Pleasant Hill, Iowa.

Current market data.

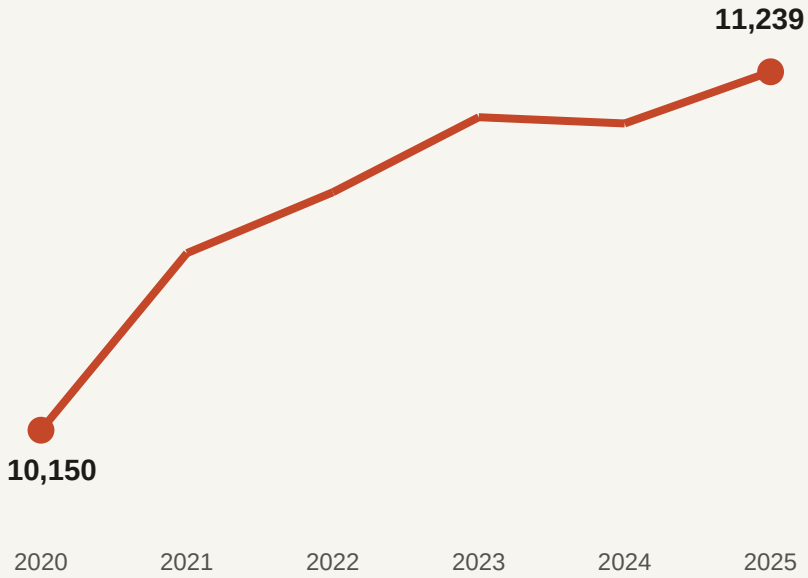
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 10.7% since 2020.

11,239

people, the 36th-largest of Iowa's cities and towns.



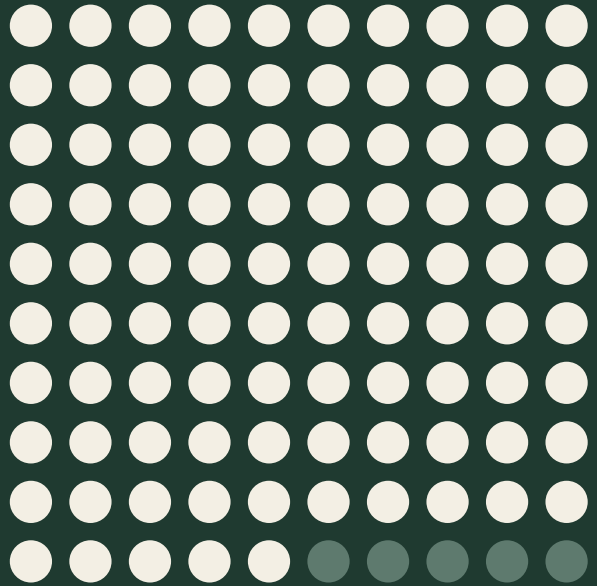
Source: Census Population Estimates, 2025

THE WORKDAY

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

95.2%

of 3,384 jobs located in Pleasant Hill are filled by in-commuters.



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

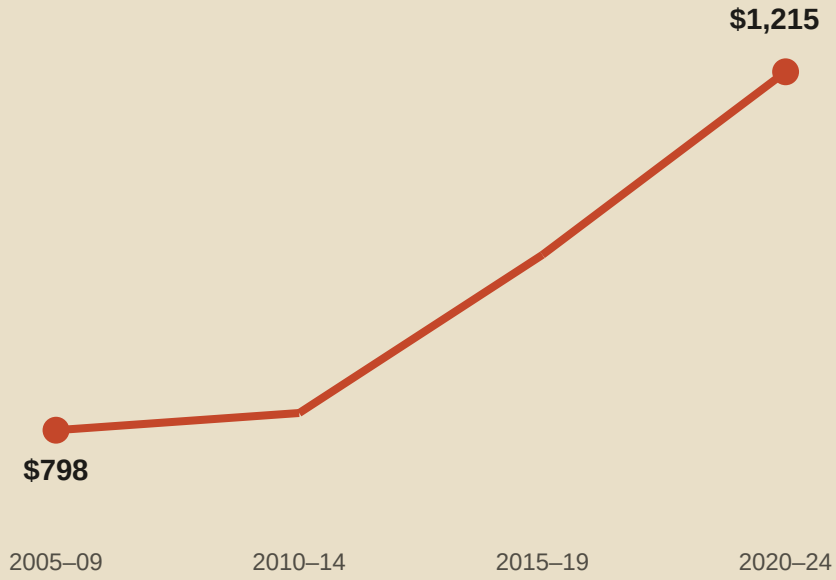
Source: Census LEHD LODES, 2023

RENT

Median rent is up 52% since the 2005–2009 survey, before inflation.

