



Duncan, Nebraska.

Current market data.

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

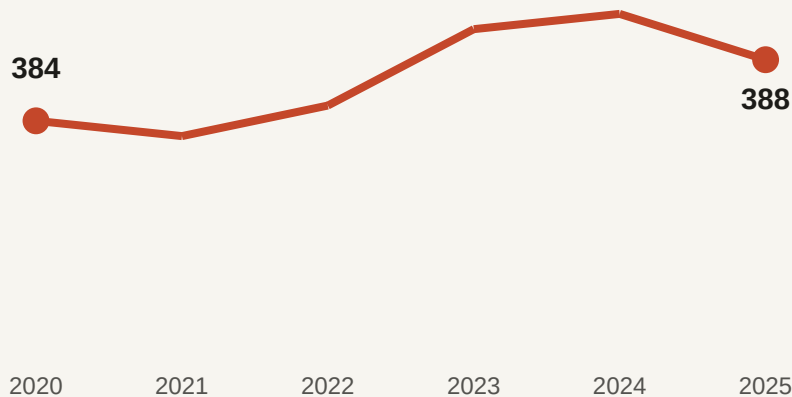


POPULATION

**Growing. Up 1.0% since
2020.**

388

people, the 219th-largest of Nebraska's cities and towns.



THE WORKDAY

Every job here goes to
someone who lives
somewhere else.

100.0%

of 17 jobs located in Duncan are filled by in-commuters.



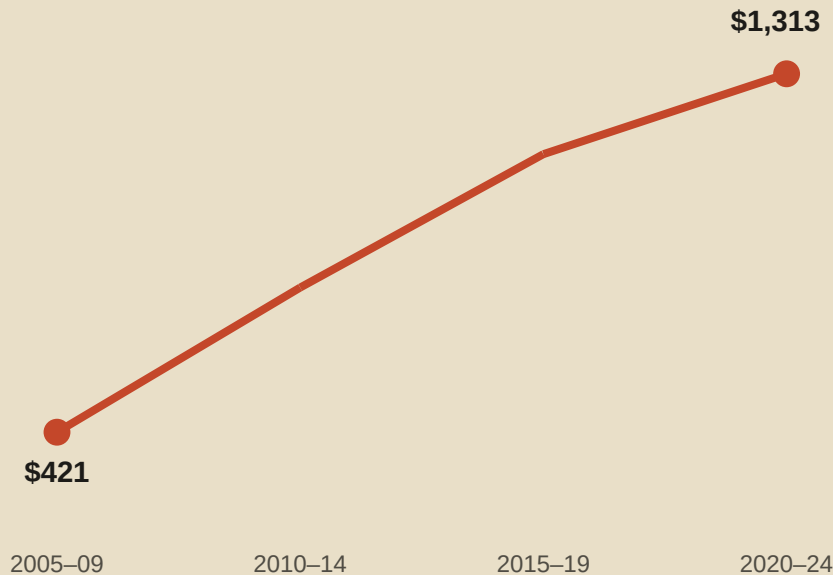
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 212%
since the 2005–2009
survey, before inflation.

\$1,313

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





THE SEAM

Cross one tract line and median rent jumps \$626.

A \$626 gap between neighbors, the sharpest rent edge between adjacent tracts in Platte County.

TRACT 9653.02

\$740

TRACT 9653.01

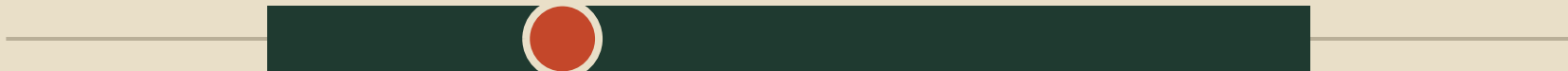
\$1,366



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,150–\$1,725



\$1,313 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

0

homes permitted, 2022–2025

77%

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 32% less than Nebraska's.

\$162,500

median home value in Duncan.

Duncan



\$162,500

Nebraska



\$238,600

U.S.



\$332,700

THAT WAS DUNCAN'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/duncan/**](https://almanacdata.ai/e/ne/duncan/)

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