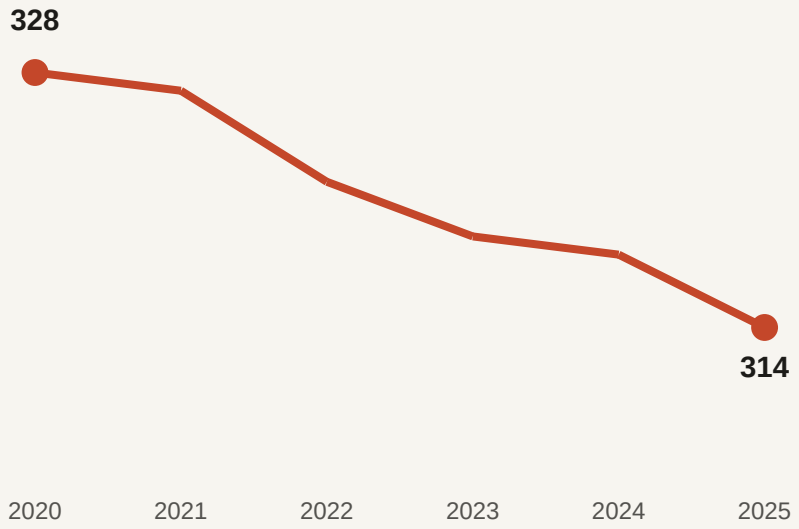
Nichols, Iowa.

Current market data.

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

POPULATION

Down 4.3% since 2020.



314

people, the 549th-largest of Iowa's cities and towns.

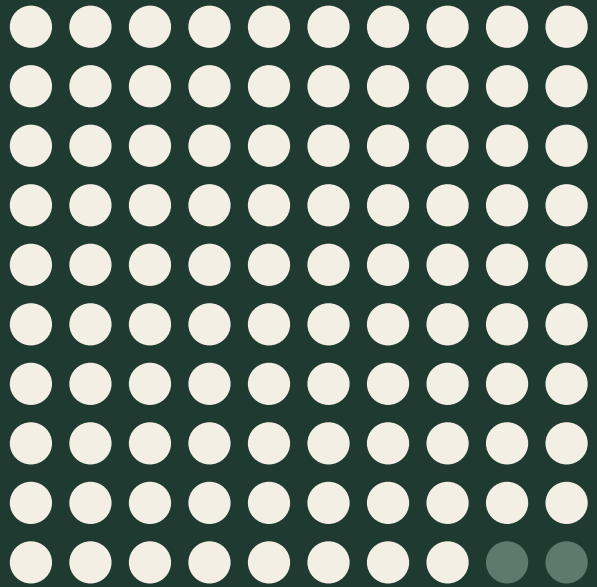
Source: Census Population Estimates, 2025

THE WORKDAY

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

98.4%

of 61 jobs located in Nichols are filled by in-commuters.



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

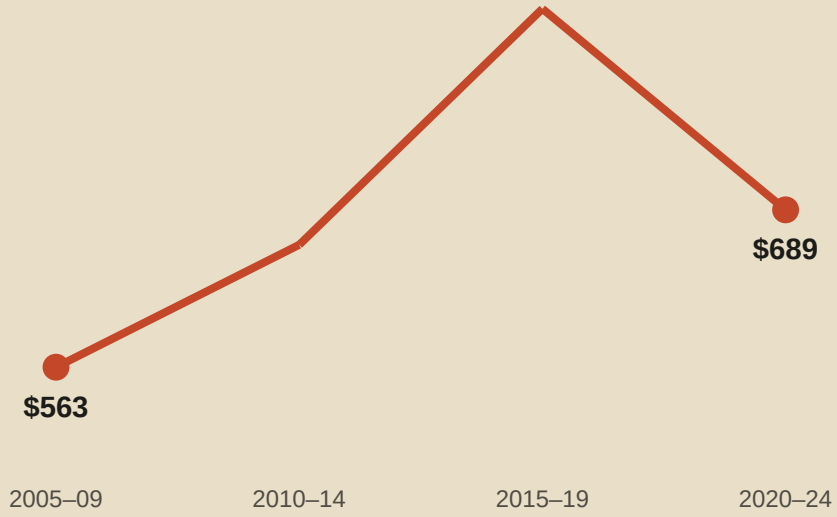
Source: Census LEHD LODES, 2023

RENT

Median rent is up 22% since the 2005–2009 survey, before inflation.

$689

a month. Iowa's median is $972.

