



Waterloo, Iowa.

Current market data.

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

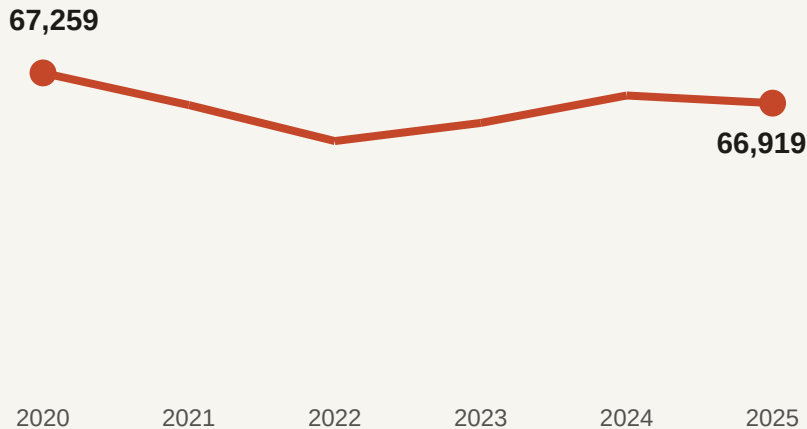


POPULATION

Down 0.5% since 2020.

66,919

people, the 9th-largest of Iowa's cities and towns.

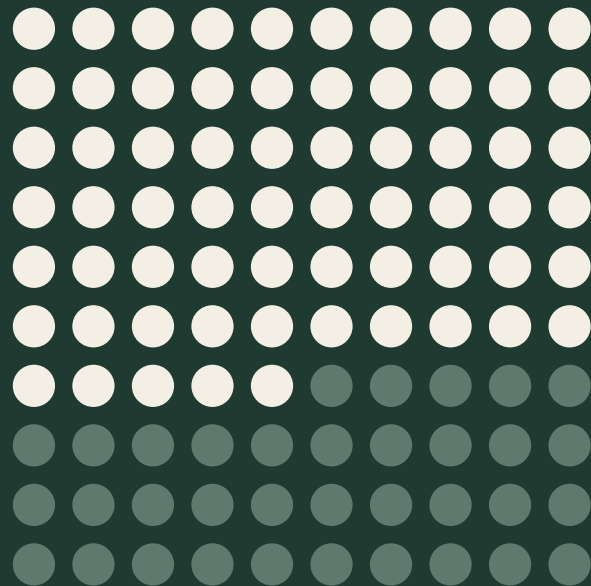


THE WORKDAY

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

64.8%

of 46,923 jobs located in Waterloo are filled by in-commuters.



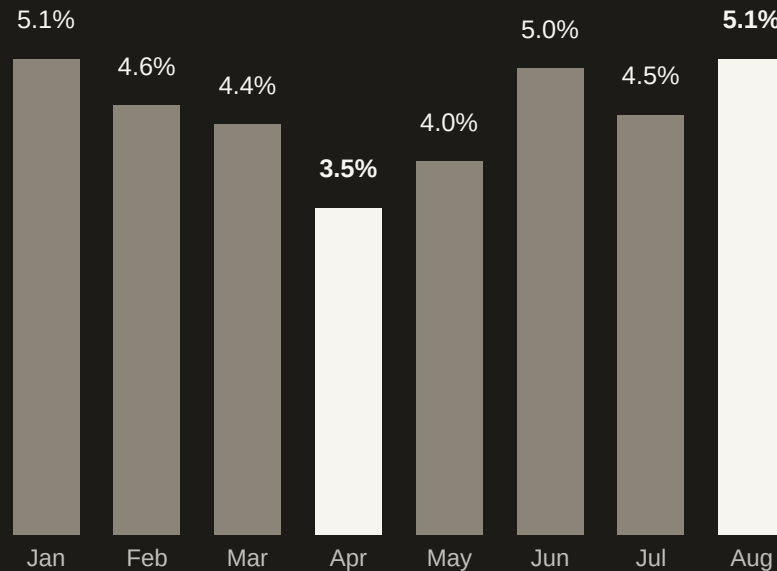
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
3.5%.

5.1%

in August 2026, the latest month released. A year earlier it was 5.3%.

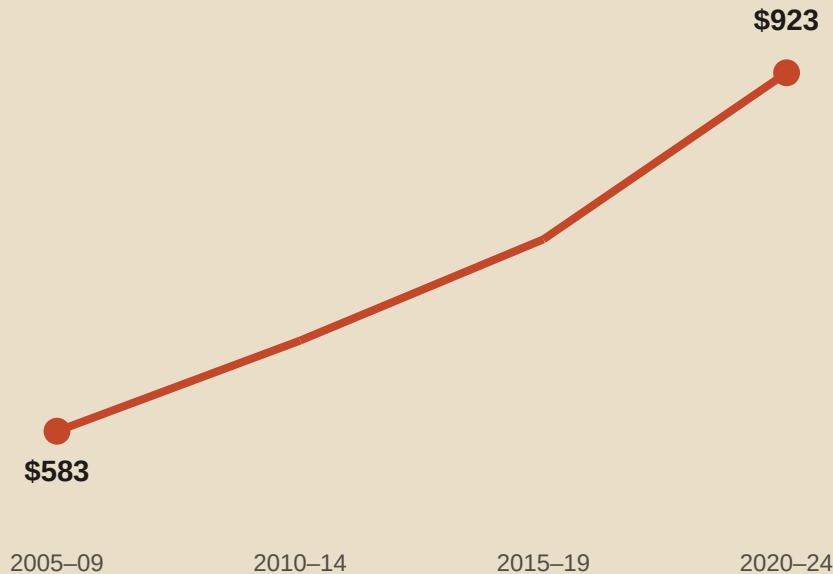


RENT

**Median rent is up 58%
since the 2005–2009
survey, before inflation.**

\$923

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





THE SEAM

Cross one tract line and median rent doubles.

A \$1,265 gap between neighbors, the sharpest rent edge between adjacent tracts in Black Hawk County.

TRACT 1

\$790

TRACT 18

\$2,055

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.

727

homes permitted, 2022–2025

78%

of those were in multifamily
buildings

87%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–1.5% to the 32,143 homes here.

105–469

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



HOME VALUE

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

\$152,600

median home value in Waterloo.

Waterloo



\$152,600

Iowa



\$208,000

U.S.



\$332,700

THAT WAS WATERLOO'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/waterloo/**](https://almanacdata.ai/e/ia/waterloo/)

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