



# Van Meter, Iowa.

Current market data.

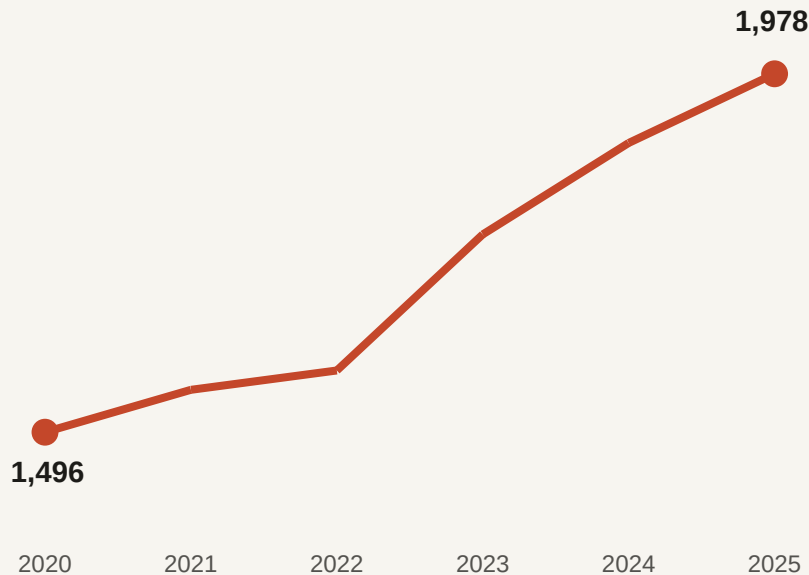
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 32.2% since 2020.

1,978

people, the 170th-largest of Iowa's cities and towns.



THE WORKDAY

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

95.2%

of 455 jobs located in Van Meter are filled by in-commuters.



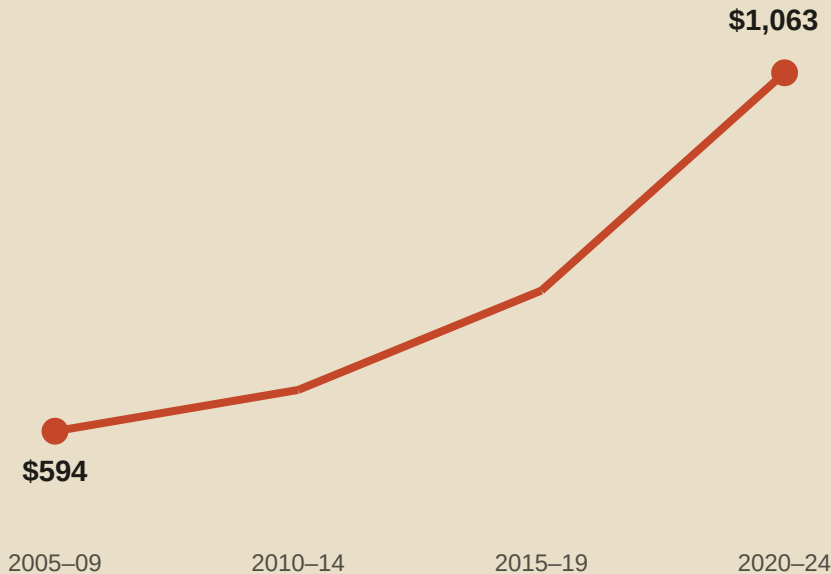
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 79%  
since the 2005–2009  
survey, before inflation.

**\$1,063**

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





## THE SEAM

# Cross one tract line and median rent jumps \$731.

A \$731 gap between neighbors, the sharpest rent edge between adjacent tracts in Dallas County.

TRACT 501

**\$866**

TRACT 508.03

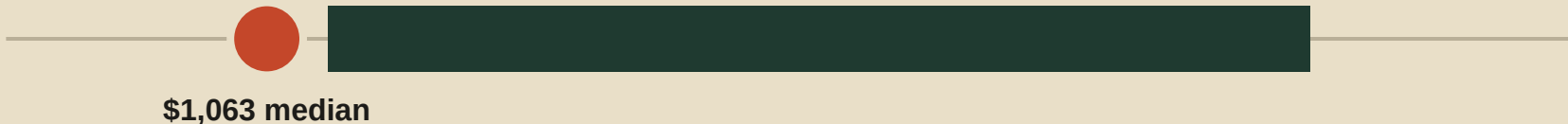
**\$1,597**



## ROOM TO BUILD

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

**\$1,097–\$1,646**



is the monthly rent range local workforce wages support.



BUILDING

# 61% of the housing here was built before 2000.

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**293**

homes permitted in ten years,  
2016–2025

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**9%**

of those were in multifamily  
buildings

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**61%**

of all homes were built before 2000

## UNITS NEEDED

**Closing the gap would add 0–1.0% to the 502 homes here.**

**0–5**

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



## HOME VALUE

A median home costs 27%  
more than Iowa's.

**\$264,000**

median home value in Van Meter.

Van Meter



\$264,000

Iowa



\$208,000

U.S.



\$332,700



THAT WAS VAN METER'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/van-meter/\*\*](https://almanacdata.ai/e/ia/van-meter/)

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