



Ava, Missouri.

Current market data.

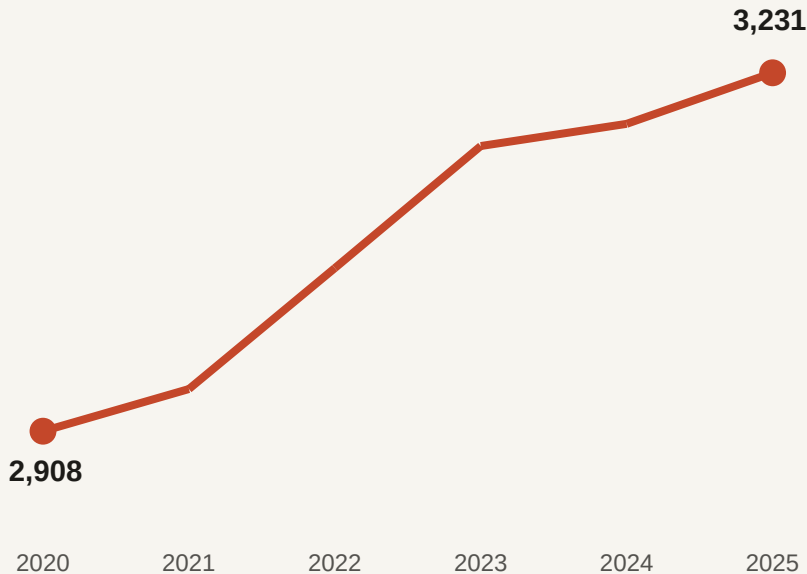
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 11.1% since 2020.

3,231

people, the 178th-largest of Missouri's cities and towns.

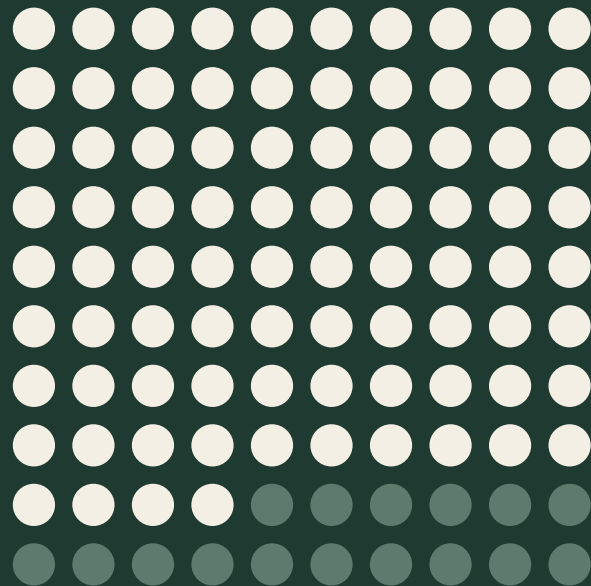


THE WORKDAY

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

84.1%

of 2,016 jobs located in Ava are filled by in-commuters.



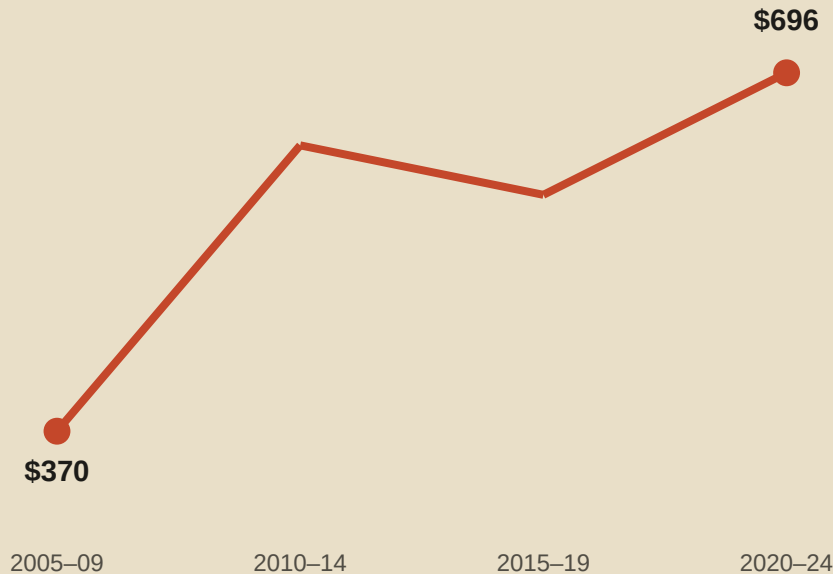
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 88%
since the 2005–2009
survey, before inflation.

\$696

a month. Missouri's median is \$1,033.



THE SEAM

Cross one tract line and median rent jumps \$314.

A \$314 gap between neighbors, the sharpest rent edge between adjacent tracts in Douglas County.

TRACT 9501

\$693

TRACT 9502

\$1,007

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.

83

homes permitted, 2022–2025

69%

of those were in multifamily
buildings

92%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.3–1.6% to the 1,227 homes here.

4–20

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



HOME VALUE

A median home costs 36% less than Missouri's.

\$148,000

median home value in Ava.

Ava



\$148,000

Missouri



\$230,300

U.S.



\$332,700



THAT WAS AVA'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/mo/ava/**](https://almanacdata.ai/e/mo/ava/)

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