



Merriam, Kansas.

Current market data.

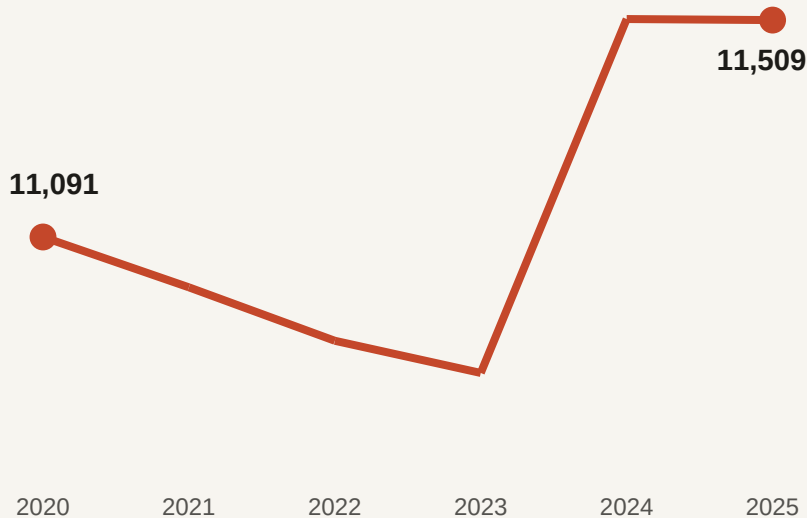
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 3.8% since 2020.

11,509

people, the 32nd-largest of Kansas's cities and towns.



THE WORKDAY

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

97.3%

of 12,733 jobs located in Merriam are filled by in-commuters.



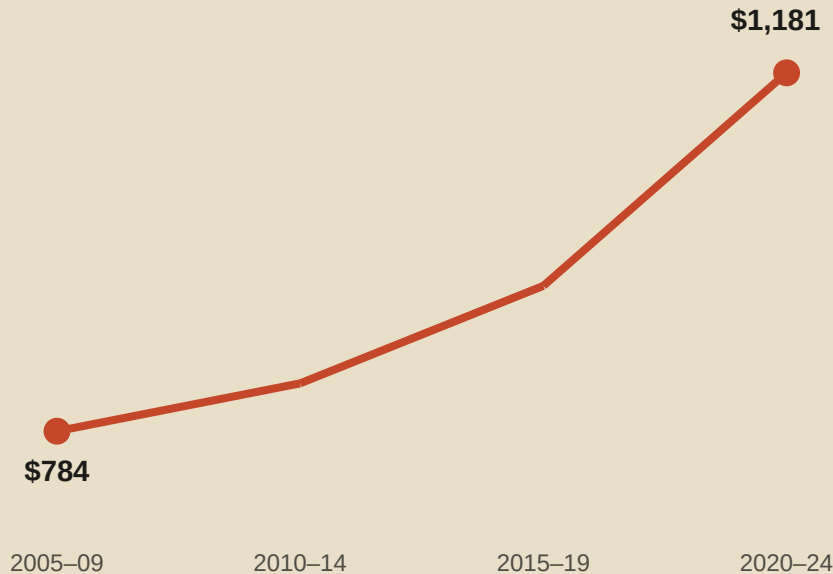
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 51%
since the 2005–2009
survey, before inflation.

\$1,181

a month. Kansas's median is \$1,060.





THE SEAM

Cross one tract line and median rent doubles.

A \$2,307 gap between neighbors, the sharpest rent edge between adjacent tracts in Johnson County.

TRACT 535.57

\$988

TRACT 536.03

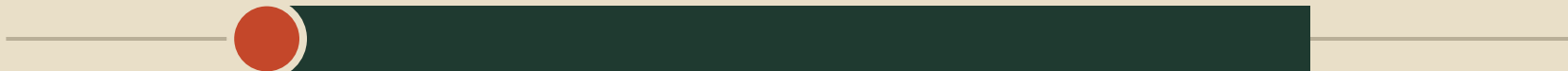
\$3,295



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,181–\$1,772



\$1,181 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

763

homes permitted in ten years,
2016–2025

98%

of those were in multifamily
buildings

91%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–2.3% to the 5,537 homes here.

19–127

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



HOME VALUE

A median home costs 21% more than Kansas's.

\$263,300

median home value in Merriam.

Merriam



\$263,300

Kansas



\$217,200

U.S.



\$332,700

THAT WAS MERRIAM'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/ks/merriam/

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