



# Brainard, Nebraska.

Current market data.

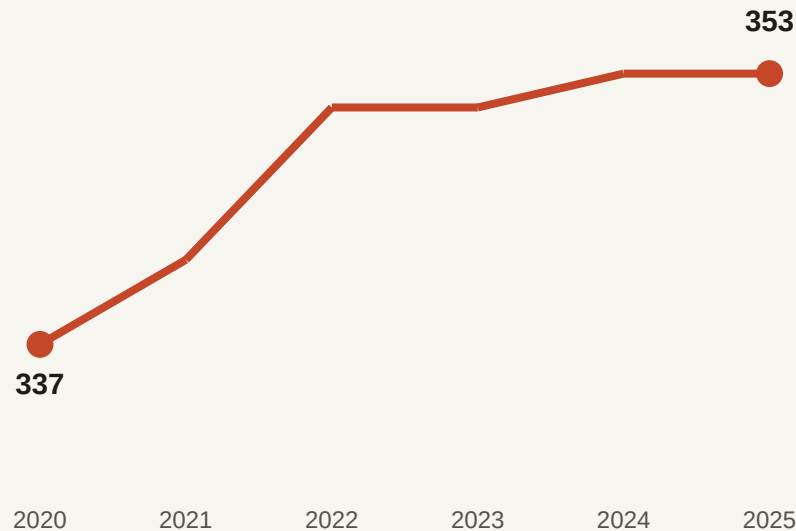
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Growing. Up 4.7% since 2020.**

**353**

people, the 236th-largest of Nebraska's cities and towns.



THE WORKDAY

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

91.5%

of 118 jobs located in Brainard are filled by in-commuters.



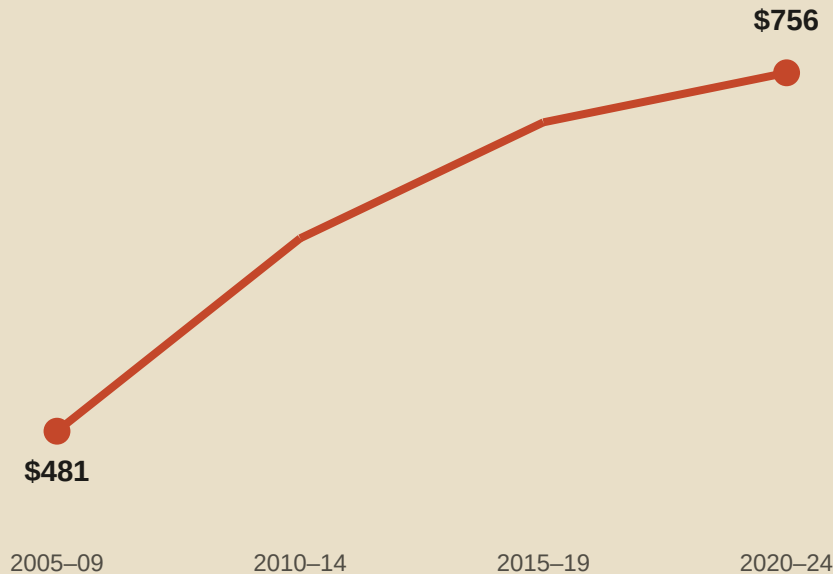
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 57%  
since the 2005–2009  
survey, before inflation.

**\$756**

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





## THE SEAM

# Cross one tract line and median rent jumps \$225.

A \$225 gap between neighbors, the sharpest rent edge between adjacent tracts in Butler County.

TRACT 9678

**\$725**

TRACT 9676

**\$950**

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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5

homes permitted, 2022–2025

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0%

of those were in multifamily  
buildings

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93%

of all homes were built before 2000



UNITS NEEDED

**Closing the gap would add 0–0.6% to the 178 homes here.**

**0–1**

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



## HOME VALUE

A median home costs 28% less than Nebraska's.

**\$172,800**

median home value in Brainard.

Brainard



\$172,800

Nebraska



\$238,600

U.S.



\$332,700



THAT WAS BRAINARD'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/brainard/](https://almanacdata.ai/e/ne/brainard/)

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