



Clarence, Iowa.

Current market data.

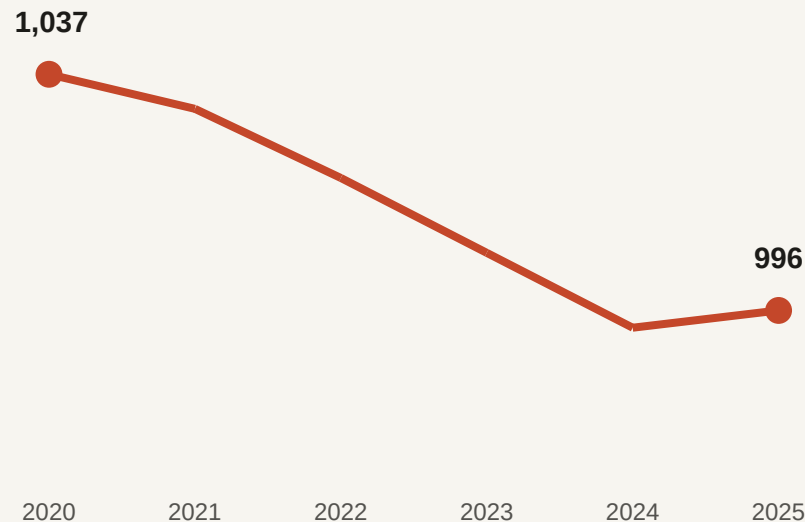
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 4.0% since 2020.

996

people, the 275th-largest of Iowa's cities and towns.

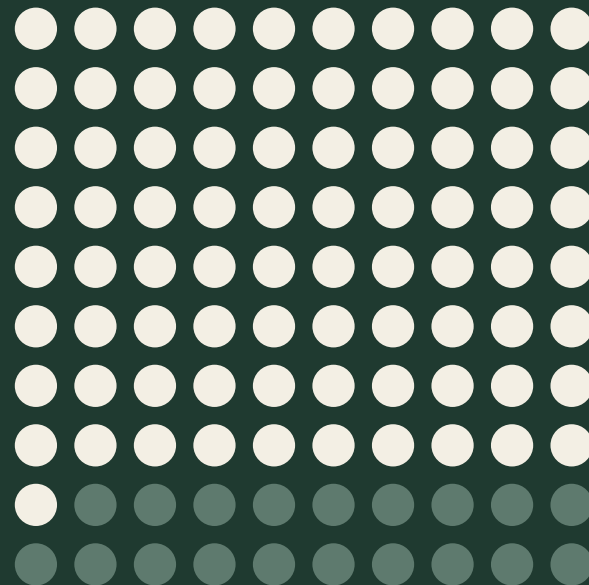


THE WORKDAY

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

80.8%

of 261 jobs located in Clarence are filled by in-commuters.



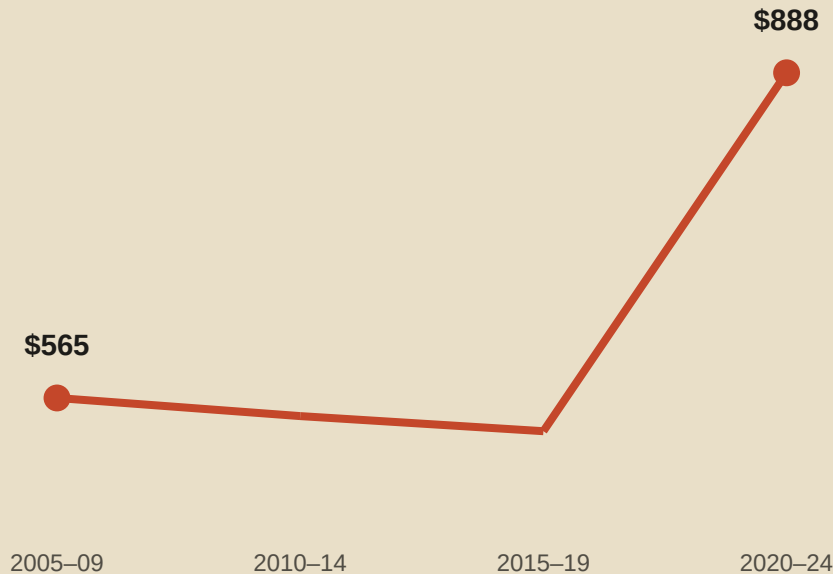
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 57%
since the 2005–2009
survey, before inflation.

\$888

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





THE SEAM

Cross one tract line and median rent jumps \$120.

A \$120 gap between neighbors, the sharpest rent edge between adjacent tracts in Cedar County.

TRACT 4503

\$845

TRACT 4505

\$965



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$867–\$1,300



\$888 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

2

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

80%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.6% to the 523 homes here.

1–3

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



HOME VALUE

A median home costs 26% less than Iowa's.

\$154,300

median home value in Clarence.

Clarence



\$154,300

Iowa



\$208,000

U.S.



\$332,700

THAT WAS CLARENCE'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/clarence/

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