



West Branch, Iowa.

Current market data.

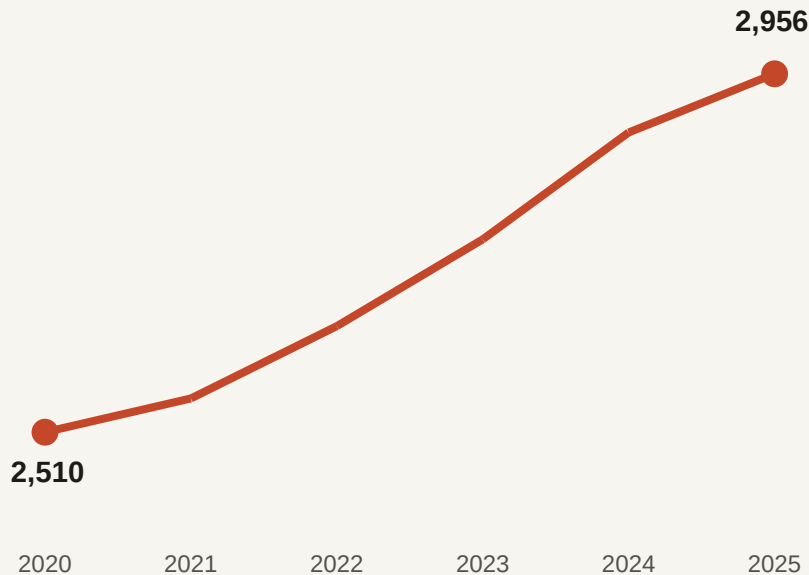
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Growing. Up 17.8% since
2020.**

2,956

people, the 123rd-largest of Iowa's cities and towns.



THE WORKDAY

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

89.5%

of 945 jobs located in West Branch are filled by in-commuters.



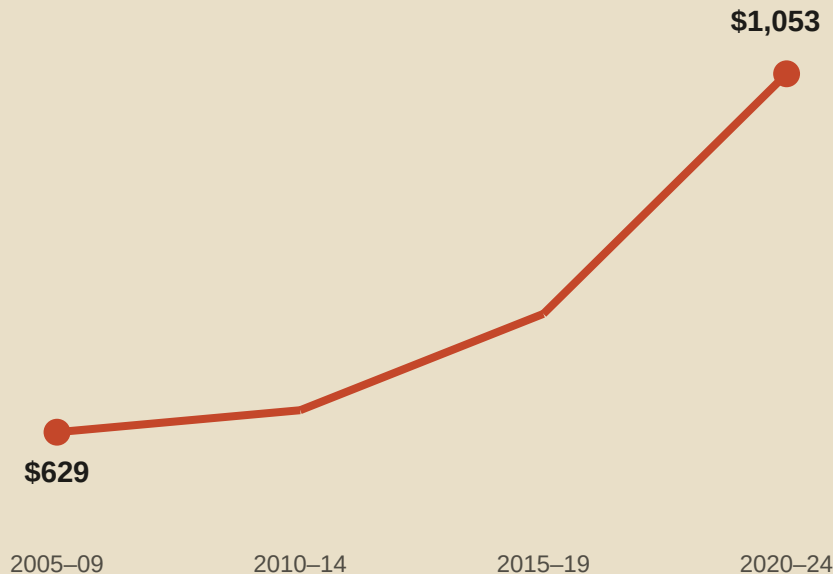
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 67%
since the 2005–2009
survey, before inflation.

\$1,053

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





THE SEAM

Cross one tract line and median rent jumps \$120.

A \$120 gap between neighbors, the sharpest rent edge between adjacent tracts in Cedar County.

TRACT 4503

\$845

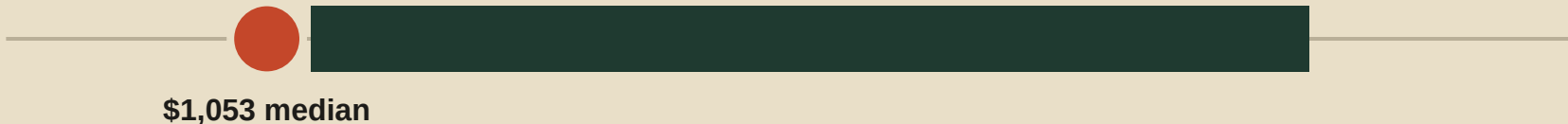
TRACT 4505

\$965

ROOM TO BUILD

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

\$1,077–\$1,616



is the monthly rent range local workforce wages support.

BUILDING

57% of the housing here was built before 2000.

247

homes permitted, 2022–2025

84%

of those were in multifamily
buildings

57%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.8% to the 1,131 homes here.

1–9

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



HOME VALUE

A median home costs 4%
more than Iowa's.

\$216,100

median home value in West Branch.

West Branch



\$216,100

Iowa



\$208,000

U.S.



\$332,700

THAT WAS WEST BRANCH'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/west-branch/

The Almanac · your hyper-diligent research partner