Beatrice, Nebraska.

Current market data.

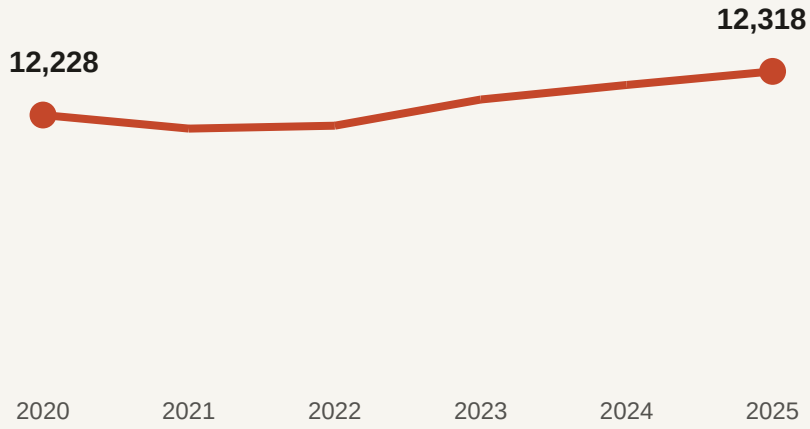
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

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

12,318

people, the 15th-largest of Nebraska's cities and towns.



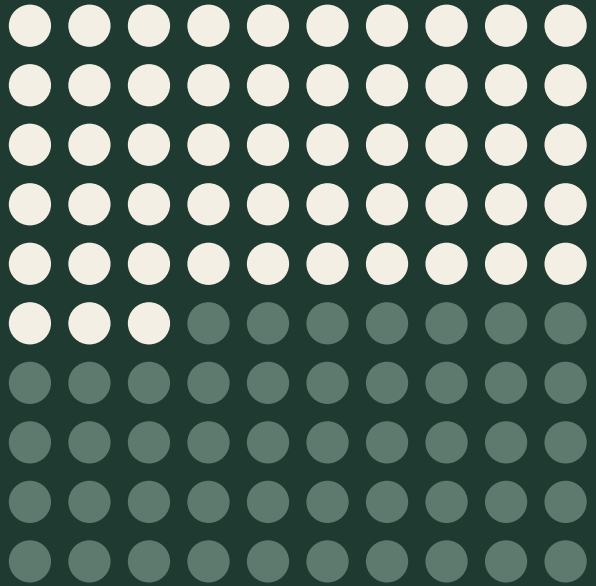
Source: Census Population Estimates, 2025

THE WORKDAY

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

53.2%

of 6,361 jobs located in Beatrice are filled by in-commuters.



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

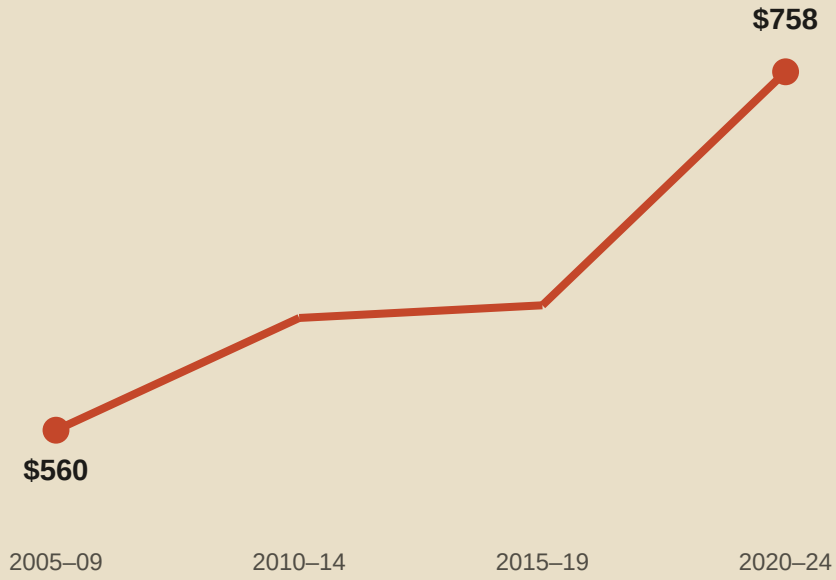
Source: Census LEHD LODES, 2023

RENT

Median rent is up 35% since the 2005–2009 survey, before inflation.

