



Madison, Nebraska.

Current market data.

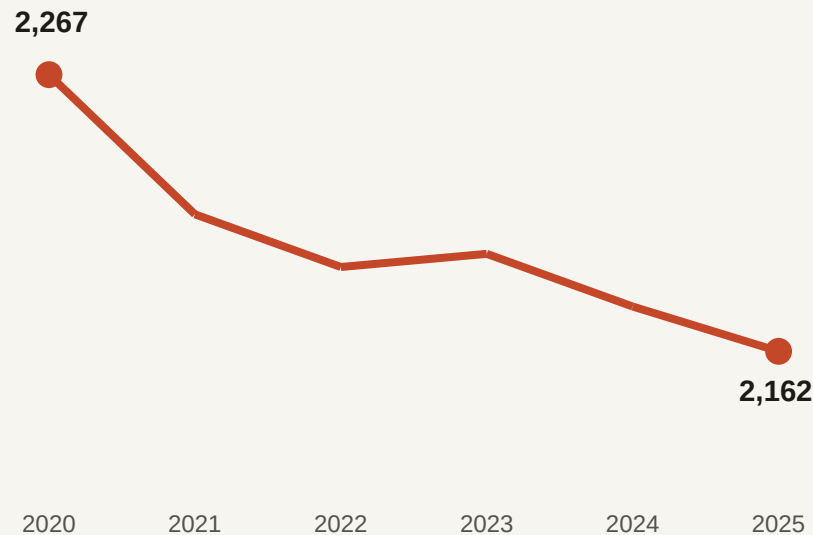
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 4.6% since 2020.

2,162

people, the 55th-largest of Nebraska's cities and towns.

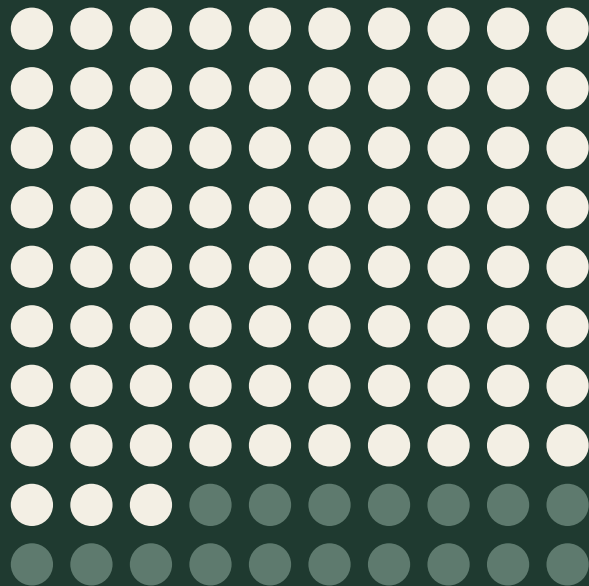


THE WORKDAY

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

82.9%

of 590 jobs located in Madison are filled by in-commuters.



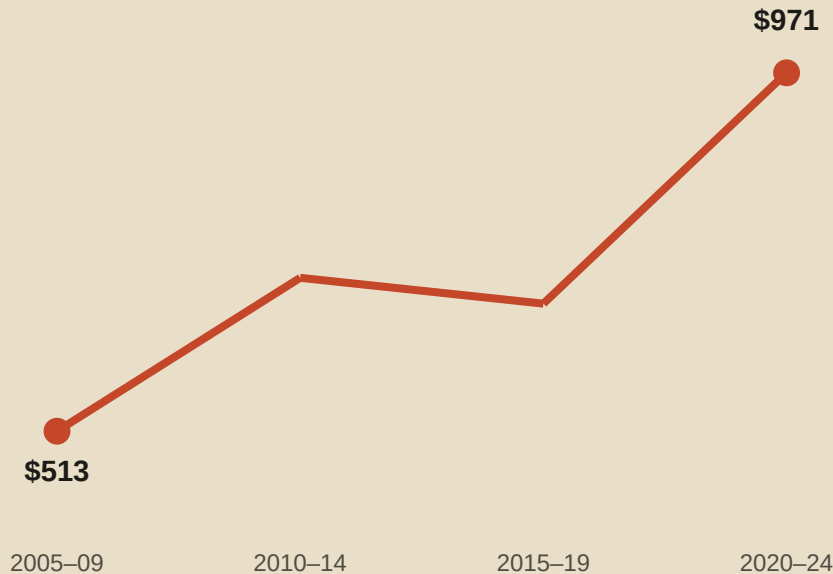
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 89%
since the 2005–2009
survey, before inflation.

\$971

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





THE SEAM

Cross one tract line and median rent doubles.

A \$595 gap between neighbors, the sharpest rent edge between adjacent tracts in Madison County.

TRACT 9608.02

\$425

TRACT 9612

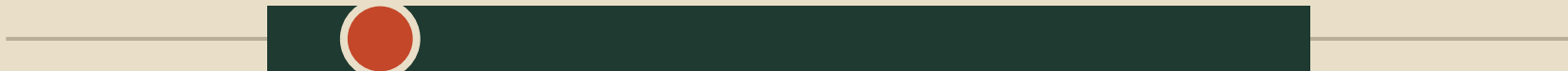
\$1,020



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$921–\$1,381



\$971 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

0

homes permitted, 2022–2025

91%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.3–0.8% to the 749 homes here.

2–6

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



HOME VALUE

A median home costs 44% less than Nebraska's.

\$133,200

median home value in Madison.

Madison



\$133,200

Nebraska



\$238,600

U.S.



\$332,700



THAT WAS MADISON'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/madison/

The Almanac · your hyper-diligent research partner