



South Sioux City, Nebraska.

Current market data.

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

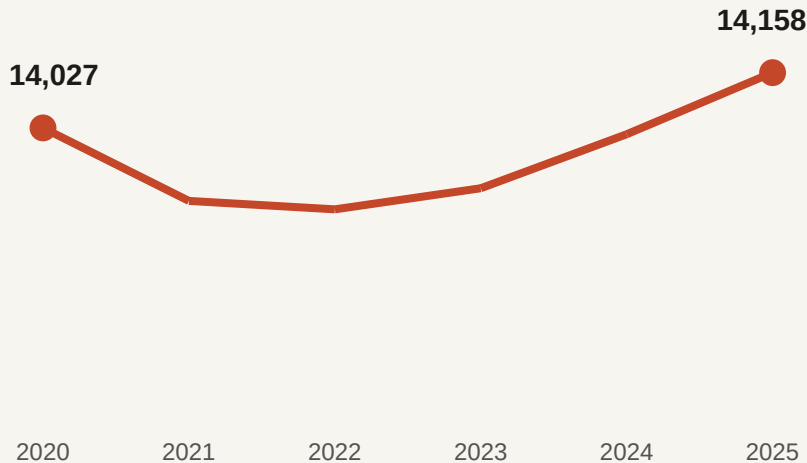


POPULATION

Growing. Up 0.9% since 2020.

14,158

people, the 14th-largest of Nebraska's cities and towns.

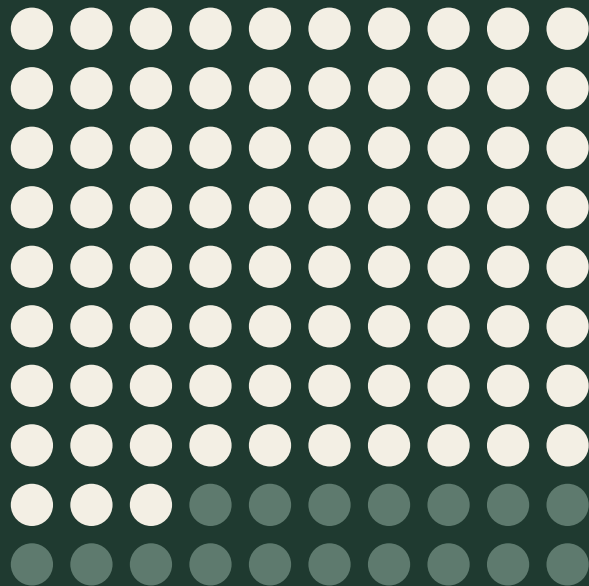


THE WORKDAY

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

82.6%

of 7,227 jobs located in South Sioux City are filled by
in-commuters.



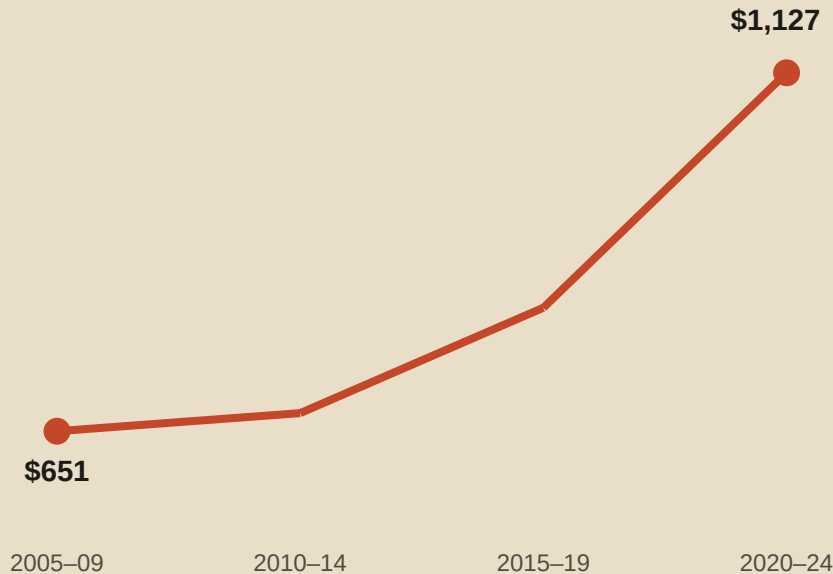
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 73%
since the 2005–2009
survey, before inflation.

\$1,127

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





THE SEAM

Cross one tract line and median rent jumps \$442.

A \$442 gap between neighbors, the sharpest rent edge between adjacent tracts in Dakota County.

TRACT 103

\$843

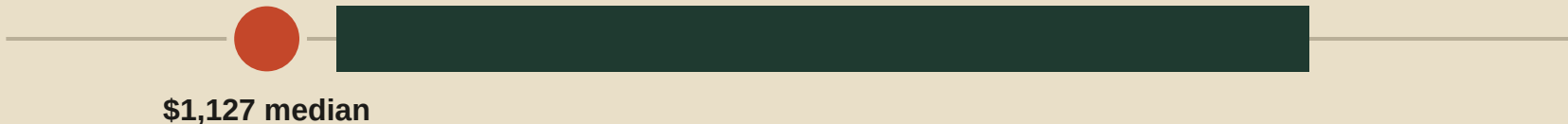
TRACT 101.02

\$1,285

ROOM TO BUILD

Local wages can carry more rent than the median charged today.

\$1,169–\$1,753



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

237

homes permitted in ten years,
2016–2025

5%

of those were in multifamily
buildings

87%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 1% to the 4,961 homes here.

26–72

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



HOME VALUE

A median home costs 27% less than Nebraska's.

\$174,700

median home value in South Sioux City.

South Sioux City



\$174,700

Nebraska



\$238,600

U.S.



\$332,700

THAT WAS SOUTH SIOUX CITY'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-sioux-city/

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