



# Kearney, Nebraska.

Current market data.

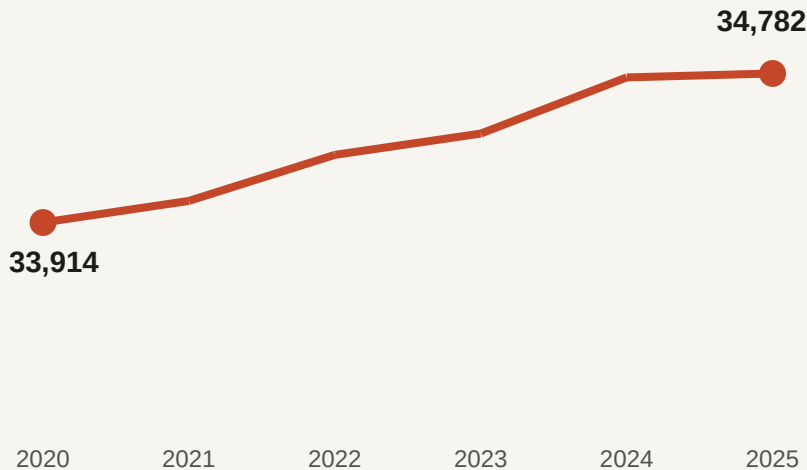
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 2.6% since 2020.

34,782

people, the 5th-largest of Nebraska's cities and towns.

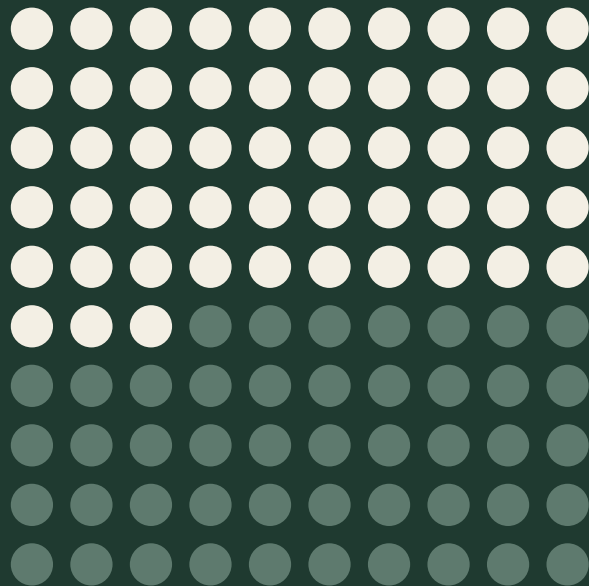


THE WORKDAY

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

53.2%

of 21,266 jobs located in Kearney are filled by in-commuters.



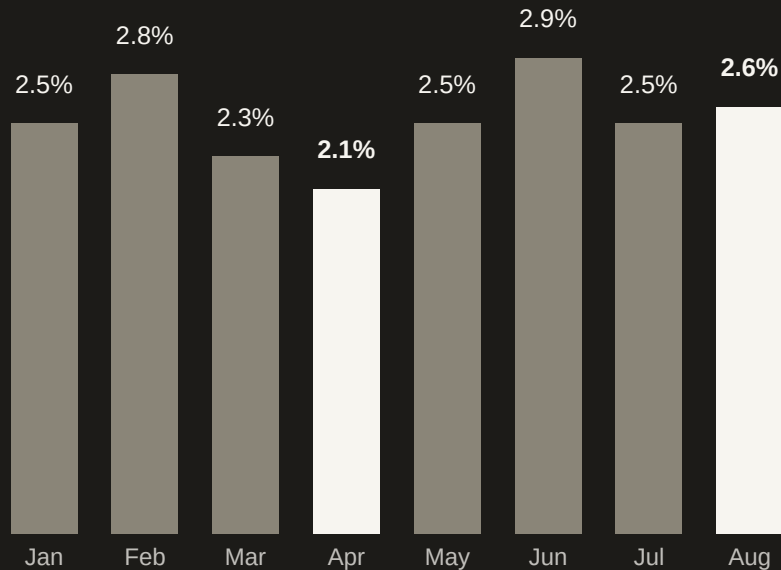
Each dot is 1% of jobs. Filled: held by in-commuters.

## UNEMPLOYMENT, 2026

The low came in April:  
2.1%.

2.6%

in August 2026, the latest month released. A year earlier it was 2.5%.



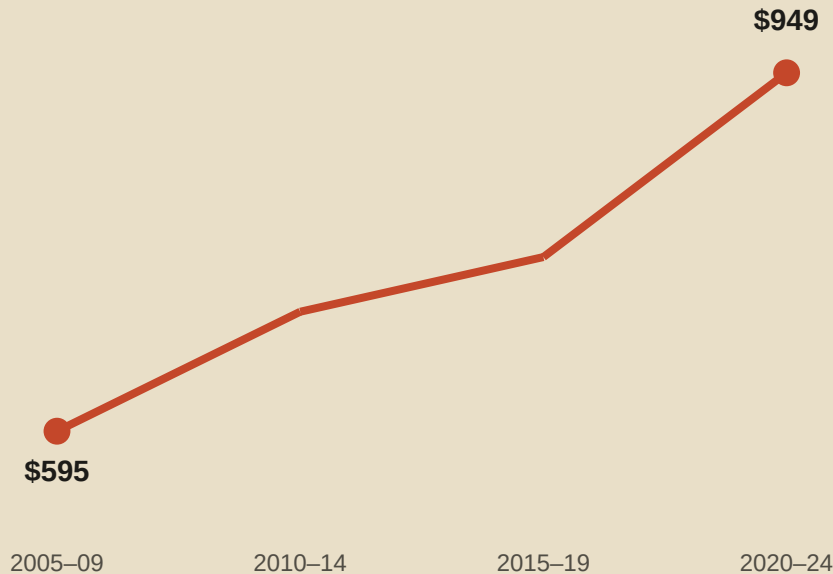


## RENT

**Median rent is up 59%  
since the 2005–2009  
survey, before inflation.**

**\$949**

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

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

**\$931–\$1,396**



**\$949 median**

is the monthly rent range local workforce wages support.

## BUILDING

# 71% of the housing here was built before 2000.

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## 1,268

homes permitted in ten years,  
2016–2025

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## 22%

of those were in multifamily  
buildings

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## 71%

of all homes were built before 2000

## UNITS NEEDED

**Closing the gap would add 0.4–1.4% to the 14,750 homes here.**

**57–213**

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



## HOME VALUE

A median home costs 3% more than Nebraska's.

**\$244,600**

median home value in Kearney.

Kearney



\$244,600

Nebraska



\$238,600

U.S.



\$332,700

THAT WAS KEARNEY'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/kearney/](https://almanacdata.ai/e/ne/kearney/)

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