



# Arnold, Nebraska.

Current market data.

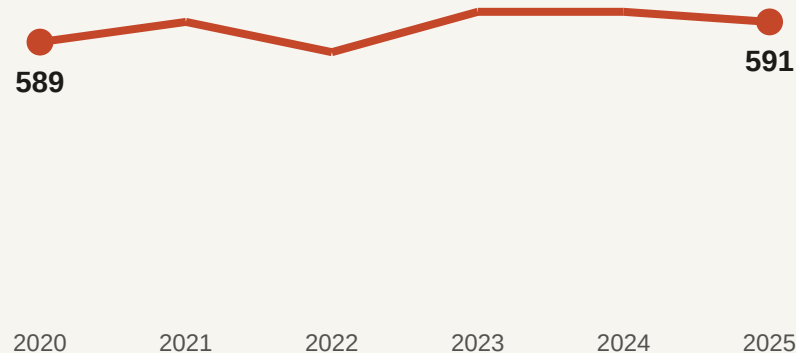
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

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

**591**

people, the 176th-largest of Nebraska's cities and towns.

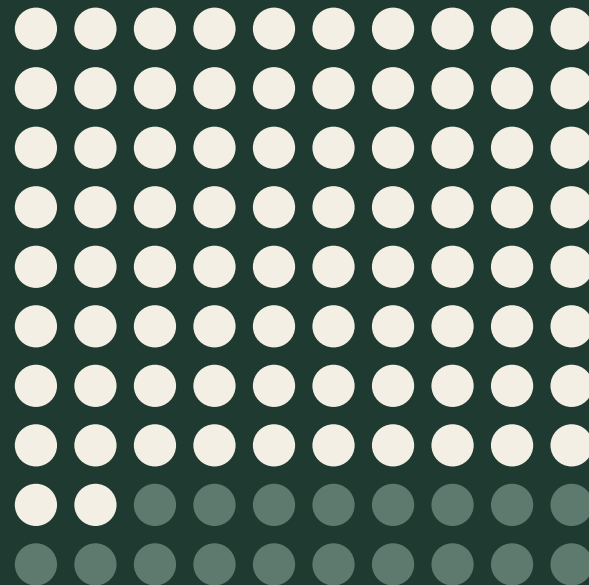


## THE WORKDAY

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

81.8%

of 176 jobs located in Arnold are filled by in-commuters.



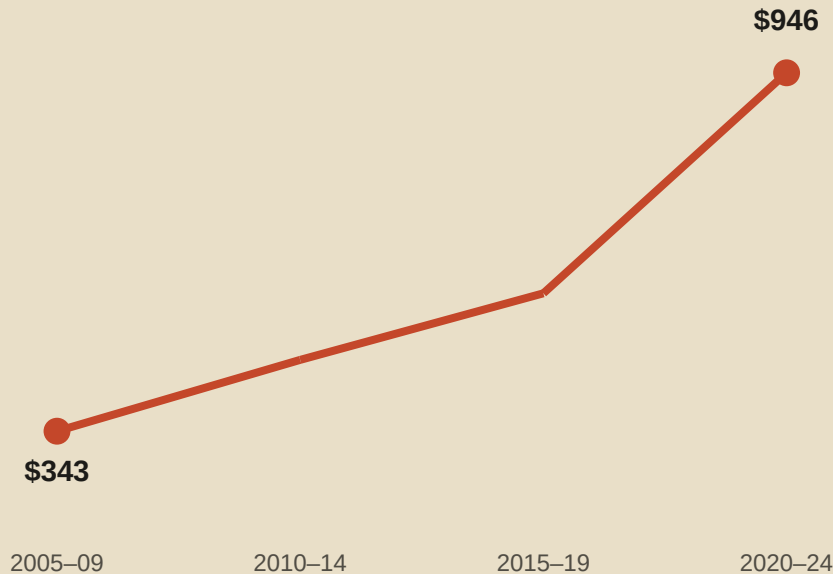
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 176%  
since the 2005–2009  
survey, before inflation.

**\$946**

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





## THE SEAM

# Cross one tract line and median rent jumps \$269.

A \$269 gap between neighbors, the sharpest rent edge between adjacent tracts in Custer County.

TRACT 9718

**\$750**

TRACT 9720

**\$1,019**



## ROOM TO BUILD

# The median rent sits inside what local wages can carry.

**\$763–\$1,144**



**\$946 median**

is the monthly rent range local workforce wages support.

BUILDING

# Most of the housing here is older than 2000.

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3

homes permitted, 2022–2025

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67%

of those were in multifamily  
buildings

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83%

of all homes were built before 2000

## UNITS NEEDED

**Closing the gap would add 0–0.5% to the 364 homes here.**

**0–2**

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



## HOME VALUE

A median home costs 39% less than Nebraska's.

**\$146,700**

median home value in Arnold.

Arnold



\$146,700

Nebraska



\$238,600

U.S.



\$332,700

THAT WAS ARNOLD'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/arnold/](https://almanacdata.ai/e/ne/arnold/)

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