Council Bluffs, Iowa.

Current market data.

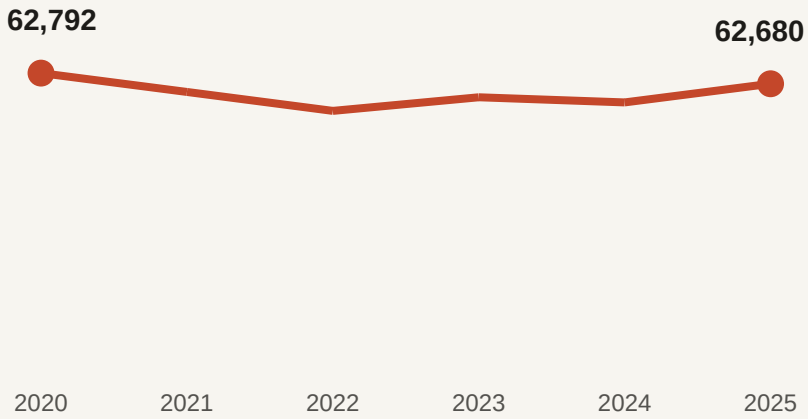
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Steady. Within 1% of 2020, every year since.

62,680

people, the 10th-largest of Iowa's cities and towns.



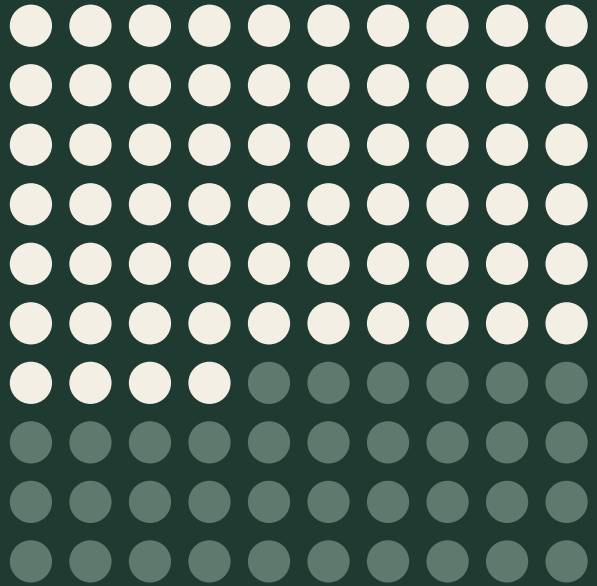
Source: Census Population Estimates, 2025

THE WORKDAY

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

64.2%

of 33,321 jobs located in Council Bluffs are filled by in-commuters.



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

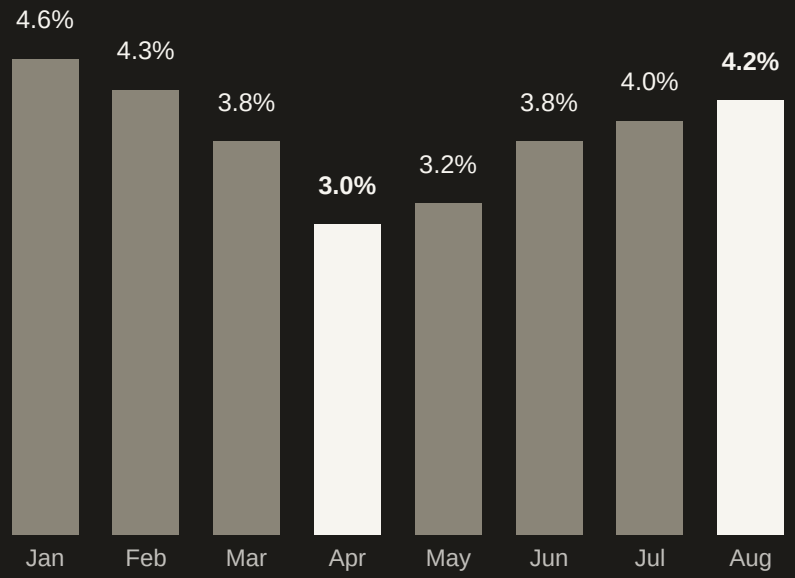
Source: Census LEHD LODES, 2023

UNEMPLOYMENT, 2026

The low came in April: 3.0%.

4.2%

in August 2026, the latest month released. A year earlier it was 4.6%.



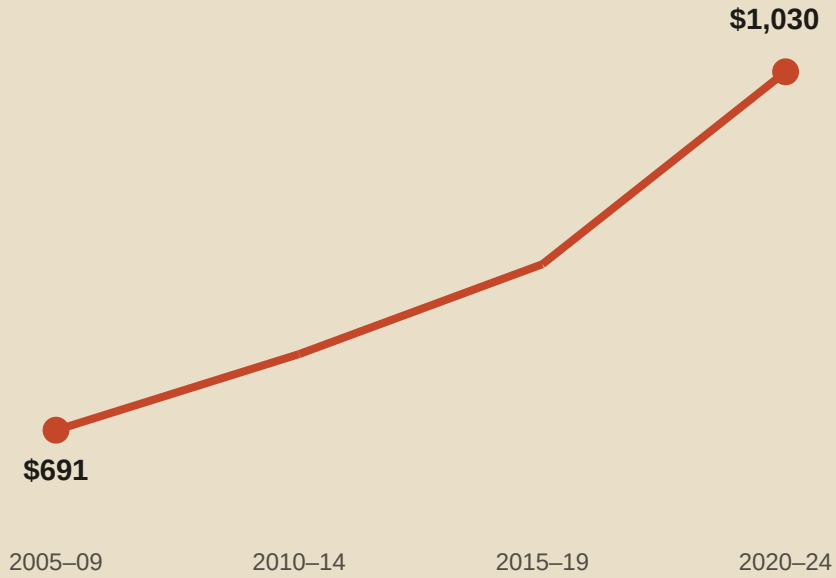
Source: BLS Local Area Unemployment Statistics, 2026-08

RENT

Median rent is up 49% since the 2005–2009 survey, before inflation.

