



Oakland, Nebraska.

Current market data.

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

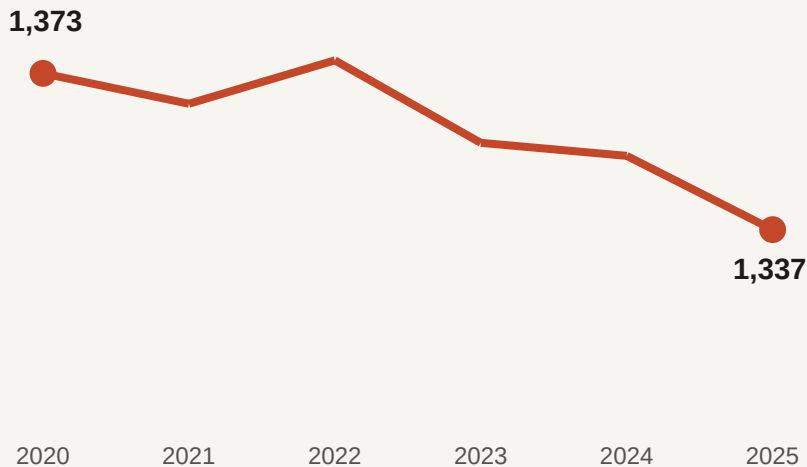


POPULATION

Down 2.6% since 2020.

1,337

people, the 84th-largest of Nebraska's cities and towns.

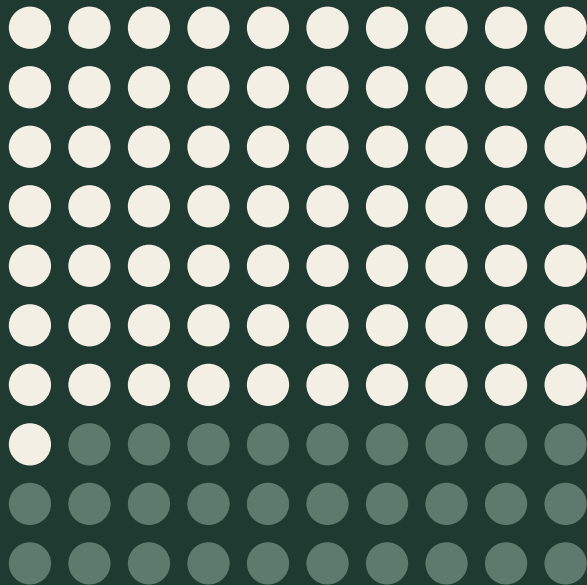


THE WORKDAY

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

71.0%

of 472 jobs located in Oakland are filled by in-commuters.



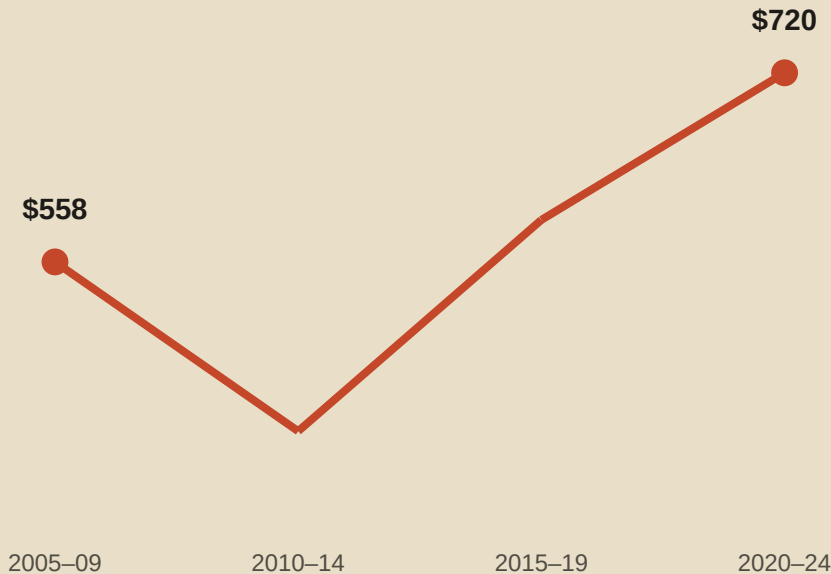
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 29%
since the 2005–2009
survey, before inflation.

\$720

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



THE SEAM

Cross one tract line and median rent jumps \$148.

A \$148 gap between neighbors, the sharpest rent edge between adjacent tracts in Burt County.

TRACT 9634

\$600

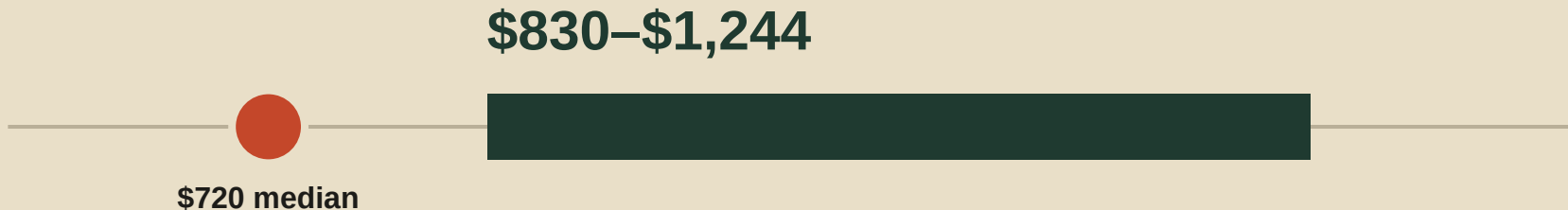
TRACT 9632

\$748



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.

2

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

95%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.7% to the 695 homes here.

1–5

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



HOME VALUE

A median home costs 36% less than Nebraska's.

\$151,700

median home value in Oakland.

Oakland



\$151,700

Nebraska



\$238,600

U.S.



\$332,700

THAT WAS OAKLAND'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/oakland/

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