



Avoca, Iowa.

Current market data.

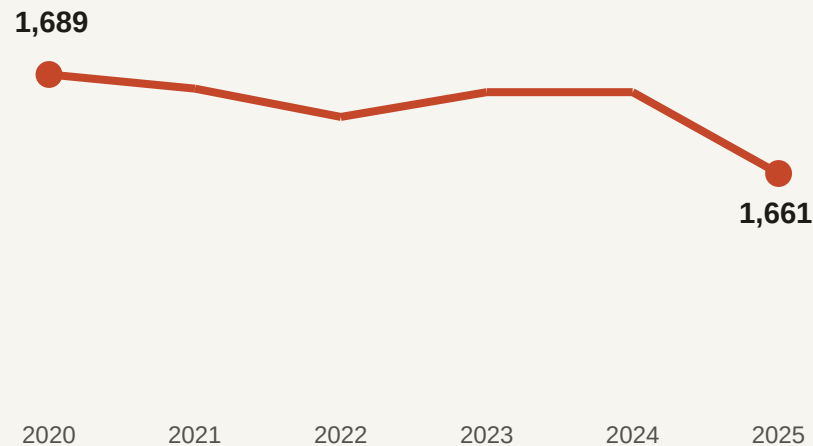
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 1.7% since 2020.

1,661

people, the 193rd-largest of Iowa's cities and towns.

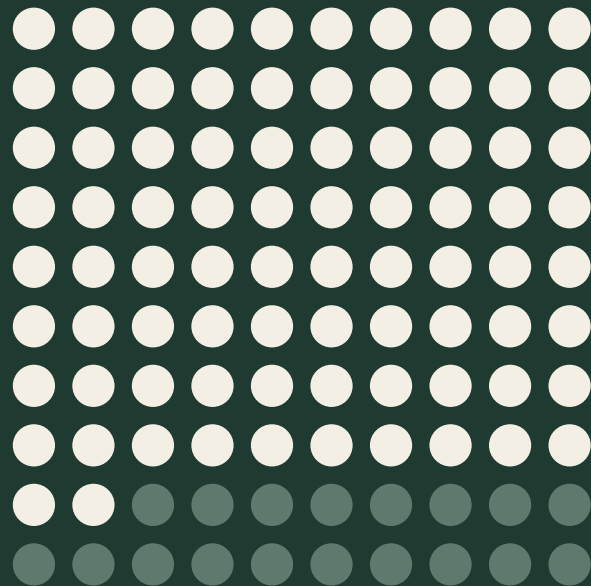


THE WORKDAY

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

81.7%

of 706 jobs located in Avoca are filled by in-commuters.



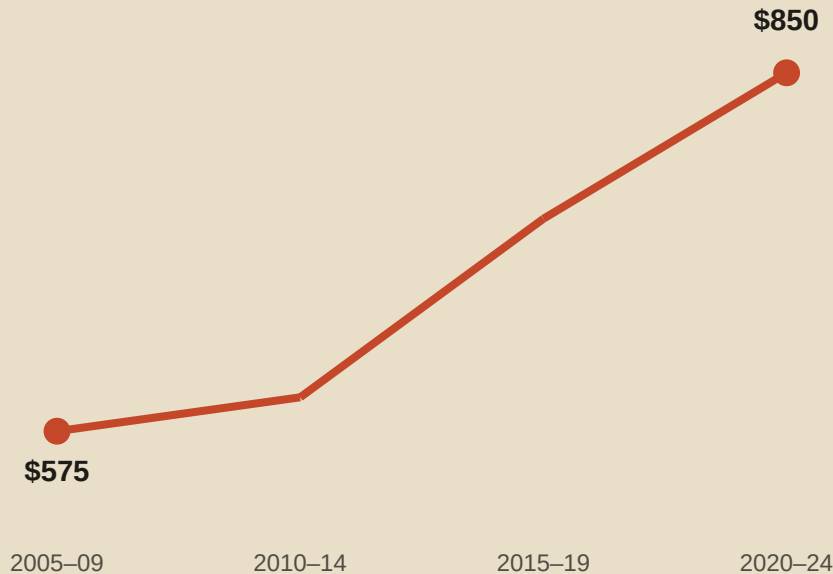
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 48%
since the 2005–2009
survey, before inflation.

\$850

a month. Iowa's median is \$972.





THE SEAM

Cross one tract line and median rent jumps \$625.

A \$625 gap between neighbors, the sharpest rent edge between adjacent tracts in Pottawattamie County.

TRACT 310

\$823

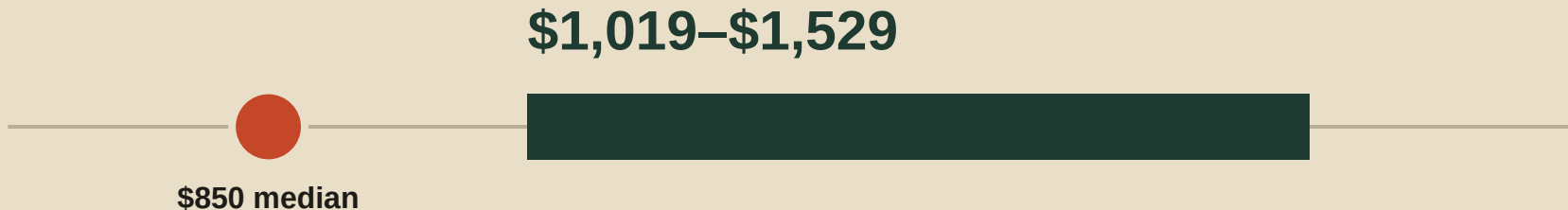
TRACT 312

\$1,448



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.

43

homes permitted in ten years,
2016–2025

19%

of those were in multifamily
buildings

86%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.9% to the 774 homes here.

1–7

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



HOME VALUE

A median home costs 16% less than Iowa's.

\$173,800

median home value in Avoca.

Avoca



\$173,800

Iowa



\$208,000

U.S.



\$332,700

THAT WAS AVOCA'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/ia/avoca/**](https://almanacdata.ai/e/ia/avoca/)

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