$1,030

a month. Iowa's median is $972.

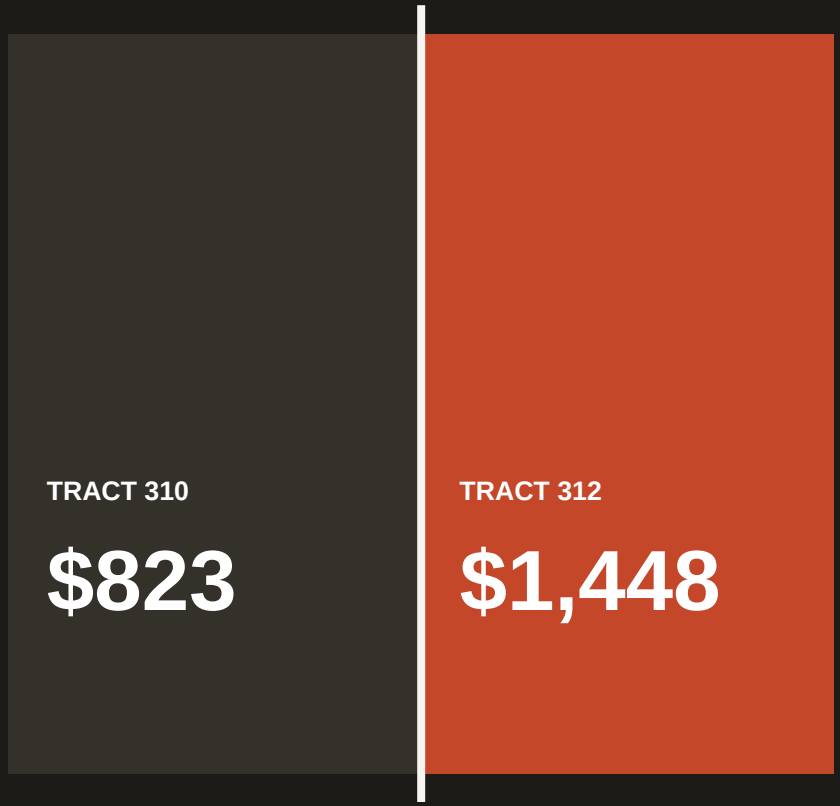


Source: Census ACS 5-year, 2020-2024

THE SEAM

Cross one tract line and median rent jumps $625.

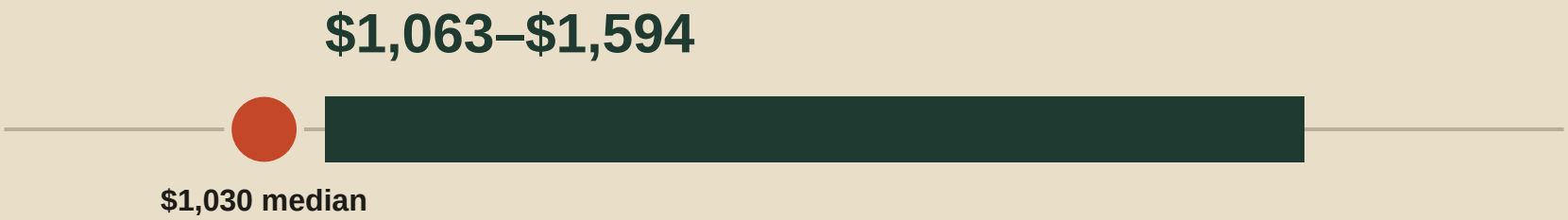
A $625 gap between neighbors, the sharpest rent edge between adjacent tracts in Pottawattamie County.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

Local wages can carry more rent than the median charged today.



is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

Most of the housing here is older than 2000.

1,650

homes permitted in ten years, 2016–2025

58%

of those were in multifamily buildings

82%

of all homes were built before 2000

Source: Census Building Permits Survey, 2016-2025; Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.3–1.2% to the 27,616 homes here.

96–333

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

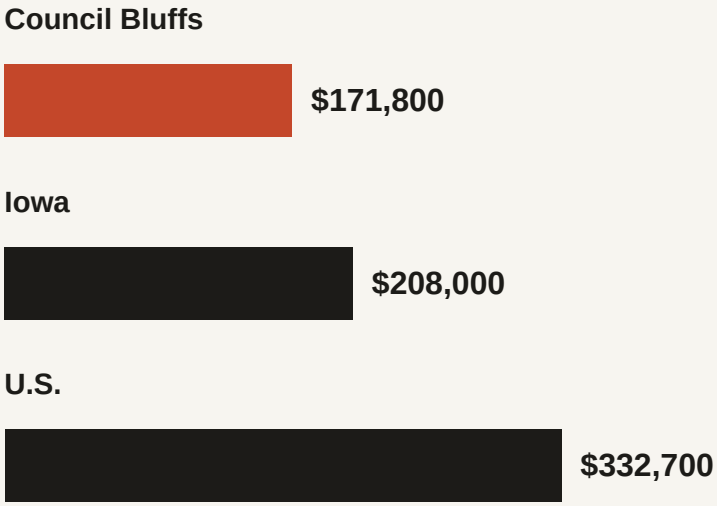
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 17% less than Iowa's.

$171,800

median home value in Council Bluffs.



Source: Census ACS 5-year, 2020-2024

THAT WAS COUNCIL BLUFFS'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/council-bluffs/**