South Bend, Nebraska.

Current market data.

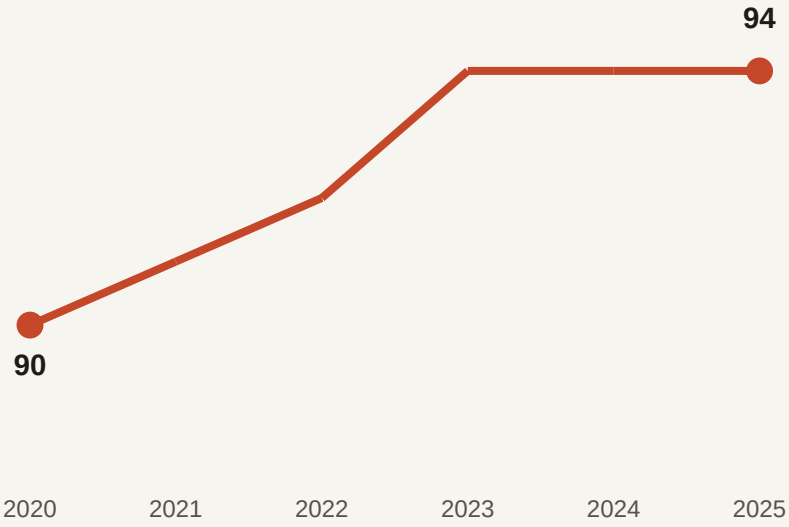
9 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 4.4% since 2020.

94

people, the 421st-largest of Nebraska's cities and towns.



Source: Census Population Estimates, 2025

RENT

Median rent is up 32% since the 2015–2019 survey, before inflation.

$960

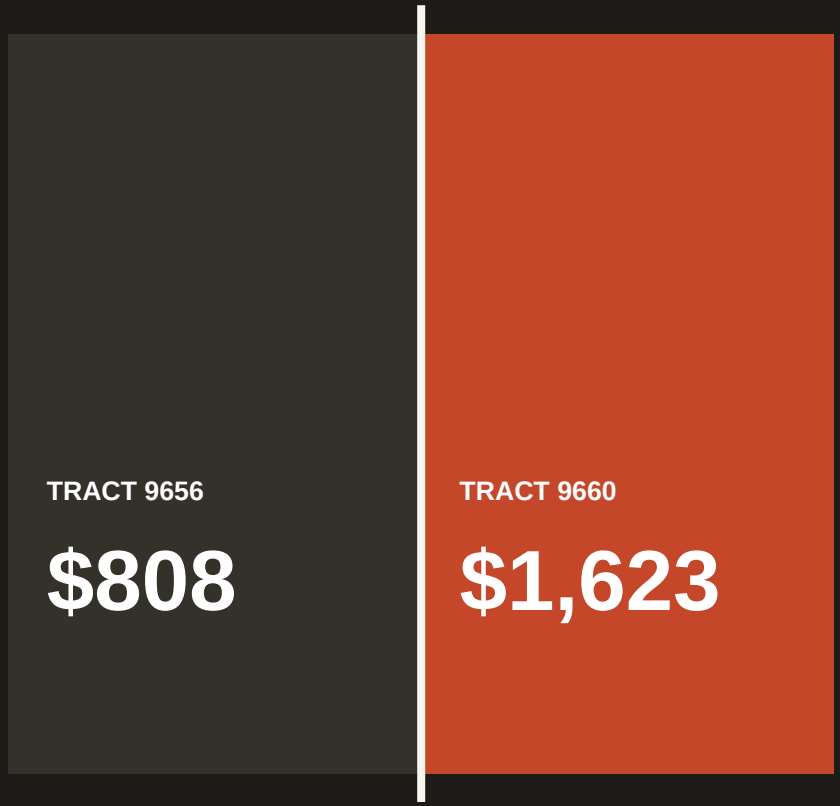
a month. Nebraska's median is $1,072.

Source: Census ACS 5-year, 2020-2024

THE SEAM

Cross one tract line and median rent doubles.

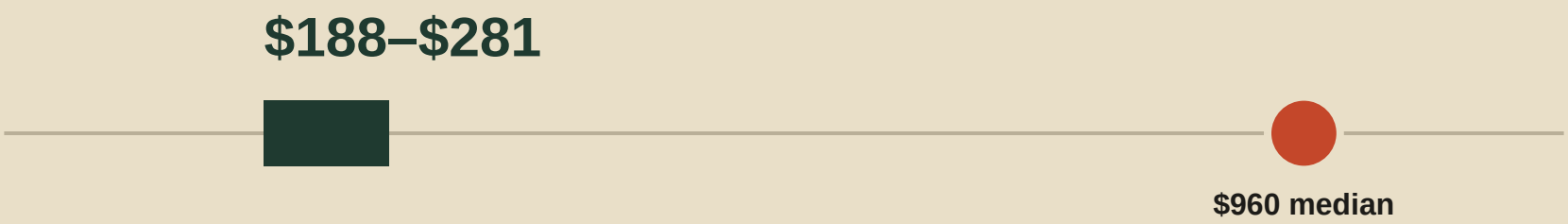
A $815 gap between neighbors, the sharpest rent edge between adjacent tracts in Cass County.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent is above what local wages can carry.



is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2013; Census ACS 5-year, 2020-2024

BUILDING

Most of the housing here is older than 2000.

98%

of all homes were built before 2000

Source: Census ACS 5-year, 2020-2024

UNITS NEEDED

None of three estimates finds a housing shortfall here.

0

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

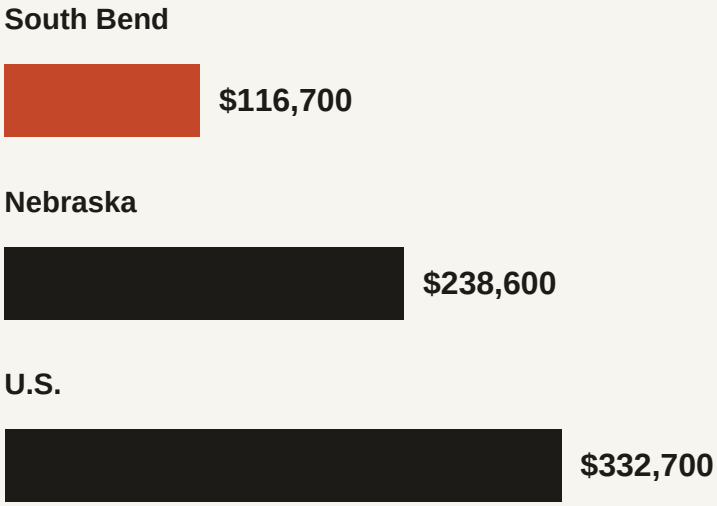
Source: Computed by the Almanac, 2013

HOME VALUE

A median home costs 51% less than Nebraska's.

$116,700

median home value in South Bend.



Source: Census ACS 5-year, 2020-2024

THAT WAS SOUTH BEND'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/south-bend/**