$1,215

a month. Iowa's median is $972.

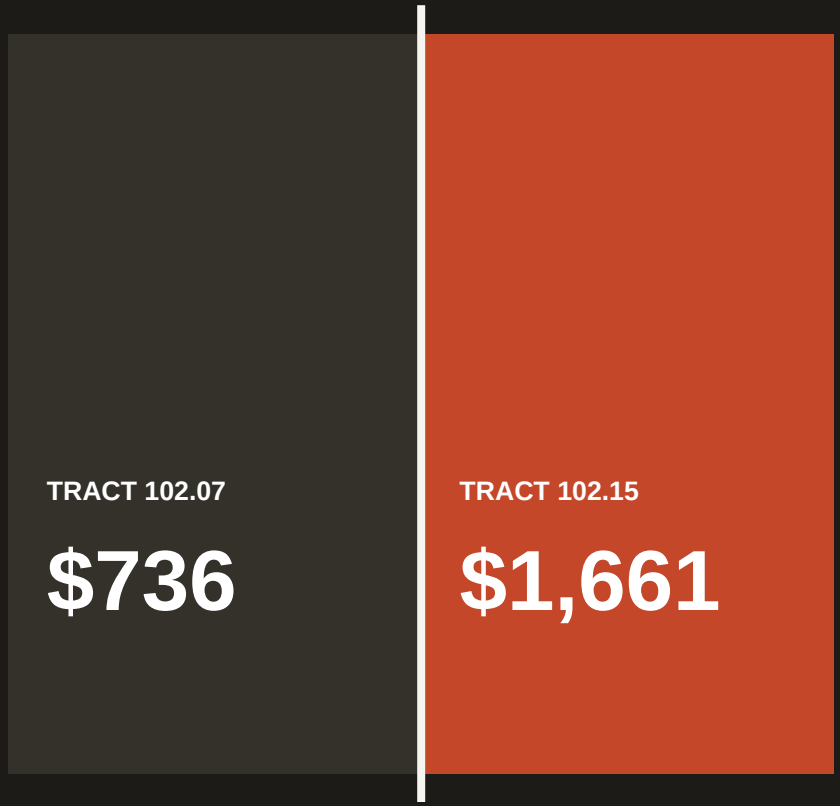


Source: Census ACS 5-year, 2020-2024

THE SEAM

Cross one tract line and median rent doubles.

A $925 gap between neighbors, the sharpest rent edge between adjacent tracts in Polk County.

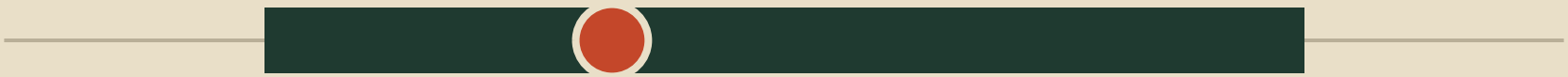


Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent sits inside what local wages can carry.

$1,041–$1,561



$1,215 median

is the monthly rent range local workforce wages support.

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

BUILDING

45% of the housing here was built before 2000.

1,356

homes permitted in ten years, 2016–2025

29%

of those were in multifamily buildings

45%

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 0.2–0.7% to the 4,621 homes here.

10–34

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

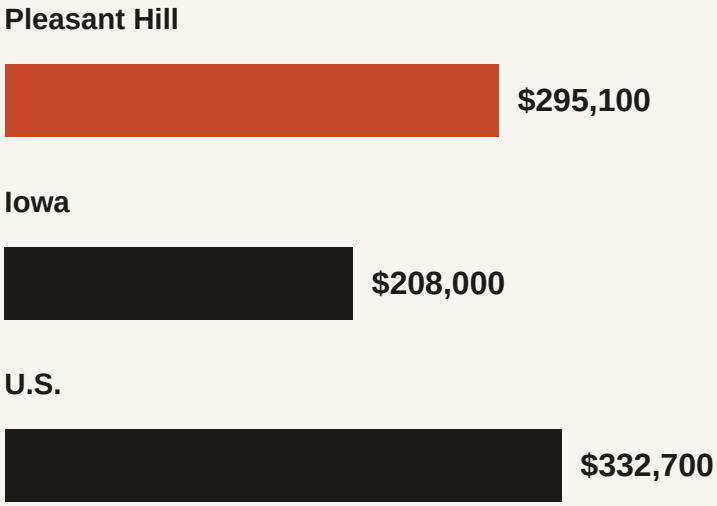
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 42% more than Iowa's.

$295,100

median home value in Pleasant Hill.



Source: Census ACS 5-year, 2020-2024

THAT WAS PLEASANT HILL'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/pleasant-hill/**