



Hills, Iowa.

Current market data.

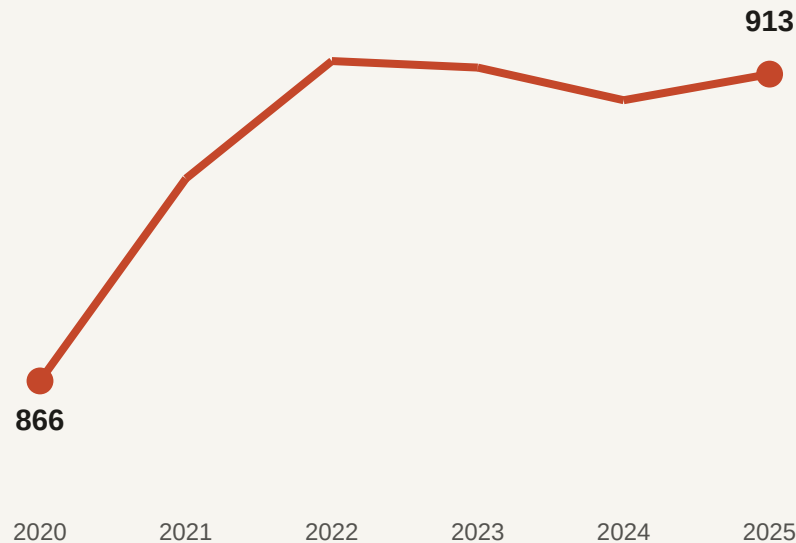
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 5.4% since 2020.

913

people, the 300th-largest of Iowa's cities and towns.

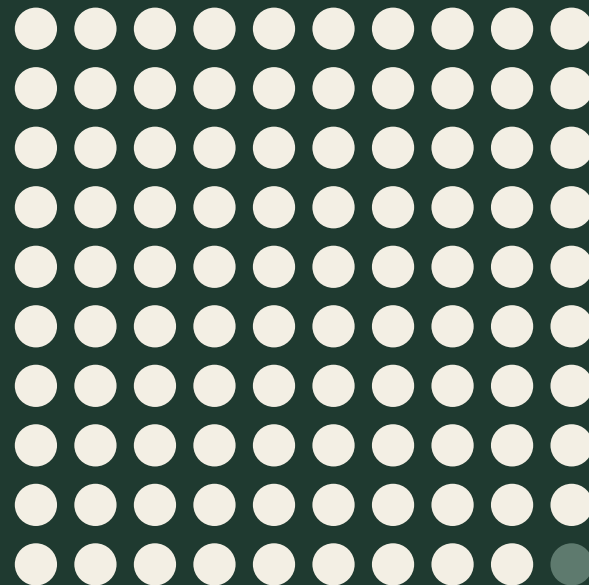


THE WORKDAY

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

98.7%

of 599 jobs located in Hills are filled by in-commuters.



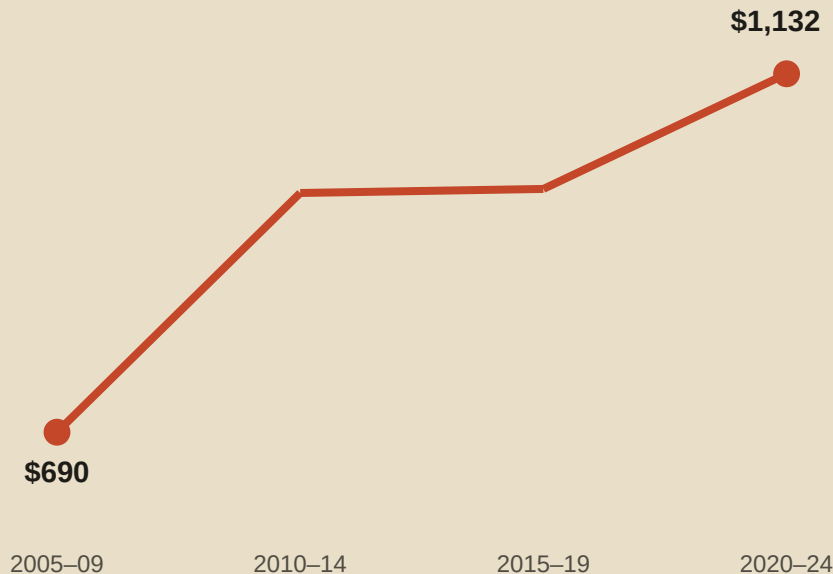
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 64%
since the 2005–2009
survey, before inflation.

\$1,132

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





THE SEAM

Cross one tract line and median rent jumps \$598.

A \$598 gap between neighbors, the sharpest rent edge between adjacent tracts in Johnson County.

TRACT 16.02

\$869

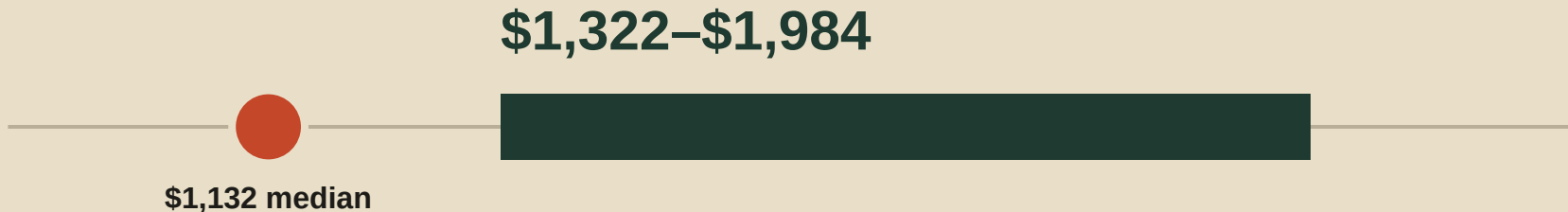
TRACT 12

\$1,467



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.

15

homes permitted, 2022–2025

20%

of those were in multifamily
buildings

78%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–1.3% to the 469 homes here.

1–6

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



HOME VALUE

A median home costs 15%
more than Iowa's.

\$240,200

median home value in Hills.

Hills



\$240,200

Iowa



\$208,000

U.S.



\$332,700

THAT WAS HILLS'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/hills/

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