



# Hickman, Nebraska.

Current market data.

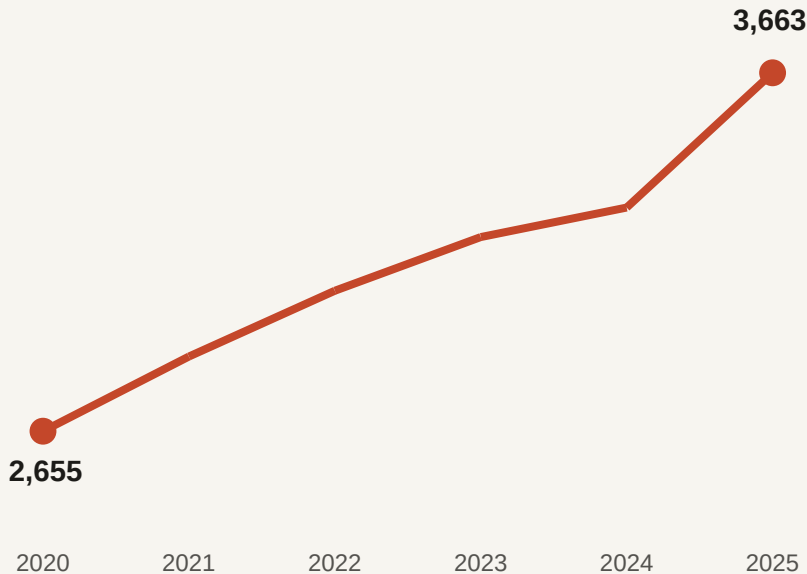
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Growing. Up 38.0% since 2020.**

**3,663**

people, the 40th-largest of Nebraska's cities and towns.

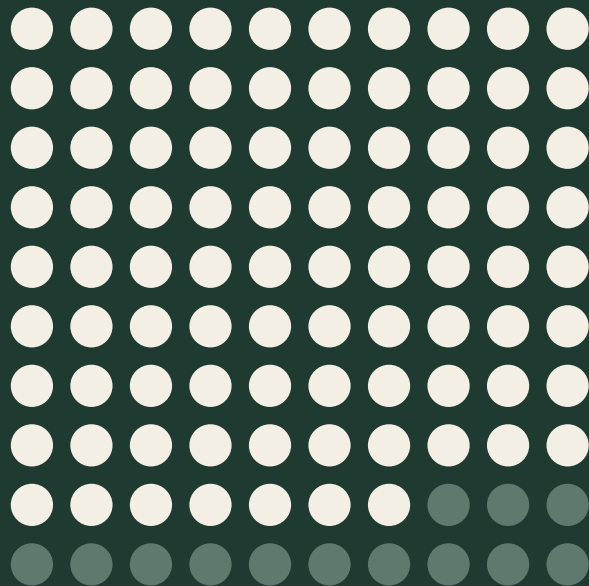


THE WORKDAY

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

86.6%

of 322 jobs located in Hickman are filled by in-commuters.



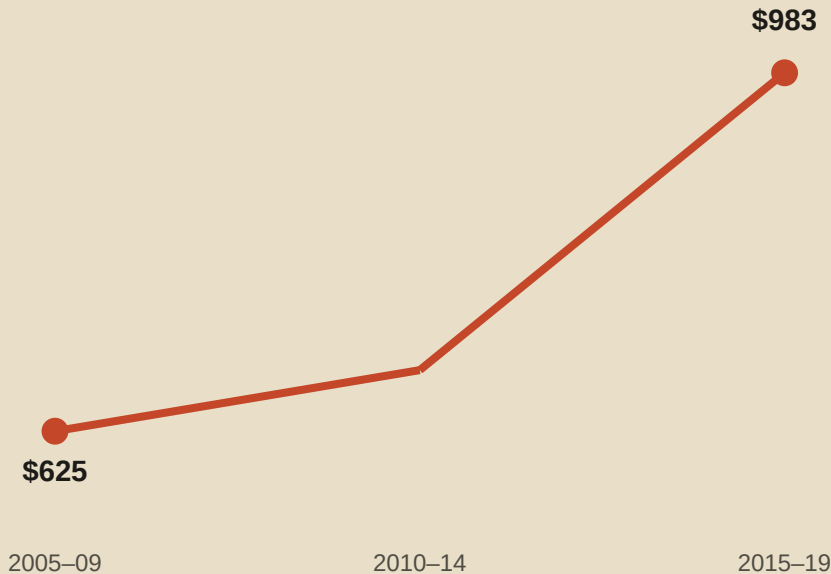
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 57%  
since the 2005–2009  
survey, before inflation.

**\$983**

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





## THE SEAM

# Cross one tract line and median rent doubles.

A \$1,113 gap between neighbors, the sharpest rent edge between adjacent tracts in Lancaster County.

TRACT 37.15

**\$857**

TRACT 37.14

**\$1,970**

ROOM TO BUILD

# The median rent sits inside what local wages can carry.

**\$794–\$1,191**



**\$983 median**

is the monthly rent range local workforce wages support.

## BUILDING

# 43% of the housing here was built before 2000.

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## 295

homes permitted, 2022–2025

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## 48%

of those were in multifamily  
buildings

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## 43%

of all homes were built before 2000

## UNITS NEEDED

**Closing the gap would add 0.1–0.3% to the 1,084 homes here.**

**1–3**

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



## HOME VALUE

A median home costs 31% more than Nebraska's.

**\$311,700**

median home value in Hickman.

Hickman



Nebraska



U.S.



THAT WAS HICKMAN'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/hickman/](https://almanacdata.ai/e/ne/hickman/)

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