



Elkhart, Iowa.

Current market data.

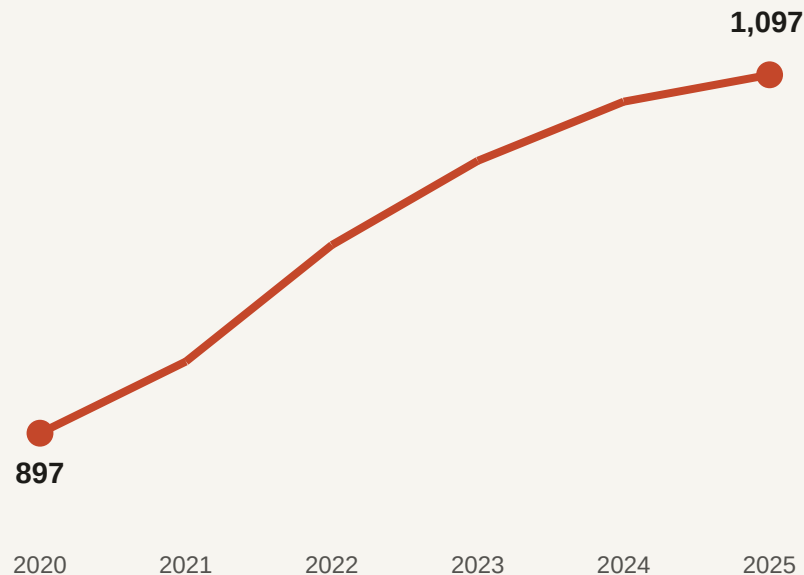
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 22.3% since 2020.

1,097

people, the 257th-largest of Iowa's cities and towns.



THE WORKDAY

Nearly every job here goes
to someone who lives
somewhere else.

98.5%

of 200 jobs located in Elkhart are filled by in-commuters.



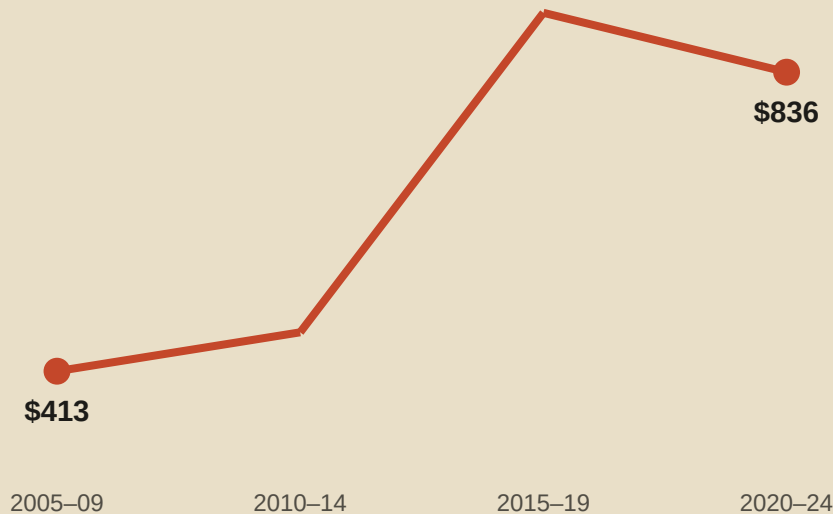
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 102%
since the 2005–2009
survey, before inflation.

\$836

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





THE SEAM

Cross one tract line and median rent doubles.

A \$925 gap between neighbors, the sharpest rent edge between adjacent tracts in Polk County.

TRACT 102.07

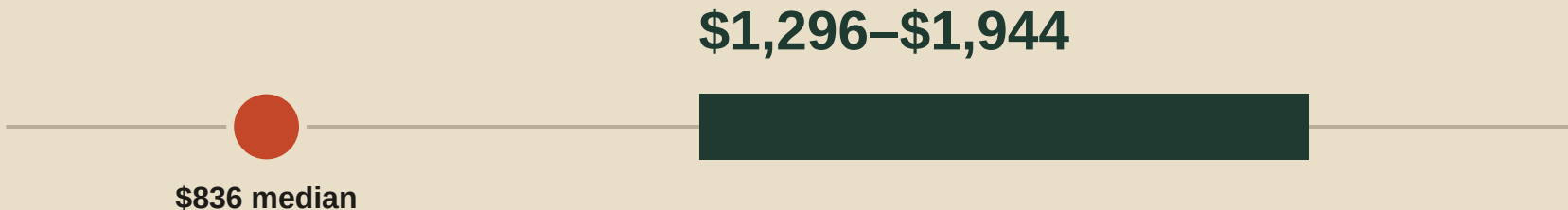
\$736

TRACT 102.15

\$1,661

ROOM TO BUILD

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



is the monthly rent range local workforce wages support.

BUILDING

34% of the housing here was built before 2000.

197

homes permitted in ten years,
2016–2025

7%

of those were in multifamily
buildings

34%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–0.5% to the 378 homes here.

1–2

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



HOME VALUE

A median home costs 22% more than Iowa's.

\$253,900

median home value in Elkhart.

Elkhart



\$253,900

Iowa



\$208,000

U.S.



\$332,700



THAT WAS ELKHART'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/elkhart/

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