



Nelson, Nebraska.

Current market data.

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

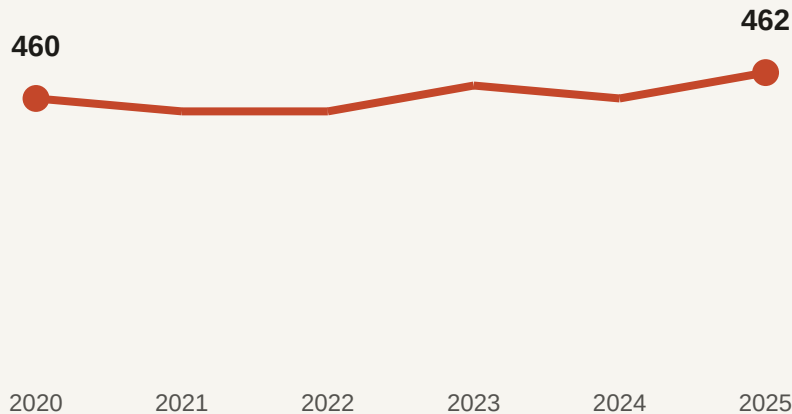


POPULATION

**Steady. Within 1% of 2020,
every year since.**

462

people, the 205th-largest of Nebraska's cities and towns.

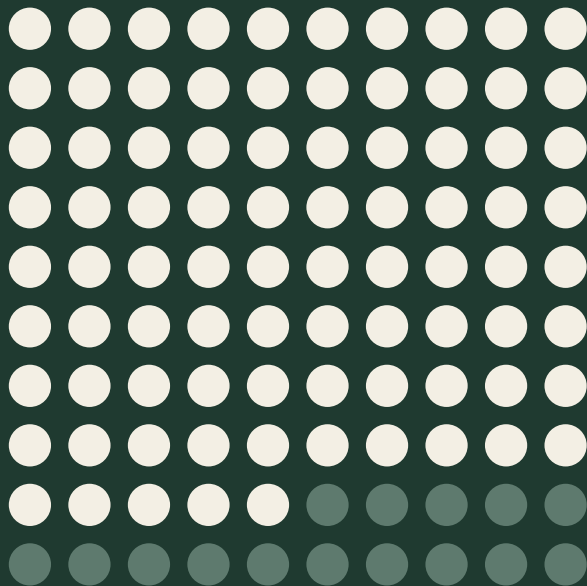


THE WORKDAY

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

85.5%

of 165 jobs located in Nelson are filled by in-commuters.



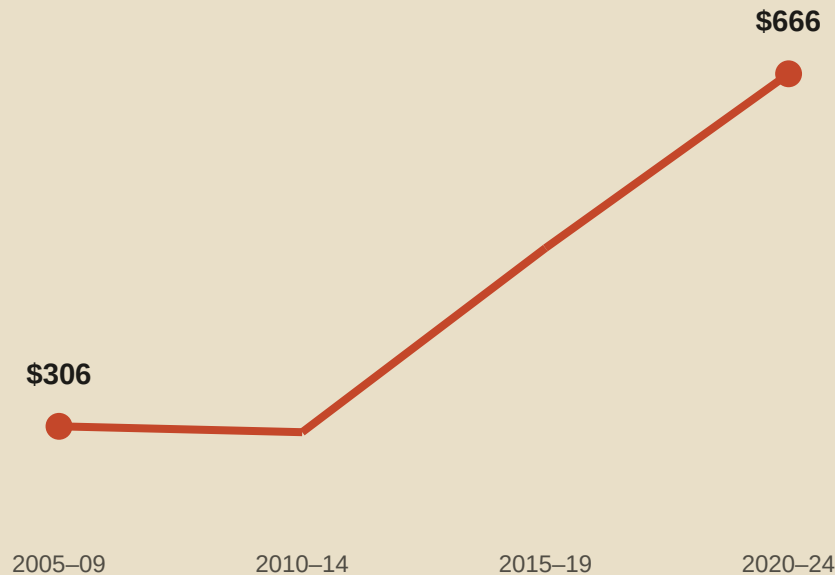
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

**Median rent is up 118%
since the 2005–2009
survey, before inflation.**

\$666

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





THE SEAM

Cross one tract line and median rent jumps \$134.

A \$134 gap between neighbors, the sharpest rent edge between adjacent tracts in Nuckolls County.

TRACT 9600

\$529

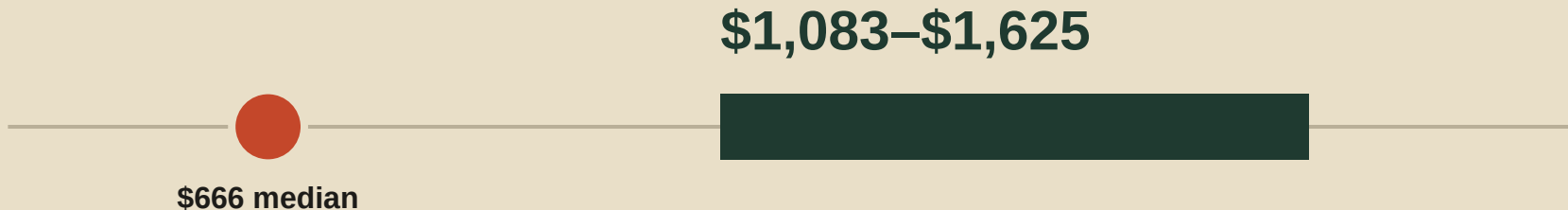
TRACT 9601

\$663



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.

5

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

98%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0–0.6% to the 337 homes here.

0–2

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



HOME VALUE

A median home costs 70% less than Nebraska's.

\$71,700

median home value in Nelson.

Nelson



\$71,700

Nebraska



\$238,600

U.S.



\$332,700



THAT WAS NELSON'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/nelson/

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