



Gibbon, Nebraska.

Current market data.

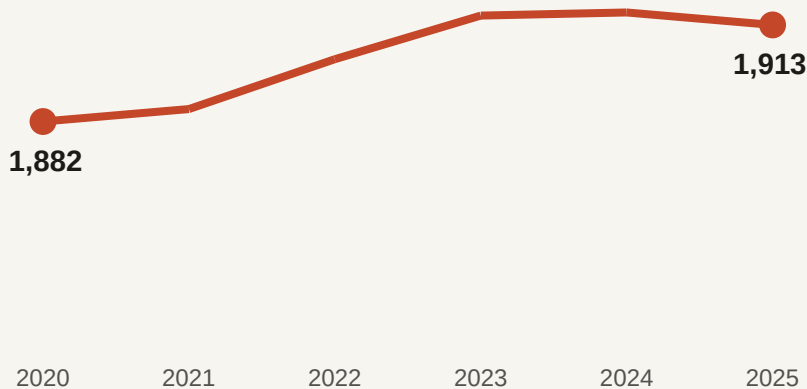
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 1.6% since 2020.

1,913

people, the 63rd-largest of Nebraska's cities and towns.

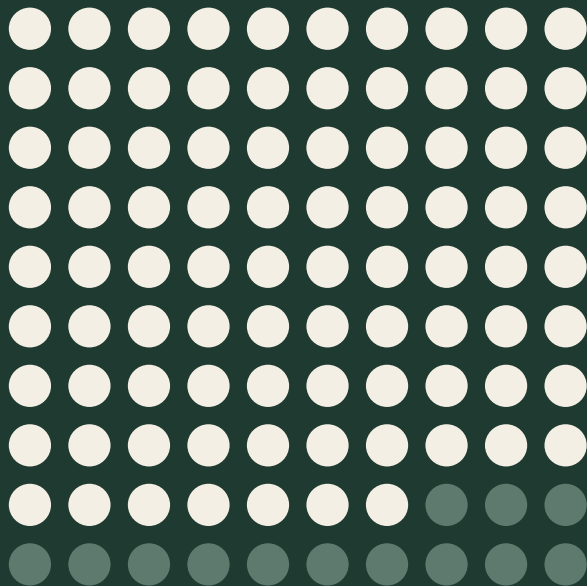


THE WORKDAY

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

87.2%

of 454 jobs located in Gibbon are filled by in-commuters.



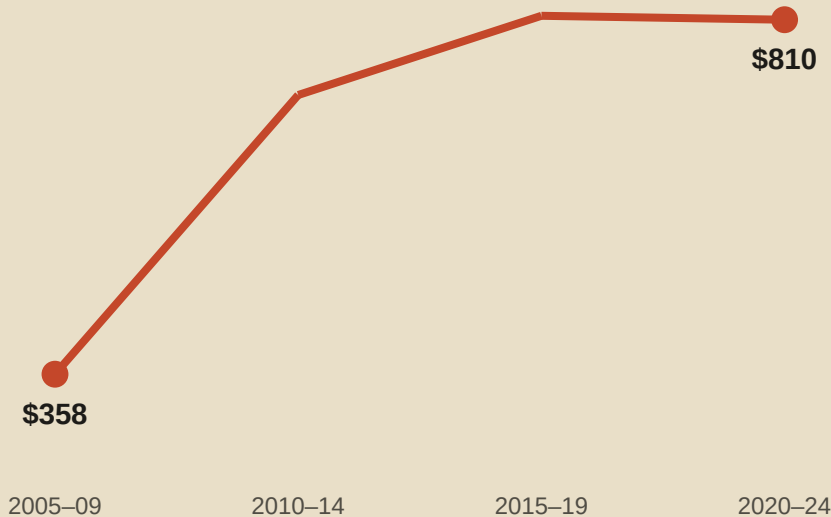
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 126%
since the 2005–2009
survey, before inflation.

\$810

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





THE SEAM

Cross one tract line and median rent jumps \$407.

A \$407 gap between neighbors, the sharpest rent edge between adjacent tracts in Buffalo County.

TRACT 9690

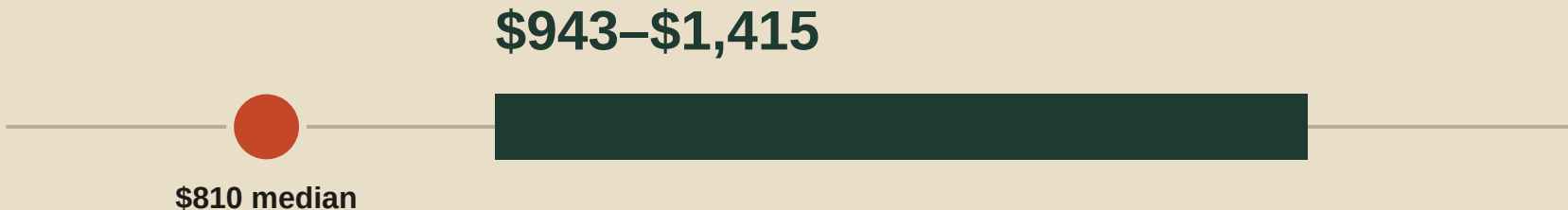
\$793

TRACT 9692.04

\$1,200

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.

20

homes permitted, 2022–2025

30%

of those were in multifamily
buildings

90%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.7% to the 735 homes here.

1–5

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



HOME VALUE

A median home costs 27% less than Nebraska's.

\$173,800

median home value in Gibbon.

Gibbon



\$173,800

Nebraska



\$238,600

U.S.



\$332,700

THAT WAS GIBBON'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/gibbon/

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