



Nelson, Wisconsin.

Current market data.

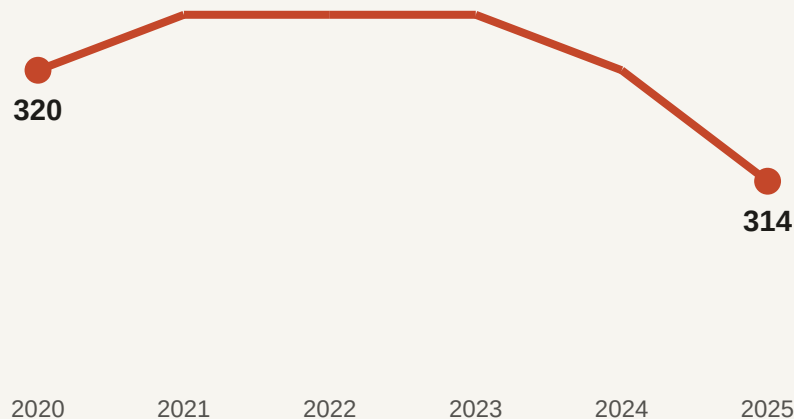
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 1.9% since 2020.

314

people, the 542nd-largest of Wisconsin's cities and towns.



THE WORKDAY

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

88.2%

of 68 jobs located in Nelson are filled by in-commuters.



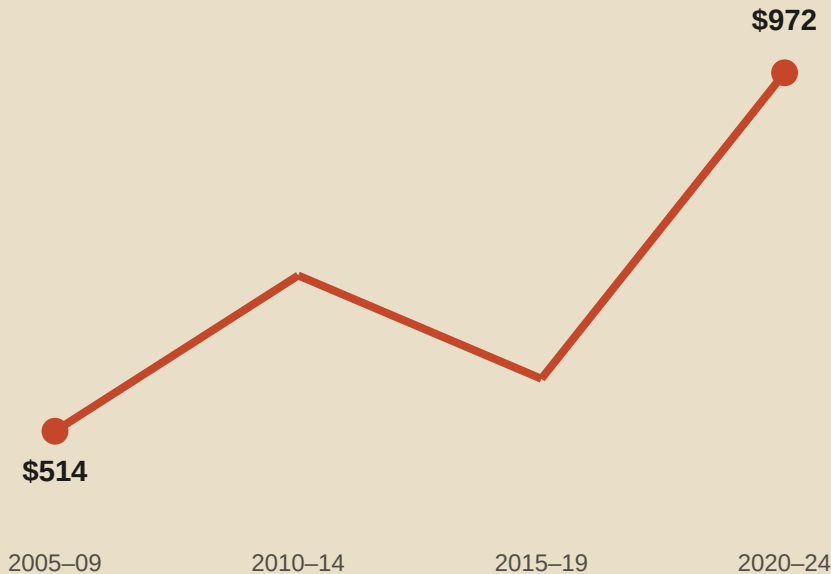
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 89%
since the 2005–2009
survey, before inflation.

\$972

a month. Wisconsin's median is \$1,087.





THE SEAM

Cross one tract line and median rent jumps \$462.

A \$462 gap between neighbors, the sharpest rent edge between adjacent tracts in Buffalo County.

TRACT 9604

\$744

TRACT 9601

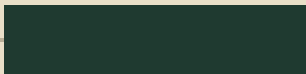
\$1,206



ROOM TO BUILD

The median rent is above what local wages can carry.

\$345–\$517



\$972 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

0

homes permitted, 2022–2025

91%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–0.6% to the 163 homes here.

0–1

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



HOME VALUE

A median home costs 38% less than Wisconsin's.

\$164,200

median home value in Nelson.

Nelson



\$164,200

Wisconsin



\$266,500

U.S.



\$332,700

THAT WAS NELSON'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/wi/nelson/

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