



Garrison, Iowa.

Current market data.

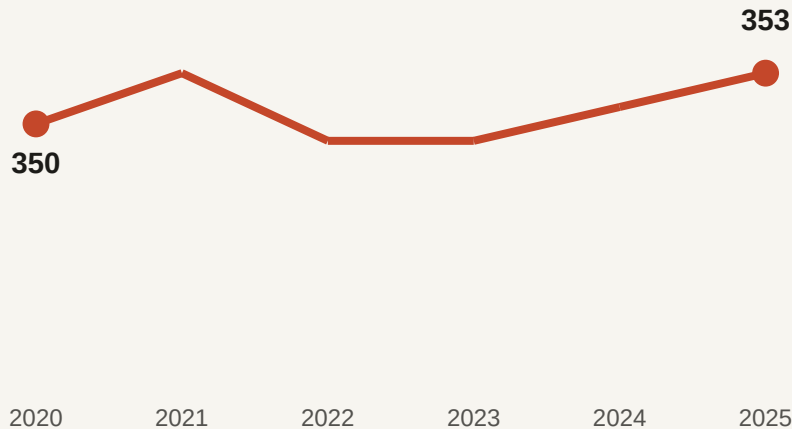
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

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

353

people, the 523rd-largest of Iowa's cities and towns.



THE WORKDAY

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

97.5%

of 81 jobs located in Garrison are filled by in-commuters.



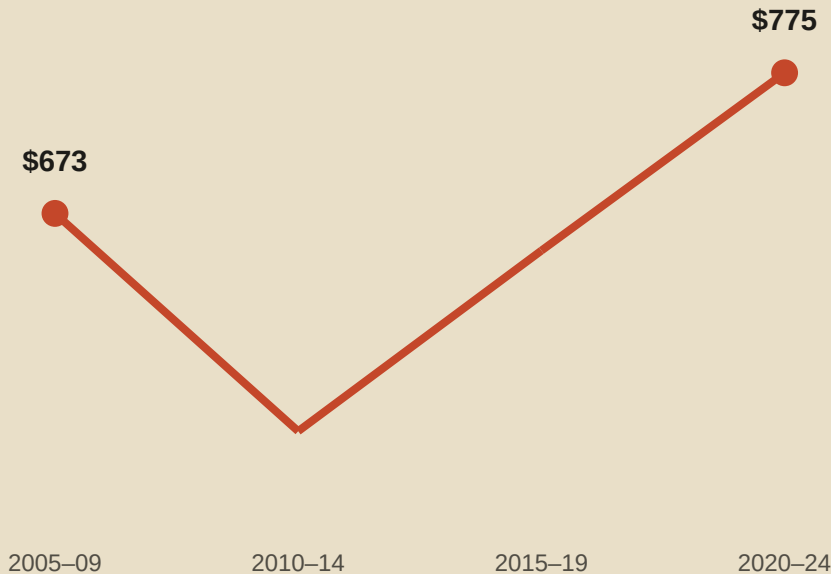
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 15%
since the 2005–2009
survey, before inflation.

\$775

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





THE SEAM

Cross one tract line and median rent jumps \$305.

A \$305 gap between neighbors, the sharpest rent edge between adjacent tracts in Benton County.

TRACT 9604

\$637

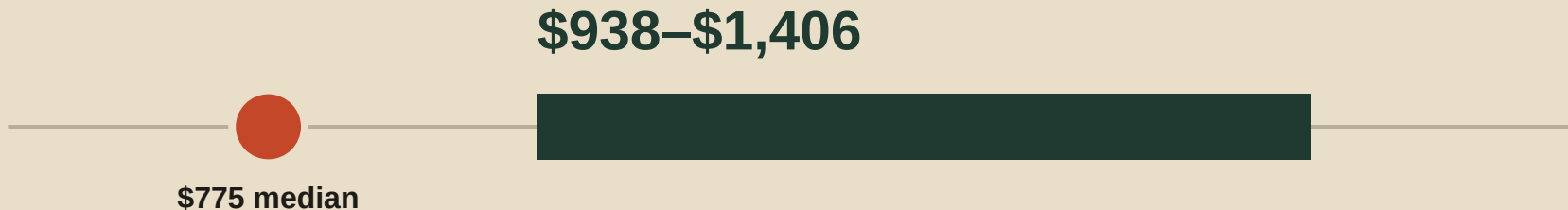
TRACT 9603

\$942



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.

1

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

98%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–0.8% to the 125 homes here.

0–1

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



HOME VALUE

A median home costs 65% less than Iowa's.

\$72,900

median home value in Garrison.

Garrison



\$72,900

Iowa



\$208,000

U.S.



\$332,700

THAT WAS GARRISON'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/garrison/

The Almanac · your hyper-diligent research partner