



Menlo, Iowa.

Current market data.

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

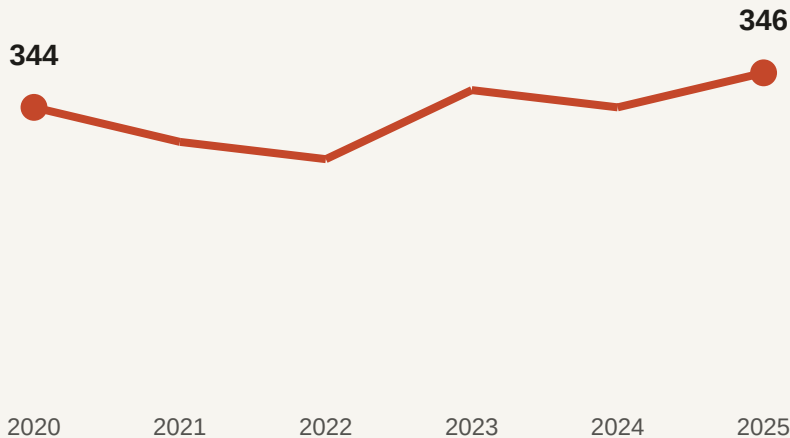


POPULATION

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

346

people, the 529th-largest of Iowa's cities and towns.

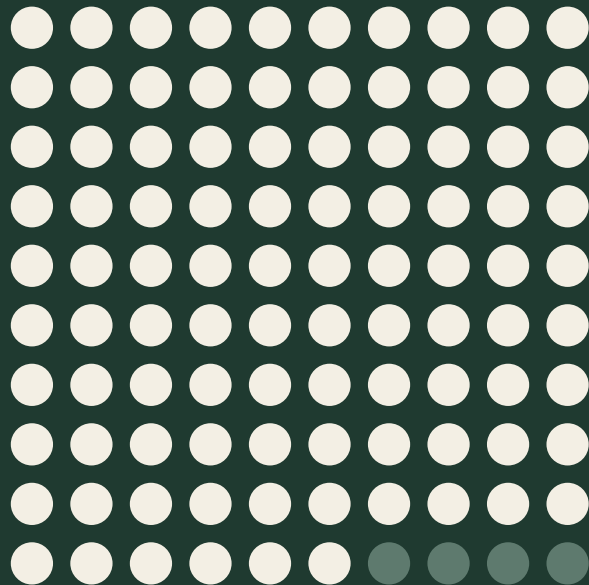


THE WORKDAY

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

96.0%

of 50 jobs located in Menlo are filled by in-commuters.



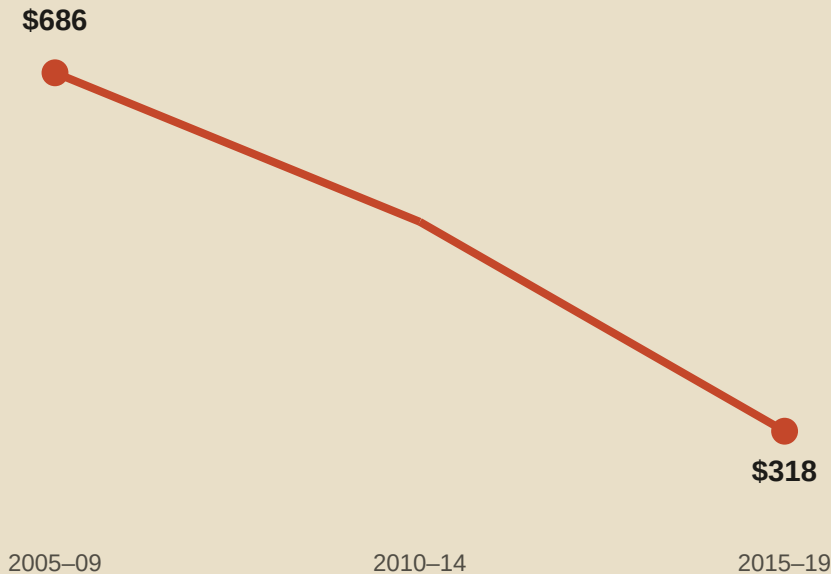
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is down 54%
since the 2005–2009
survey, before inflation.

\$318

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





THE SEAM

Cross one tract line and median rent jumps \$159.

A \$159 gap between neighbors, the sharpest rent edge between adjacent tracts in Guthrie County.

TRACT 9503

\$788

TRACT 9501

\$947

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.

5

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

92%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–0.5% to the 192 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 49%
less than Iowa's.

\$107,100

median home value in Menlo.

Menlo



\$107,100

Iowa



\$208,000

U.S.



\$332,700

THAT WAS MENLO'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/menlo/

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