



McGregor, Iowa.

Current market data.

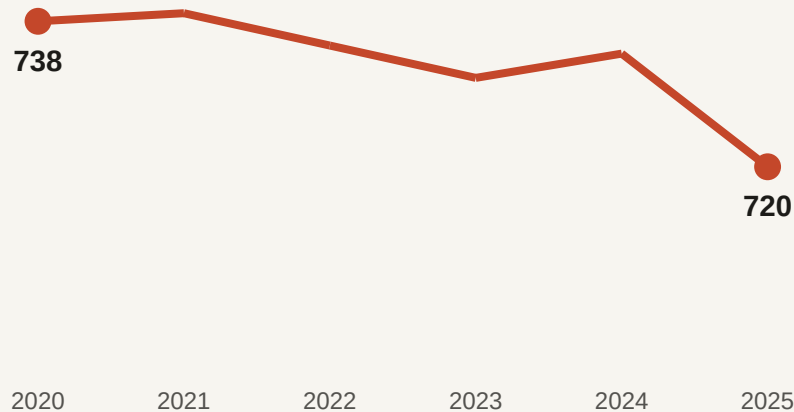
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 2.4% since 2020.

720

people, the 357th-largest of Iowa's cities and towns.



THE WORKDAY

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

94.8%

of 212 jobs located in McGregor are filled by in-commuters.



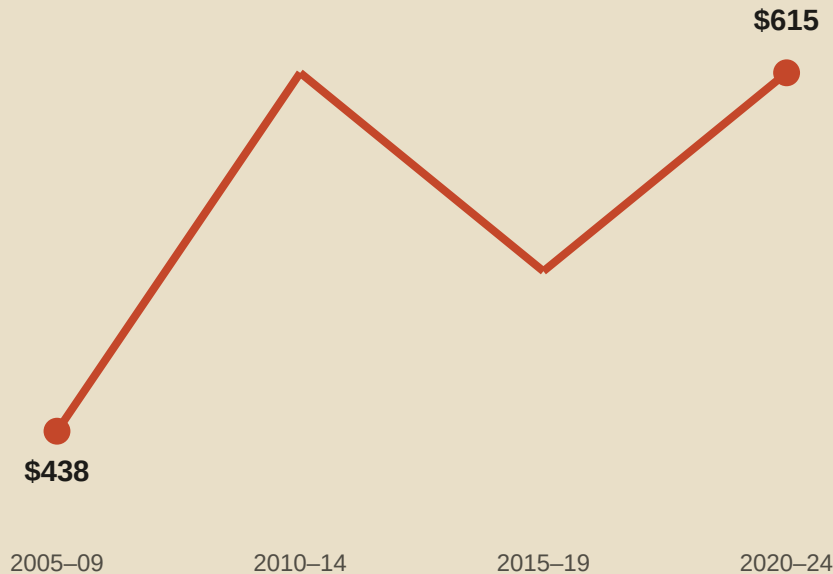
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 40%
since the 2005–2009
survey, before inflation.

\$615

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





THE SEAM

Cross one tract line and median rent jumps \$268.

A \$268 gap between neighbors, the sharpest rent edge between adjacent tracts in Clayton County.

TRACT 701

\$642

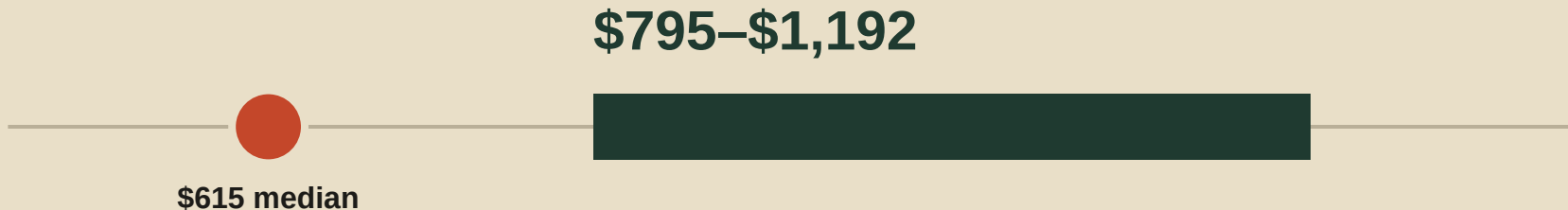
TRACT 702

\$910



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.

2

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

83%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.2–0.5% to the 412 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 23%
less than Iowa's.

\$161,100

median home value in McGregor.

McGregor



\$161,100

Iowa



\$208,000

U.S.



\$332,700



THAT WAS MCGREGOR'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/mcgregor/

The Almanac · your hyper-diligent research partner