



Plattsmouth, Nebraska.

Current market data.

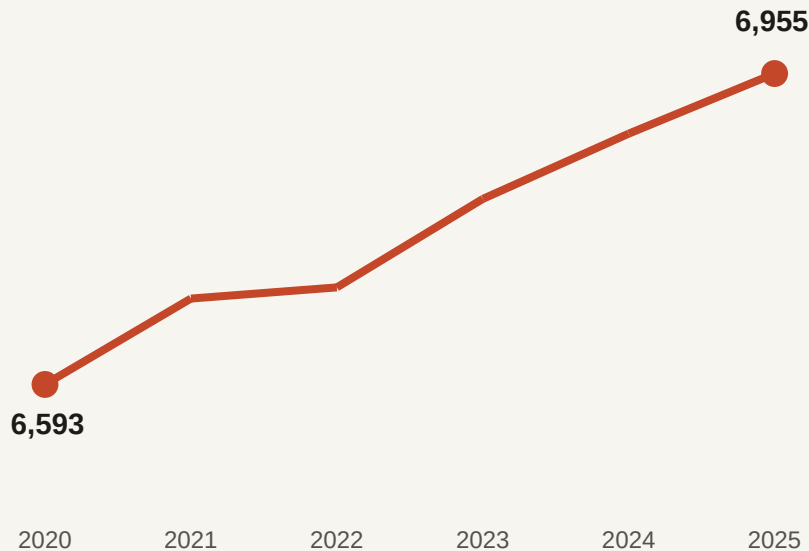
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 5.5% since 2020.

6,955

people, the 26th-largest of Nebraska's cities and towns.



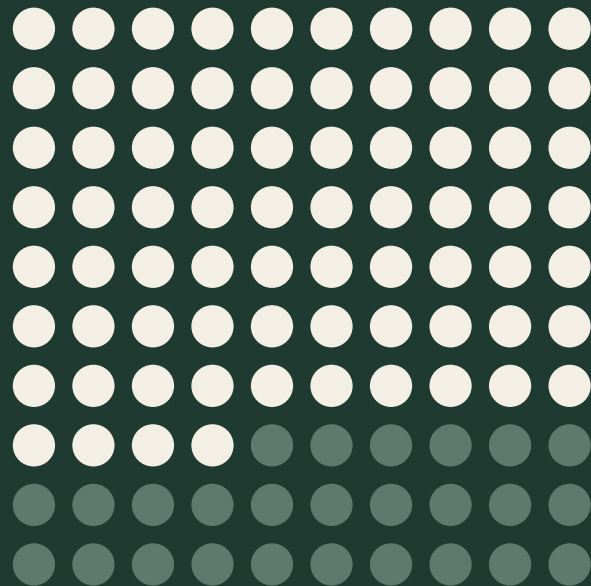
THE WORKDAY

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

74.3%

of 2,016 jobs located in Plattsmouth are filled by in-commuters.

Source: Census LEHD LODES, 2023



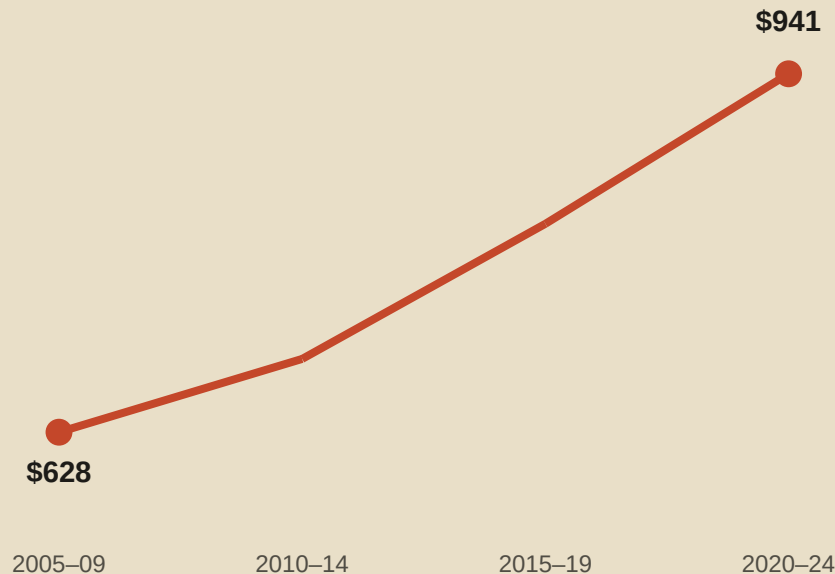
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 50%
since the 2005–2009
survey, before inflation.

\$941

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





THE SEAM

Cross one tract line and median rent doubles.

A \$815 gap between neighbors, the sharpest rent edge between adjacent tracts in Cass County.

TRACT 9656

\$808

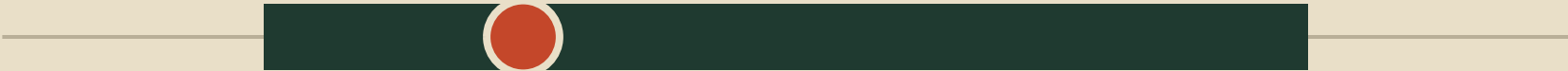
TRACT 9660

\$1,623

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$837–\$1,255



\$941 median

is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

Most of the housing here is older than 2000.

260

homes permitted in ten years,
2016–2025

50%

of those were in multifamily
buildings

85%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–0.7% to the 2,915 homes here.

8–20

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



HOME VALUE

A median home costs 23% less than Nebraska's.

\$183,600

median home value in Plattsmouth.

Plattsmouth



\$183,600

Nebraska



\$238,600

U.S.



\$332,700

THAT WAS PLATTSMOUTH'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/plattsmouth/

The Almanac · your hyper-diligent research partner