



# Gregory, South Dakota.

Current market data.

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

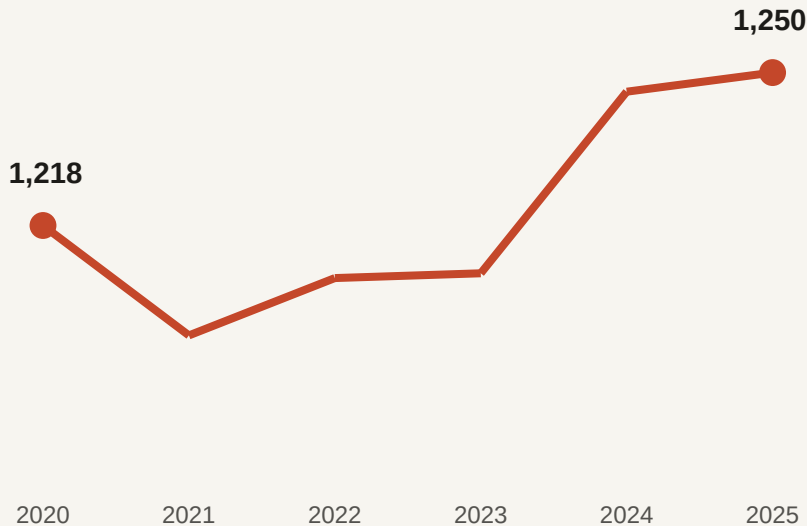


## POPULATION

**Growing. Up 2.6% since 2020.**

**1,250**

people, the 53rd-largest of South Dakota's cities and towns.

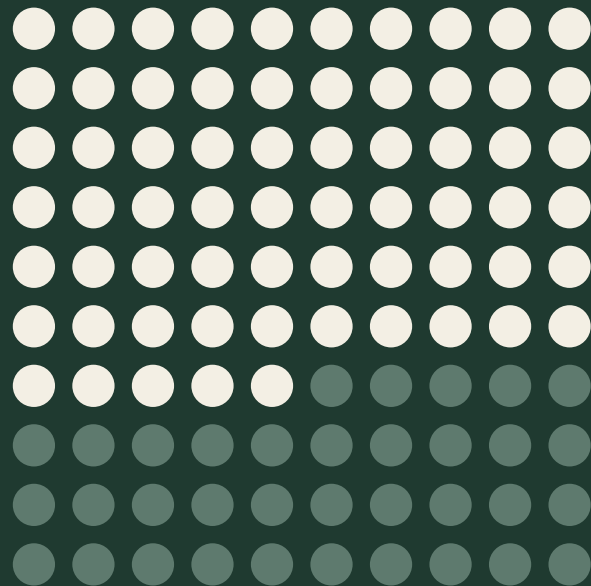


THE WORKDAY

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

64.6%

of 526 jobs located in Gregory are filled by in-commuters.



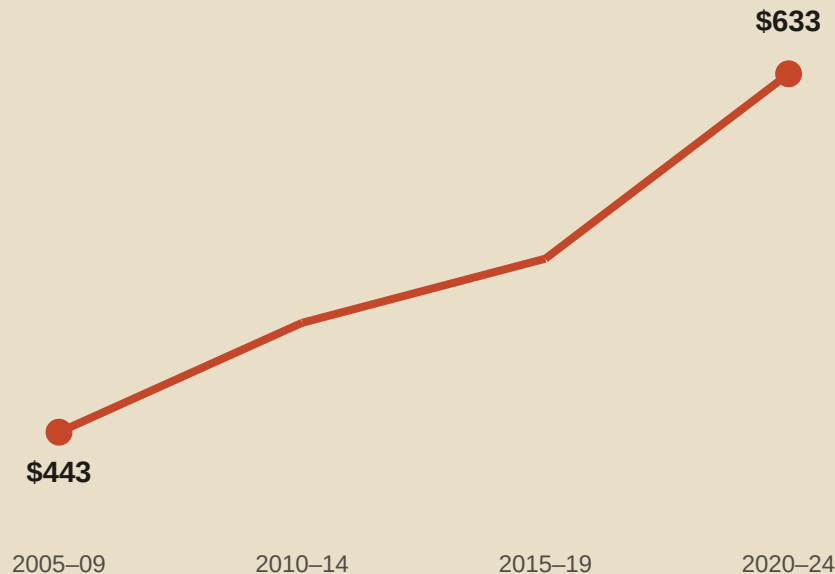
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 43%  
since the 2005–2009  
survey, before inflation.

**\$633**

a month. South Dakota's median is \$946.





## THE SEAM

# Cross one tract line and median rent jumps \$86.

A \$86 gap between neighbors, the sharpest rent edge between adjacent tracts in Gregory County.

TRACT 9712

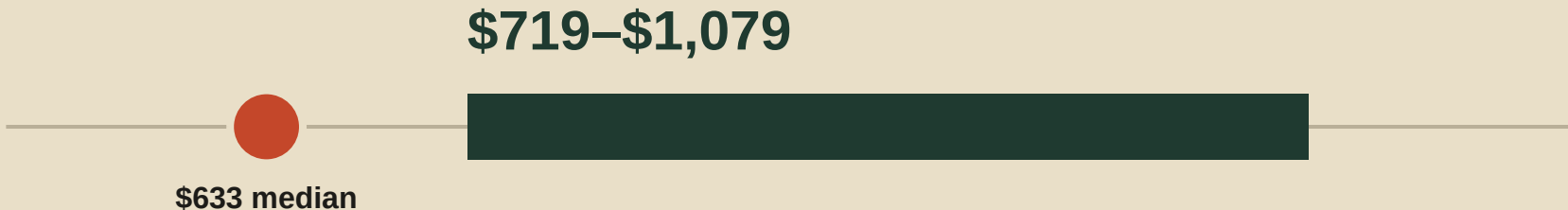
**\$546**

TRACT 9711

**\$632**

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.

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35

homes permitted, 2022–2025

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0%

of those were in multifamily  
buildings

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88%

of all homes were built before 2000



UNITS NEEDED

**Closing the gap would add 0.1–0.7% to the 669 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 55% less than South Dakota's.

**\$115,300**

median home value in Gregory.

Gregory



\$115,300

South Dakota



\$257,400

U.S.



\$332,700

THAT WAS GREGORY'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/sd/gregory/](https://almanacdata.ai/e/sd/gregory/)

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