



# Amherst, Nebraska.

Current market data.

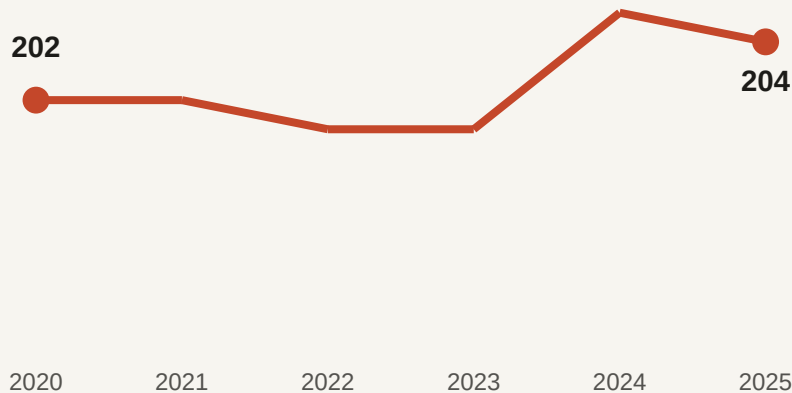
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 1.0% since 2020.

204

people, the 325th-largest of Nebraska's cities and towns.



THE WORKDAY

Nearly every job here goes  
to someone who lives  
somewhere else.

97.4%

of 38 jobs located in Amherst are filled by in-commuters.



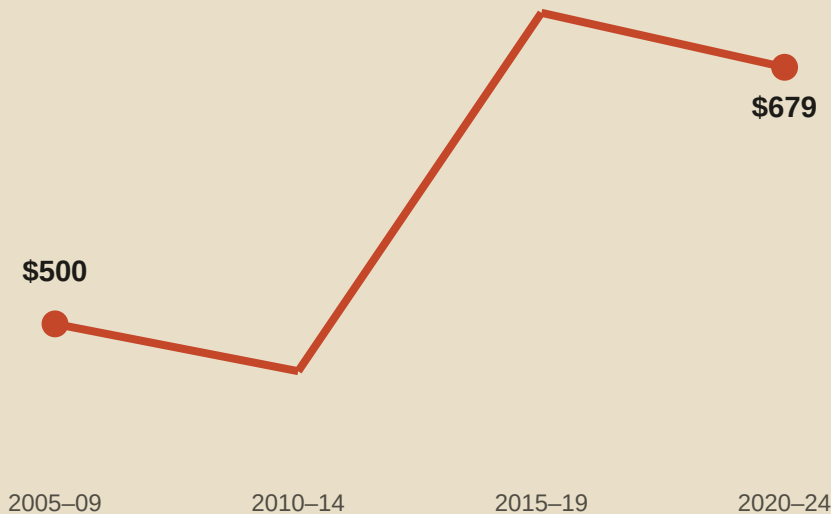
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 36%  
since the 2005–2009  
survey, before inflation.

**\$679**

a month. Nebraska's median is \$1,072.





## THE SEAM

# Cross one tract line and median rent jumps \$407.

A \$407 gap between neighbors, the sharpest rent edge between adjacent tracts in Buffalo County.

TRACT 9690

**\$793**

TRACT 9692.04

**\$1,200**

ROOM TO BUILD

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



is the monthly rent range local workforce wages support.

BUILDING

# Most of the housing here is older than 2000.

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4

homes permitted, 2022–2025

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0%

of those were in multifamily  
buildings

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92%

of all homes were built before 2000



UNITS NEEDED

**None of three estimates finds a housing shortfall here.**

0

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



## HOME VALUE

A median home costs 29%  
less than Nebraska's.

**\$169,800**

median home value in Amherst.

Amherst



\$169,800

Nebraska



\$238,600

U.S.



\$332,700

THAT WAS AMHERST'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/ne/amherst/](https://almanacdata.ai/e/ne/amherst/)

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