



McCook, Nebraska.

Current market data.

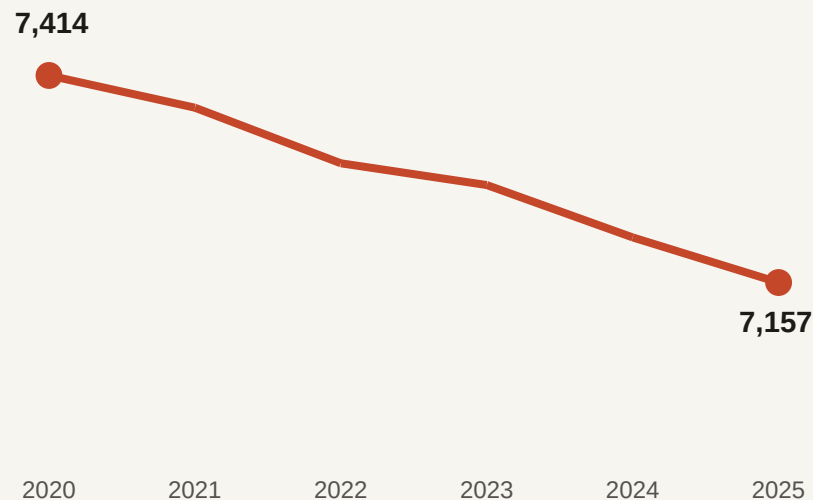
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 3.5% since 2020.

7,157

people, the 25th-largest of Nebraska's cities and towns.

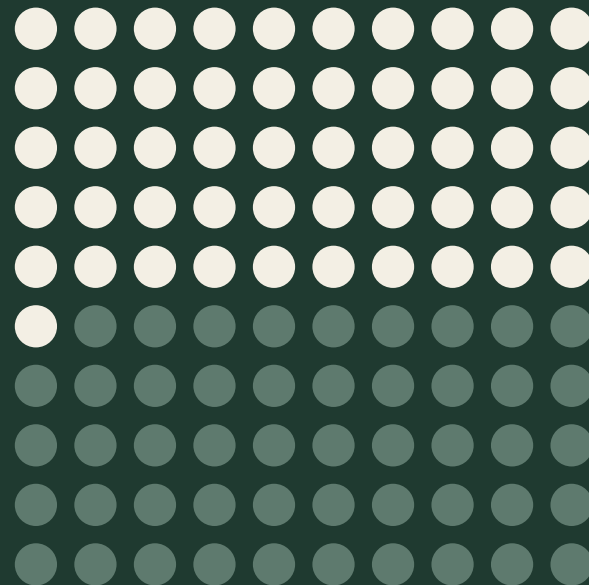


THE WORKDAY

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

51.4%

of 4,233 jobs located in McCook are filled by in-commuters.



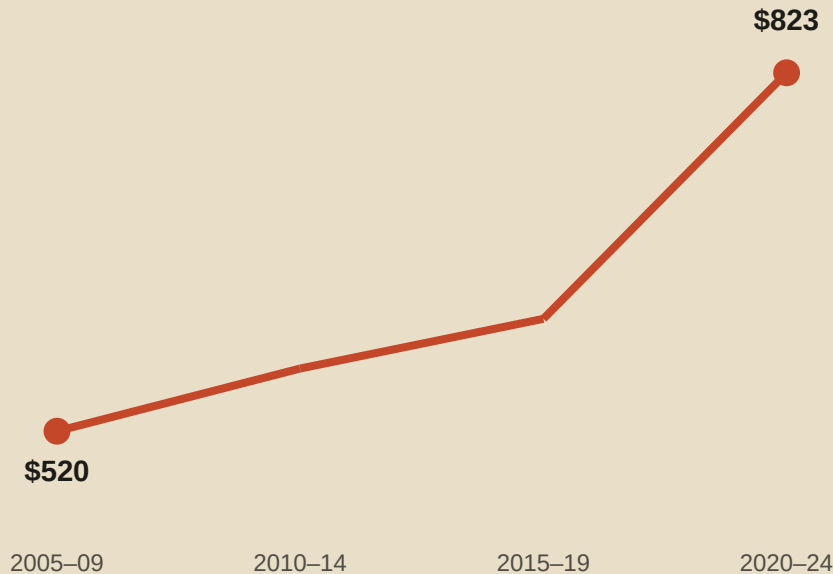
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 58%
since the 2005–2009
survey, before inflation.

\$823

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





THE SEAM

Cross one tract line and median rent jumps \$147.

A \$147 gap between neighbors, the sharpest rent edge between adjacent tracts in Red Willow County.

TRACT 9631

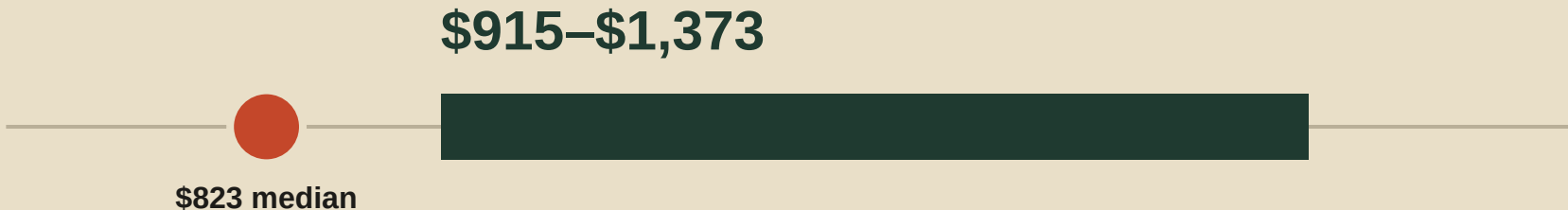
\$788

TRACT 9632

\$935

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.

43

homes permitted, 2022–2025

37%

of those were in multifamily
buildings

95%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.3–1.1% to the 3,730 homes here.

10–42

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



HOME VALUE

A median home costs 35% less than Nebraska's.

\$154,300

median home value in McCook.

McCook



\$154,300

Nebraska



\$238,600

U.S.



\$332,700

THAT WAS MCCOOK'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/mccook/

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