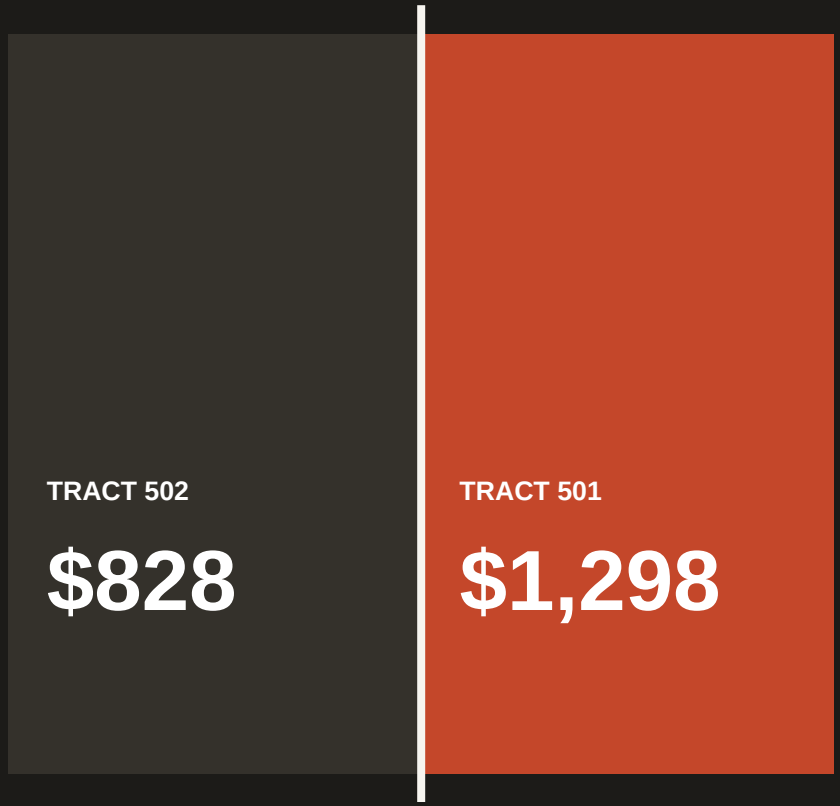


Source: Census ACS 5-year, 2020-2024

THE SEAM

Cross one tract line and median rent jumps $470.

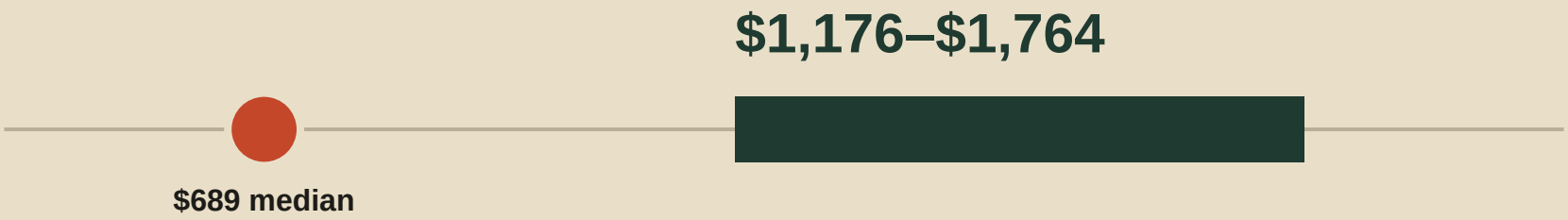
A $470 gap between neighbors, the sharpest rent edge between adjacent tracts in Muscatine County.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

Local wages can carry more rent than the median charged today.



is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

Most of the housing here is older than 2000.

2

homes permitted in ten years, 2016–2025

0%

of those were in multifamily buildings

96%

of all homes were built before 2000

Source: Census Building Permits Survey, 2016-2025; Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0–0.5% to the 198 homes here.

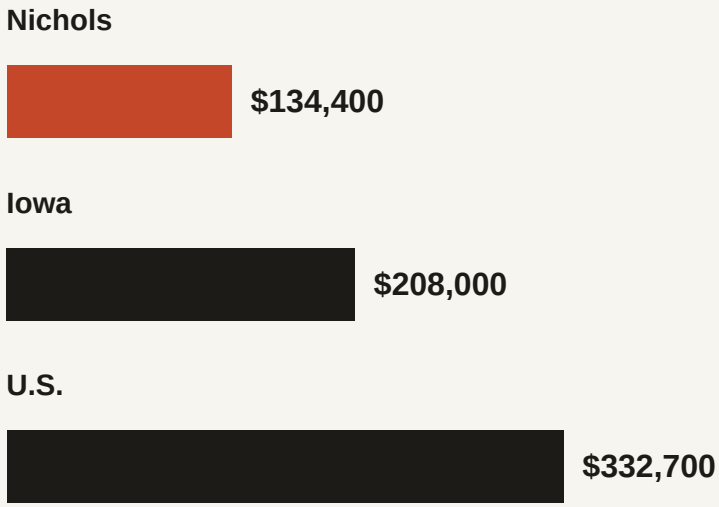
0–1

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

Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 35% less than Iowa's.



$134,400

median home value in Nichols.

Source: Census ACS 5-year, 2020-2024

THAT WAS NICHOLS'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/nichols/**