$758

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

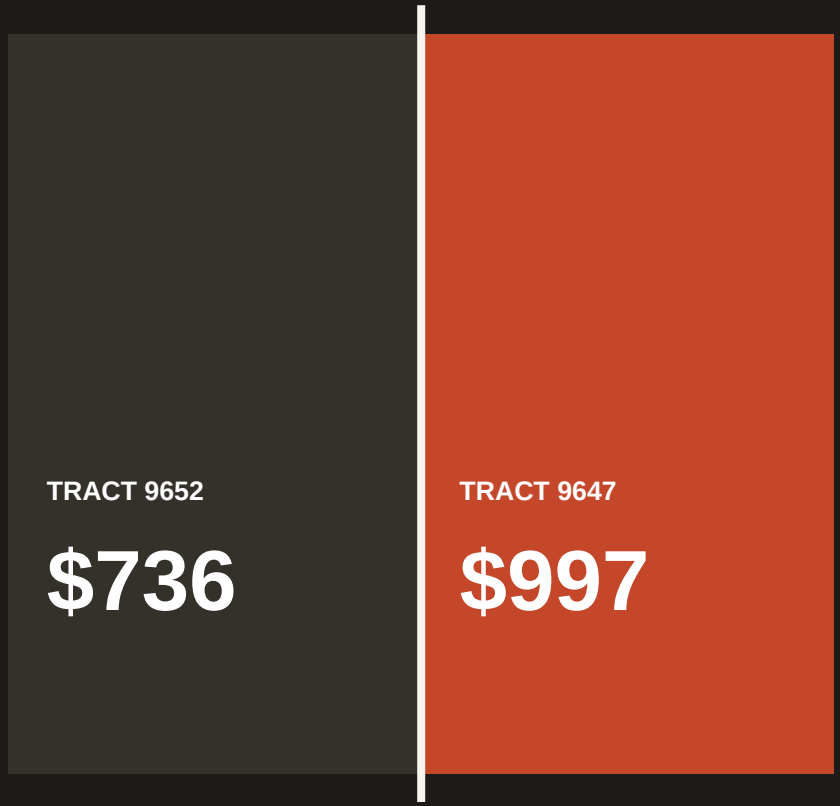


Source: Census ACS 5-year, 2020-2024

THE SEAM

Cross one tract line and median rent jumps $261.

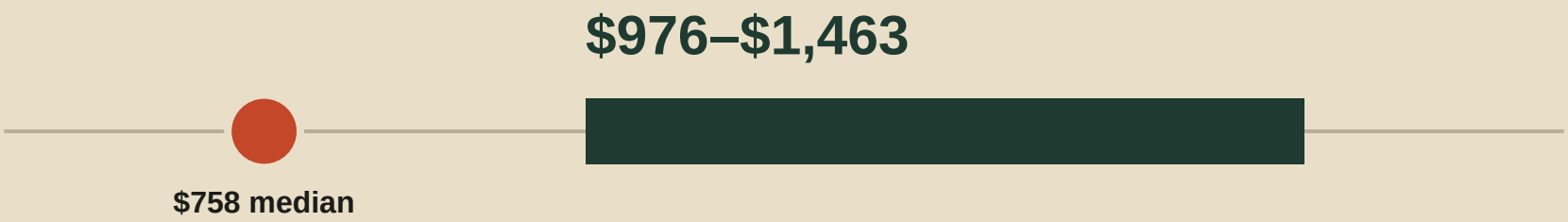
A $261 gap between neighbors, the sharpest rent edge between adjacent tracts in Gage County.



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.

320

homes permitted in ten years, 2016–2025

55%

of those were in multifamily buildings

90%

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 0.3–1.1% to the 6,001 homes here.

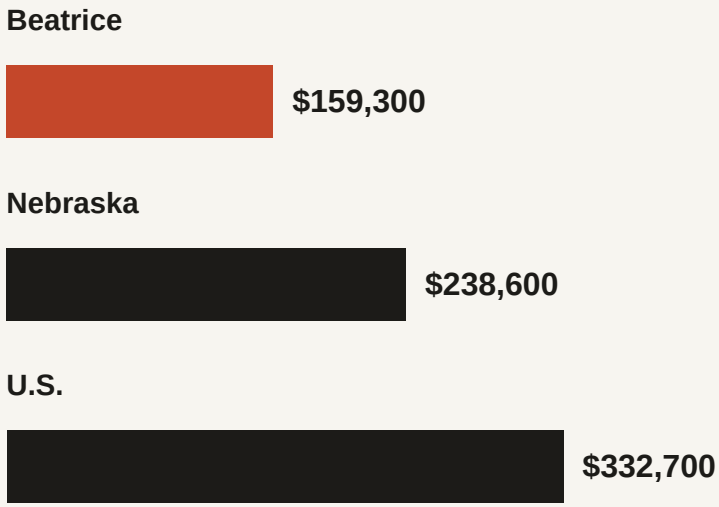
18–64

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 33% less than Nebraska's.



$159,300

median home value in Beatrice.

Source: Census ACS 5-year, 2020-2024

THAT WAS BEATRICE'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/beatrice/**