



Charles City, Iowa.

Current market data.

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

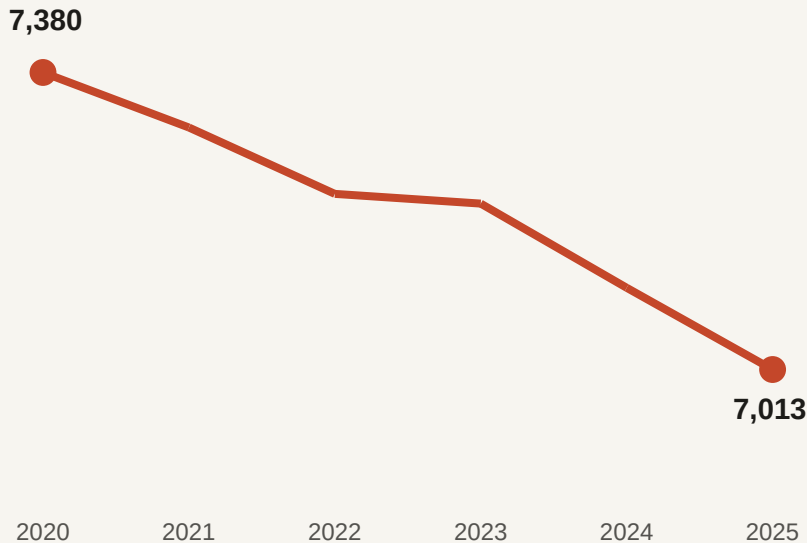


POPULATION

Down 5.0% since 2020.

7,013

people, the 60th-largest of Iowa's cities and towns.



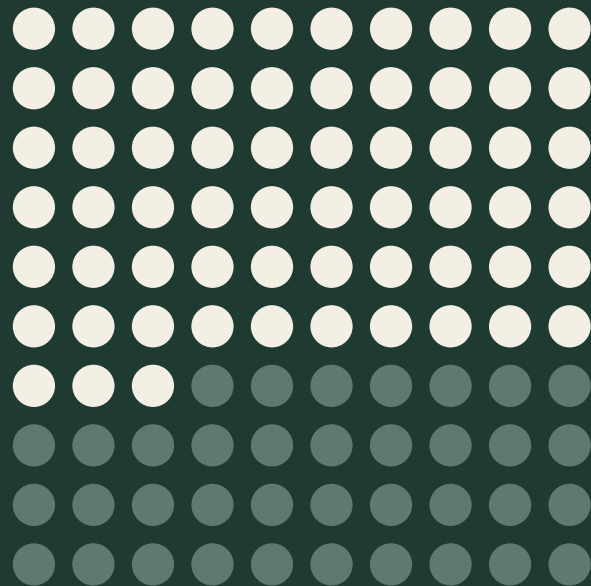
THE WORKDAY

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

63.0%

of 4,360 jobs located in Charles City are filled by in-commuters.

Source: Census LEHD LODES, 2023



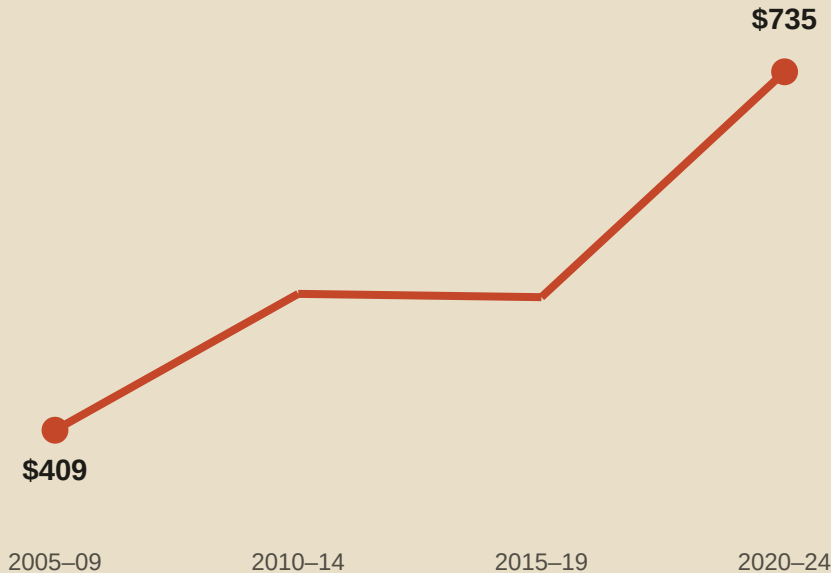
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 80%
since the 2005–2009
survey, before inflation.

\$735

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





THE SEAM

Cross one tract line and median rent jumps \$219.

A \$219 gap between neighbors, the sharpest rent edge between adjacent tracts in Floyd County.

TRACT 4801

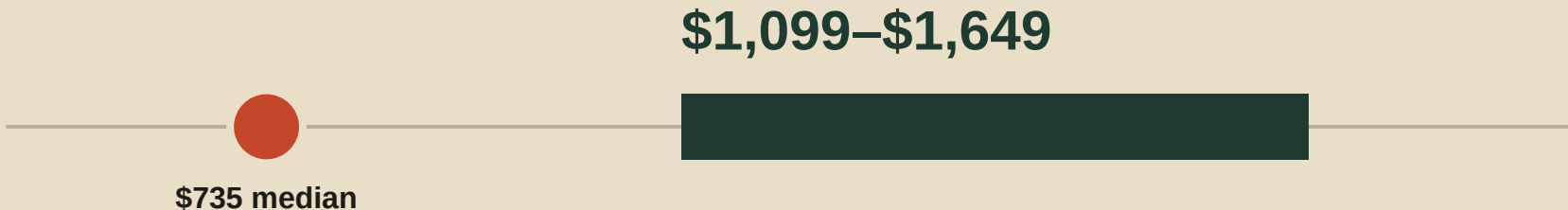
\$590

TRACT 4804

\$809

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.

20

homes permitted, 2022–2025

10%

of those were in multifamily
buildings

94%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.2–1.2% to the 3,703 homes here.

9–44

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



HOME VALUE

A median home costs 45%
less than Iowa's.

\$115,400

median home value in Charles City.

Charles City



\$115,400

Iowa



\$208,000

U.S.



\$332,700

THAT WAS CHARLES 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/ia/charles-city/**](https://almanacdata.ai/e/ia/charles-city/)

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