



Manchester, Iowa.

Current market data.

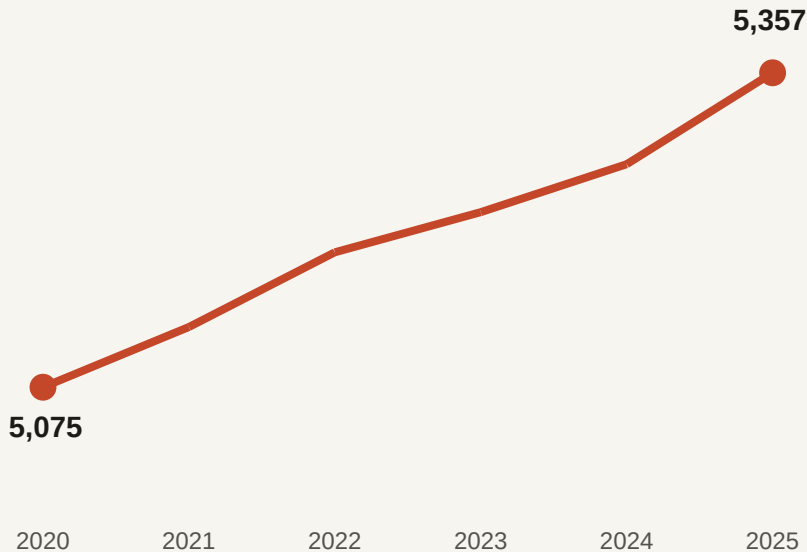
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Growing. Up 5.6% since
2020.**

5,357

people, the 78th-largest of Iowa's cities and towns.



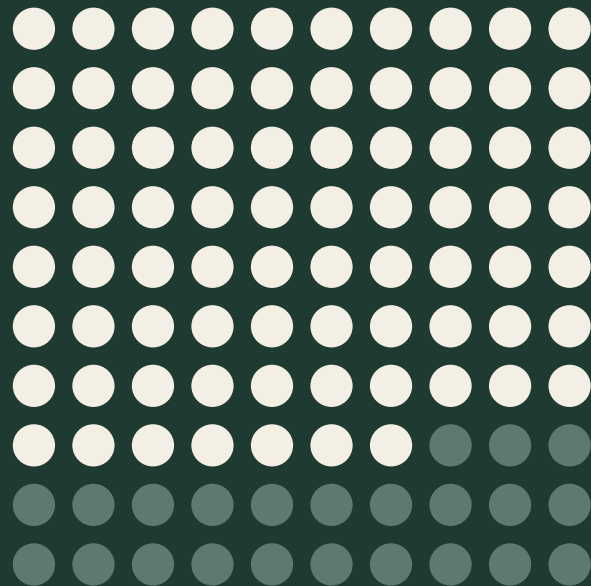
THE WORKDAY

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

76.8%

of 3,682 jobs located in Manchester are filled by
in-commuters.

Source: Census LEHD LODES, 2023



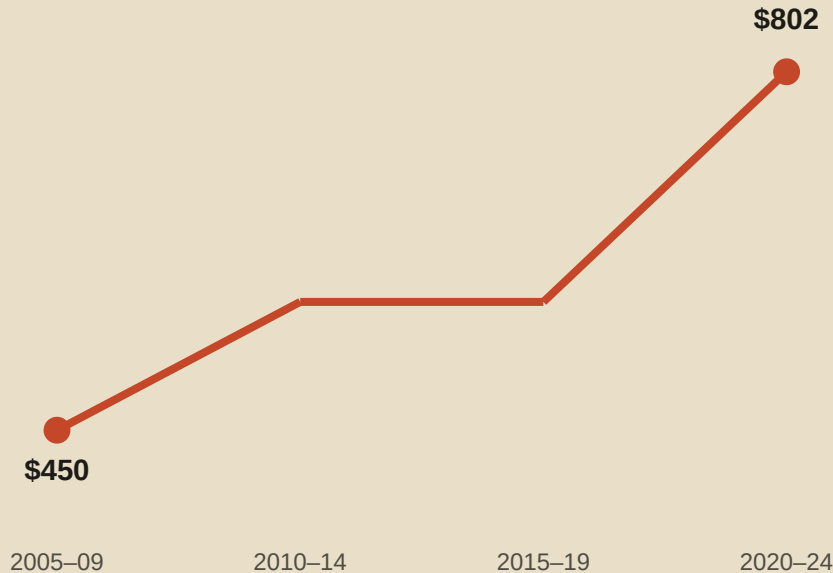
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 78%
since the 2005–2009
survey, before inflation.

\$802

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





THE SEAM

Cross one tract line and median rent jumps \$253.

A \$253 gap between neighbors, the sharpest rent edge between adjacent tracts in Delaware County.

TRACT 9504

\$549

TRACT 9503

\$802

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.

125

homes permitted, 2022–2025

64%

of those were in multifamily
buildings

91%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–1.3% to the 2,763 homes here.

7–37

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



HOME VALUE

A median home costs 33% less than Iowa's.

\$139,400

median home value in Manchester.

Manchester



\$139,400

Iowa



\$208,000

U.S.



\$332,700

THAT WAS MANCHESTER'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/manchester/

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