



Shenandoah, Iowa.

Current market data.

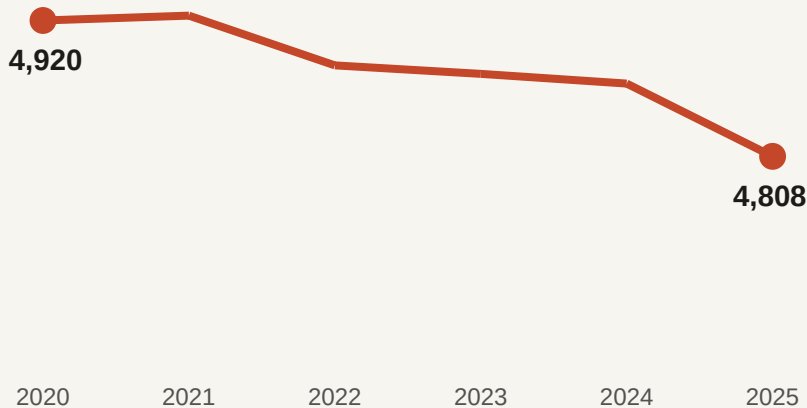
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 2.3% since 2020.

4,808

people, the 89th-largest of Iowa's cities and towns.



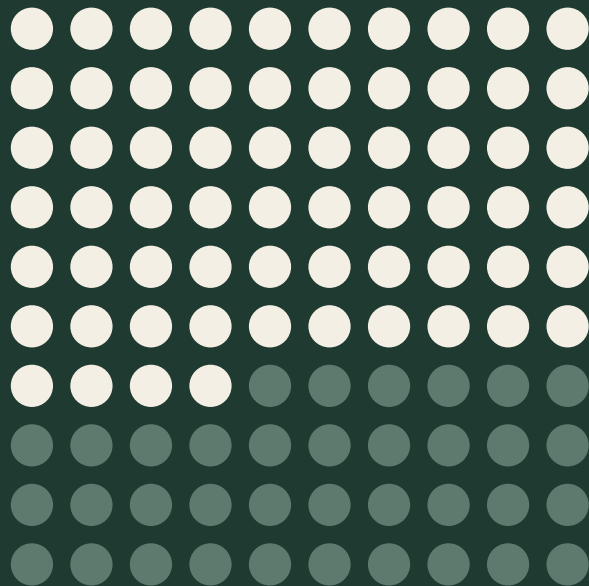
THE WORKDAY

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

64.2%

of 2,419 jobs located in Shenandoah are filled by in-commuters.

Source: Census LEHD LODES, 2023



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

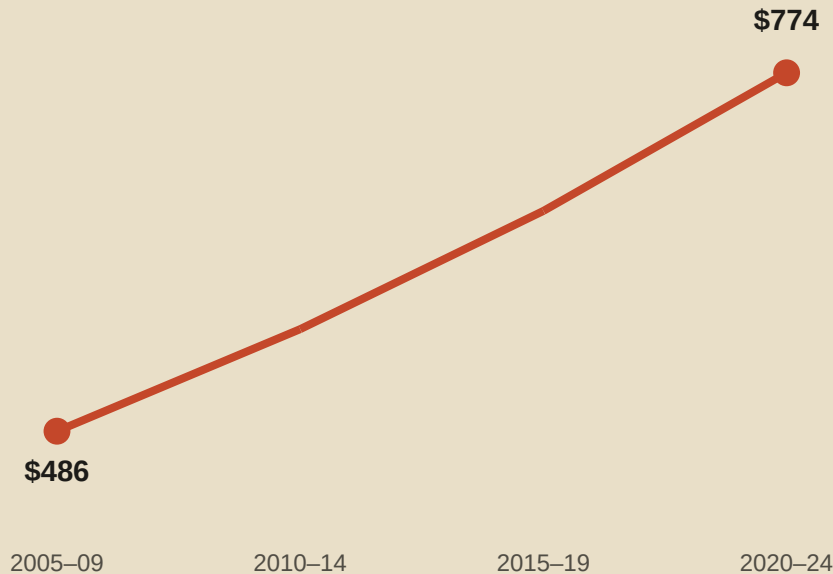


RENT

**Median rent is up 59%
since the 2005–2009
survey, before inflation.**

\$774

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





THE SEAM

Cross one tract line and median rent jumps \$186.

A \$186 gap between neighbors, the sharpest rent edge between adjacent tracts in Page County.

TRACT 4905

\$631

TRACT 4906

\$817



ROOM TO BUILD

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

\$828–\$1,242



\$774 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

47

homes permitted, 2022–2025

64%

of those were in multifamily
buildings

93%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.2–1.0% to the 2,486 homes here.

5–24

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



HOME VALUE

A median home costs 44% less than Iowa's.

\$116,700

median home value in Shenandoah.

Shenandoah



\$116,700

Iowa



\$208,000

U.S.



\$332,700

THAT WAS SHENANDOAH'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/shenandoah/

The Almanac · your hyper-diligent research partner