



Gretna, Nebraska.

Current market data.

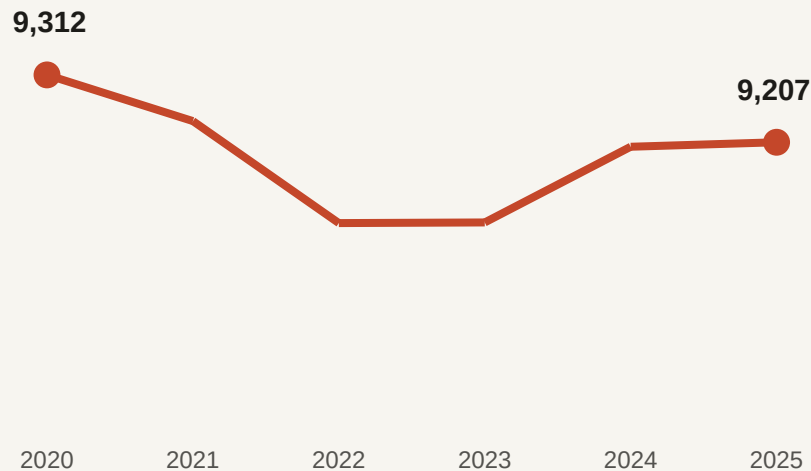
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 1.1% since 2020.

9,207

people, the 17th-largest of Nebraska's cities and towns.



THE WORKDAY

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

92.5%

of 8,120 jobs located in Gretna are filled by in-commuters.



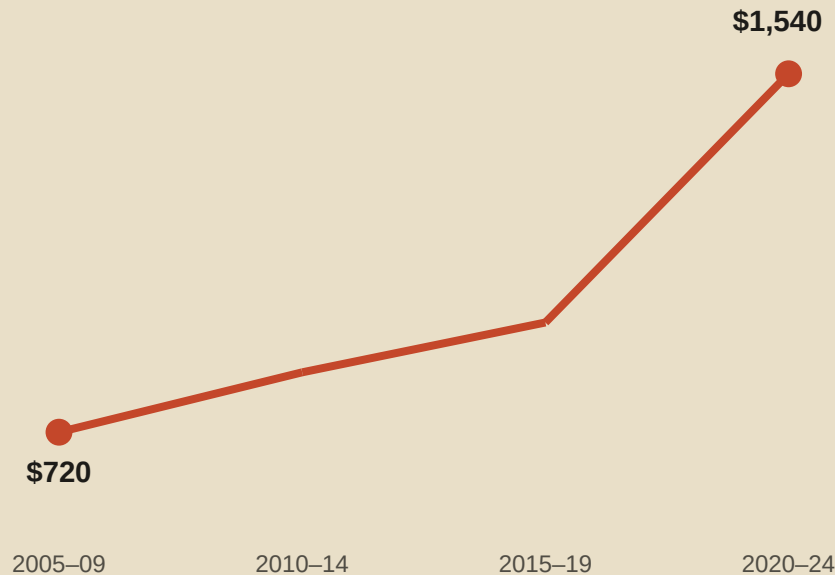
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 114%
since the 2005–2009
survey, before inflation.

\$1,540

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,522 gap between neighbors, the sharpest rent edge between adjacent tracts in Sarpy County.

TRACT 106.25

\$1,110

TRACT 106.35

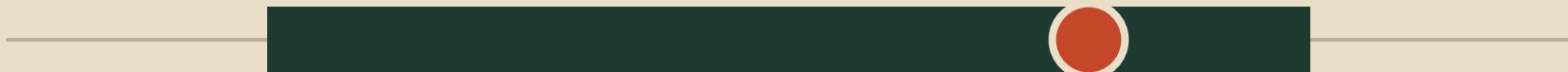
\$2,632



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,105–\$1,657



\$1,540 median

is the monthly rent range local workforce wages support.

BUILDING

43% of the housing here was built before 2000.

2,482

homes permitted in ten years,
2016–2025

3%

of those were in multifamily
buildings

43%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–2.4% to the 3,317 homes here.

9–81

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



HOME VALUE

A median home costs 43%
more than Nebraska's.

\$341,600

median home value in Gretna.

Gretna



\$341,600

Nebraska



\$238,600

U.S.



\$332,700



THAT WAS GRETNNA'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/gretnna/

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