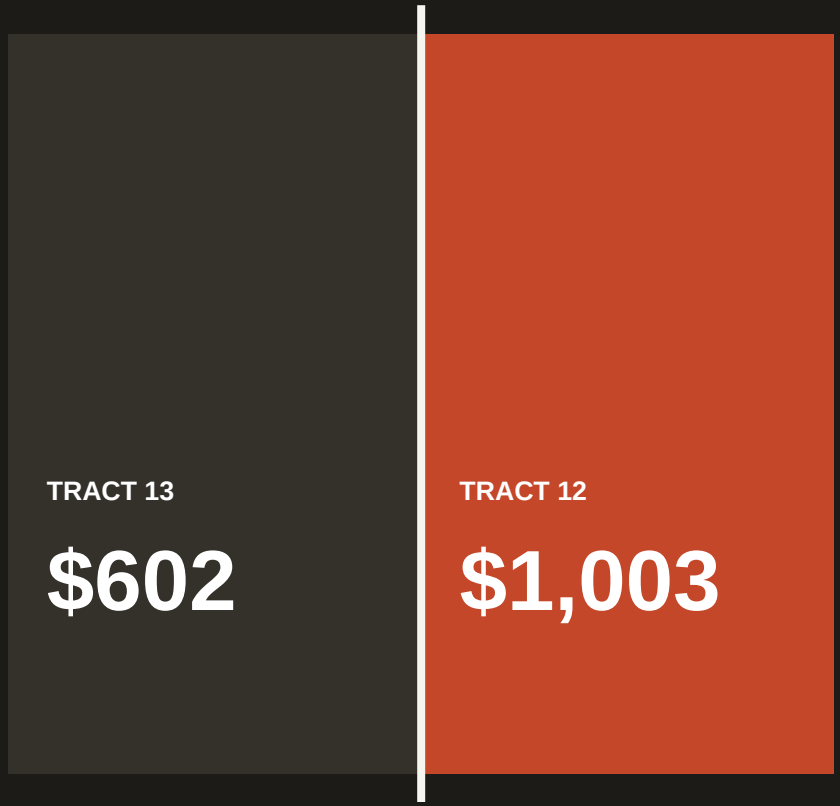


Source: Census ACS 5-year, 2020-2024

THE SEAM

Cross one tract line and median rent jumps $401.

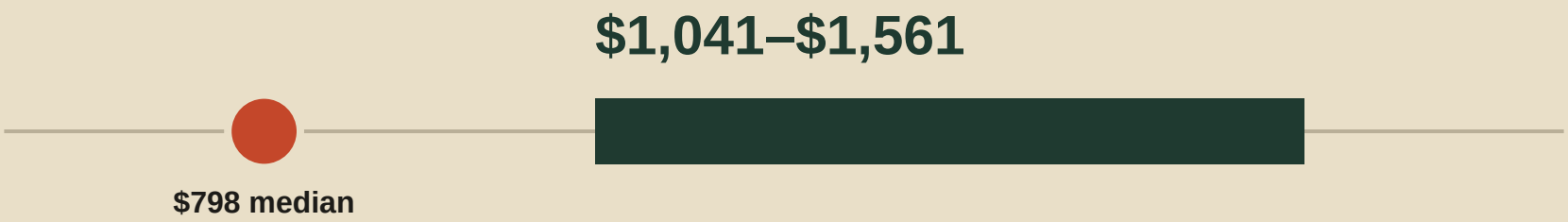
A $401 gap between neighbors, the sharpest rent edge between adjacent tracts in Reno County.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

Local wages can carry more rent than the median charged today.



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.

1

homes permitted, 2022–2025

0%

of those were in multifamily buildings

95%

of all homes were built before 2000

Source: Census Building Permits Survey, 2022-2025; Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.2% to the 501 homes here.

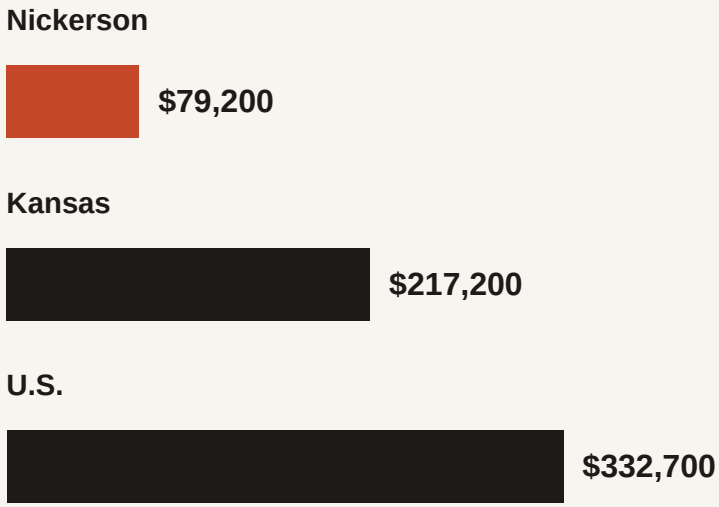
1

is the estimated number of missing housing units; all three estimates agree.

Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 64% less than Kansas's.



$79,200

median home value in Nickerson.

Source: Census ACS 5-year, 2020-2024

THAT WAS NICKERSON'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/nickerson/**