



Avoca, Nebraska.

Current market data.

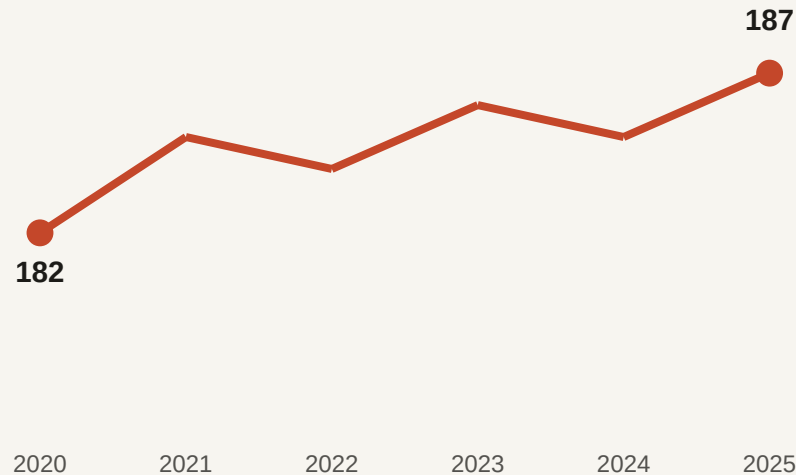
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 2.7% since 2020.

187

people, the 340th-largest of Nebraska's cities and towns.



THE WORKDAY

Every job here goes to
someone who lives
somewhere else.

100.0%

of 3 jobs located in Avoca are filled by in-commuters.



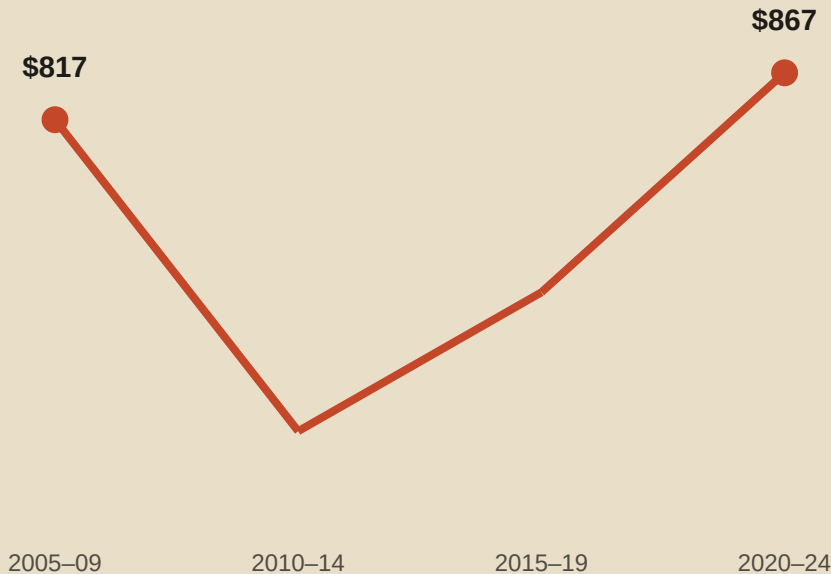
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 6%
since the 2005–2009
survey, before inflation.

\$867

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





THE SEAM

Cross one tract line and median rent doubles.

A \$815 gap between neighbors, the sharpest rent edge between adjacent tracts in Cass County.

TRACT 9656

\$808

TRACT 9660

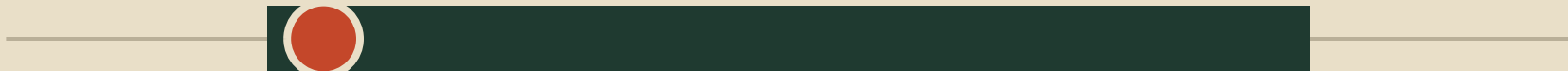
\$1,623



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$844–\$1,266



\$867 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

98%

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 42%
less than Nebraska's.

\$137,500

median home value in Avoca.

Avoca



\$137,500

Nebraska



\$238,600

U.S.



\$332,700

THAT WAS AVOCA'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/avoca/**](https://almanacdata.ai/e/ne/avoca/)

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