



Cozad, Nebraska.

Current market data.

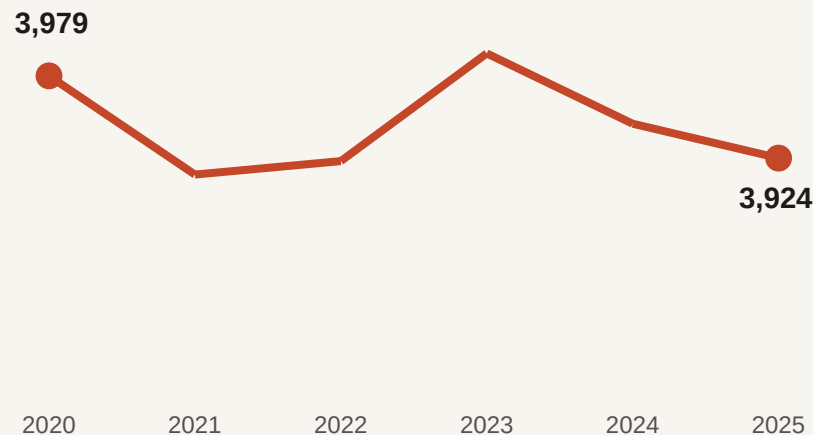
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 1.4% since 2020.

3,924

people, the 38th-largest of Nebraska's cities and towns.

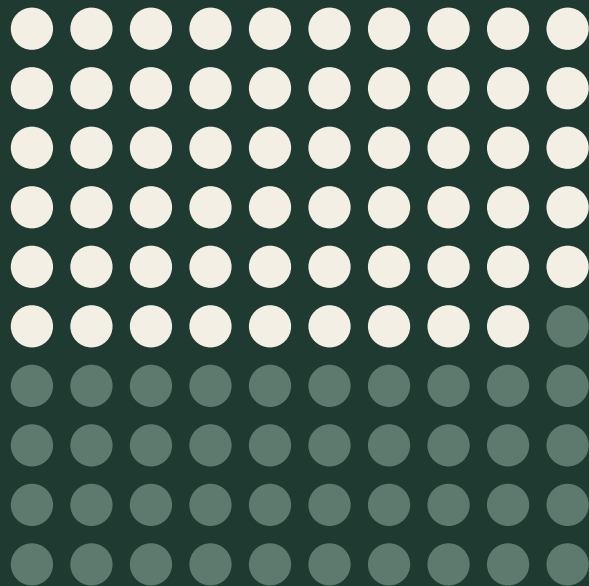


THE WORKDAY

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

58.9%

of 1,784 jobs located in Cozad are filled by in-commuters.



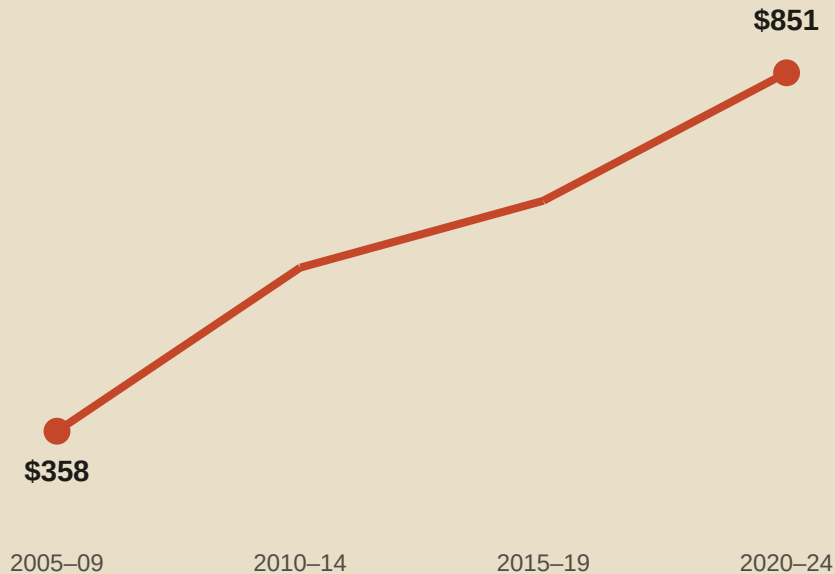
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 138%
since the 2005–2009
survey, before inflation.

\$851

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





THE SEAM

Cross one tract line and median rent jumps \$431.

A \$431 gap between neighbors, the sharpest rent edge between adjacent tracts in Dawson County.

TRACT 9680

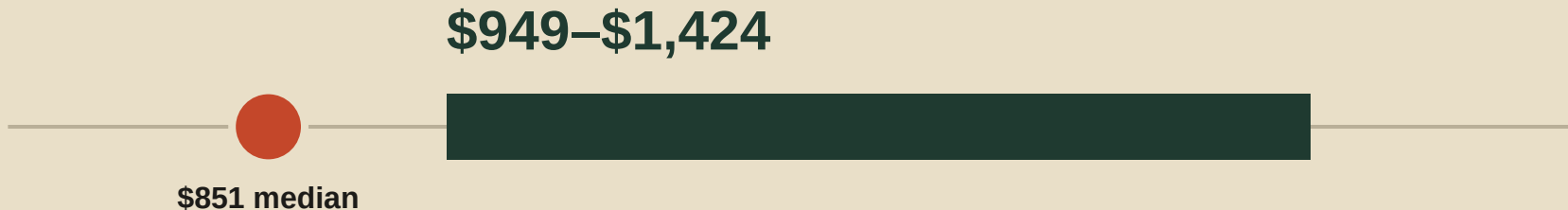
\$594

TRACT 9681

\$1,025

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.

34

homes permitted, 2022–2025

24%

of those were in multifamily
buildings

89%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.2–0.9% to the 1,909 homes here.

4–18

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



HOME VALUE

A median home costs 49% less than Nebraska's.

\$121,600

median home value in Cozad.

Cozad



\$121,600

Nebraska



\$238,600

U.S.



\$332,700

THAT WAS COZAD'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/cozad/**](https://almanacdata.ai/e/ne/cozad/)

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