



Garner, Iowa.

Current market data.

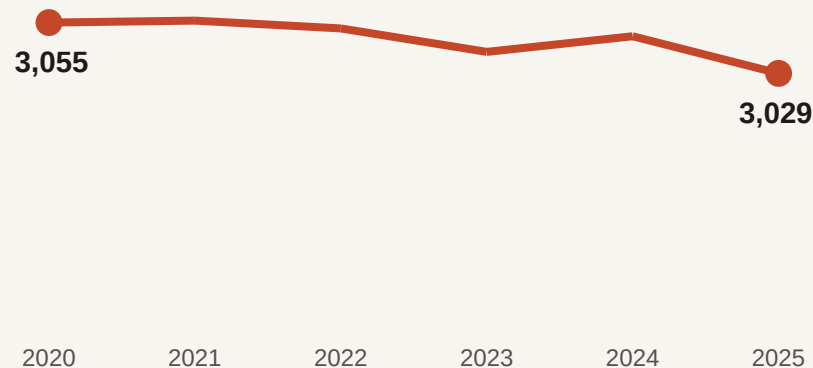
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

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

3,029

people, the 120th-largest of Iowa's cities and towns.

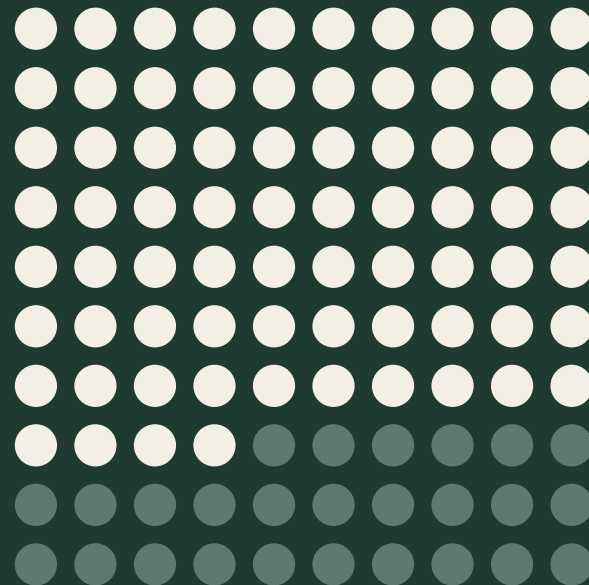


THE WORKDAY

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

74.1%

of 1,980 jobs located in Garner are filled by in-commuters.



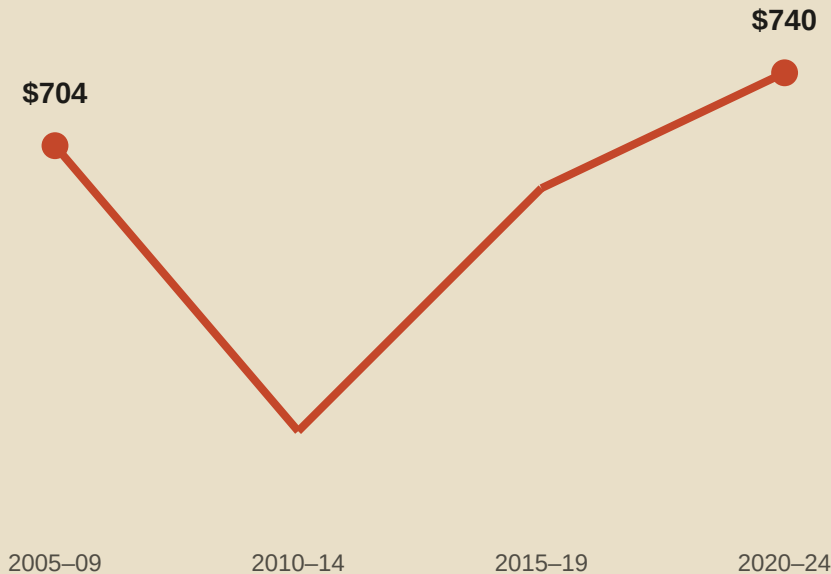
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 5%
since the 2005–2009
survey, before inflation.

\$740

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



THE SEAM

Cross one tract line and median rent jumps \$153.

A \$153 gap between neighbors, the sharpest rent edge between adjacent tracts in Hancock County.

TRACT 2704

\$623

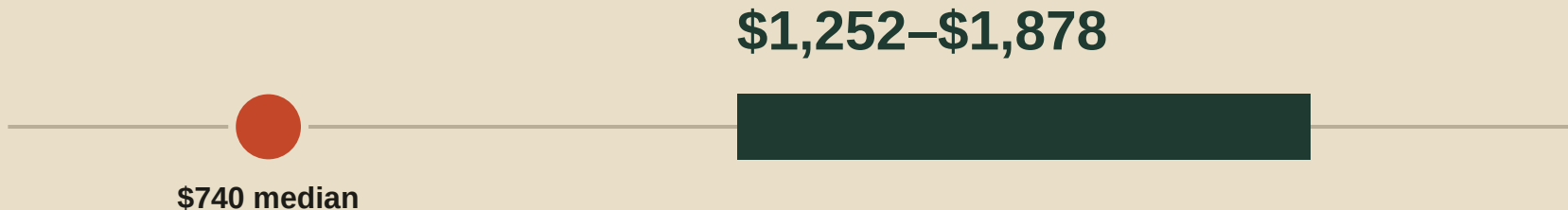
TRACT 2703

\$776



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.

34

homes permitted, 2022–2025

88%

of those were in multifamily
buildings

86%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.1–1.4% to the 1,411 homes here.

2–20

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



HOME VALUE

A median home costs 10% less than Iowa's.

\$186,300

median home value in Garner.

Garner



\$186,300

Iowa



\$208,000

U.S.



\$332,700

THAT WAS GARNER'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/garner/**](https://almanacdata.ai/e/ia/garner/)

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