



Gothenburg, Nebraska.

Current market data.

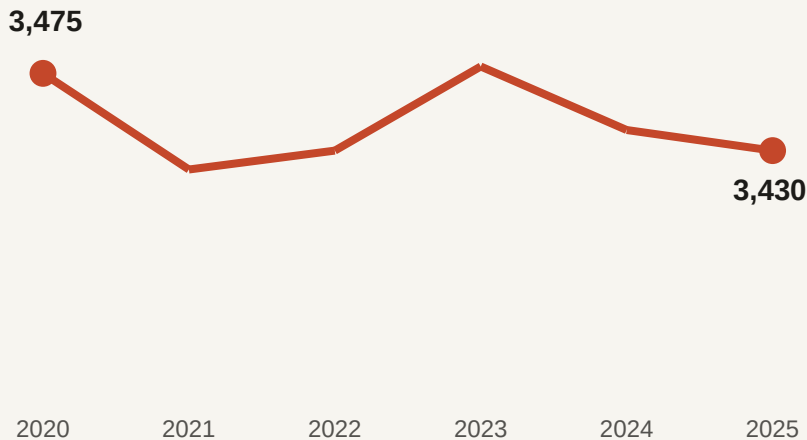
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 1.3% since 2020.

3,430

people, the 45th-largest of Nebraska's cities and towns.



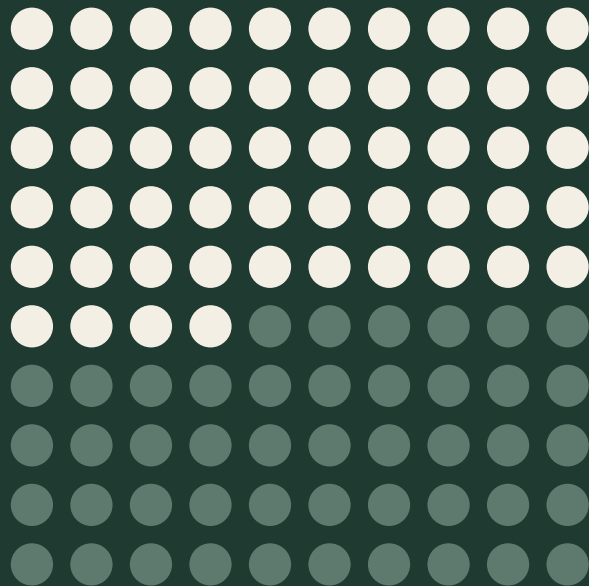
THE WORKDAY

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

54.3%

of 1,778 jobs located in Gothenburg are filled by in-commuters.

Source: Census LEHD LODES, 2023



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

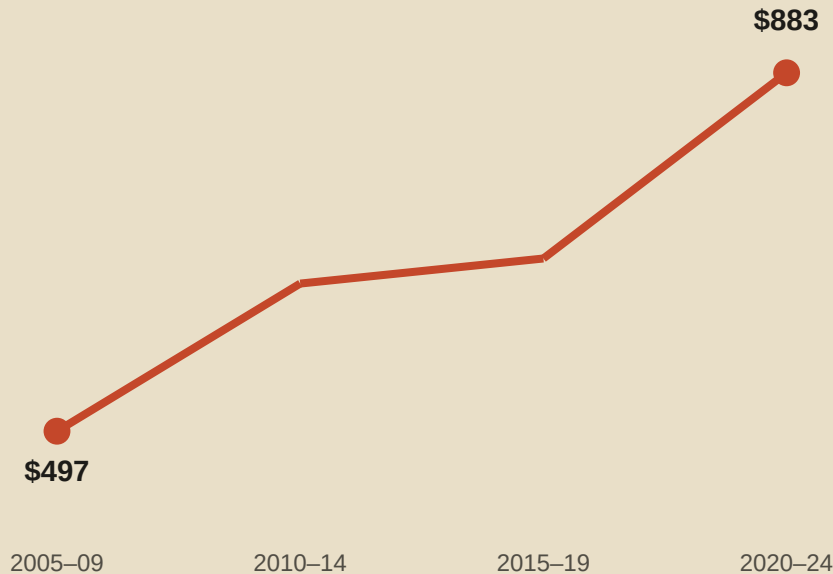


RENT

Median rent is up 78%
since the 2005–2009
survey, before inflation.

\$883

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

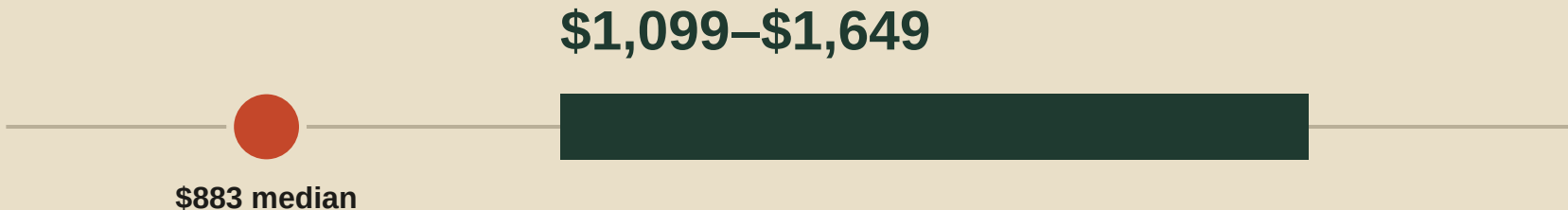
\$594

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.

24

homes permitted, 2022–2025

0%of those were in multifamily
buildings

83%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–1.1% to the 1,652 homes here.

2–18

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



HOME VALUE

A median home costs 20% less than Nebraska's.

\$191,000

median home value in Gothenburg.

Gothenburg



\$191,000

Nebraska



\$238,600

U.S.



\$332,700

THAT WAS GOTHENBURG'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/gothenburg/

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