



Avondale, Missouri.

Current market data.

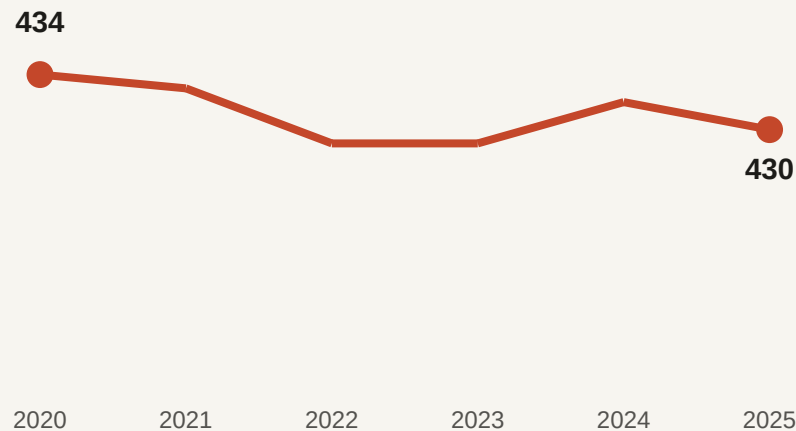
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 0.9% since 2020.

430

people, the 496th-largest of Missouri's cities and towns.



THE WORKDAY

Every job here goes to
someone who lives
somewhere else.

100.0%

of 16 jobs located in Avondale are filled by in-commuters.



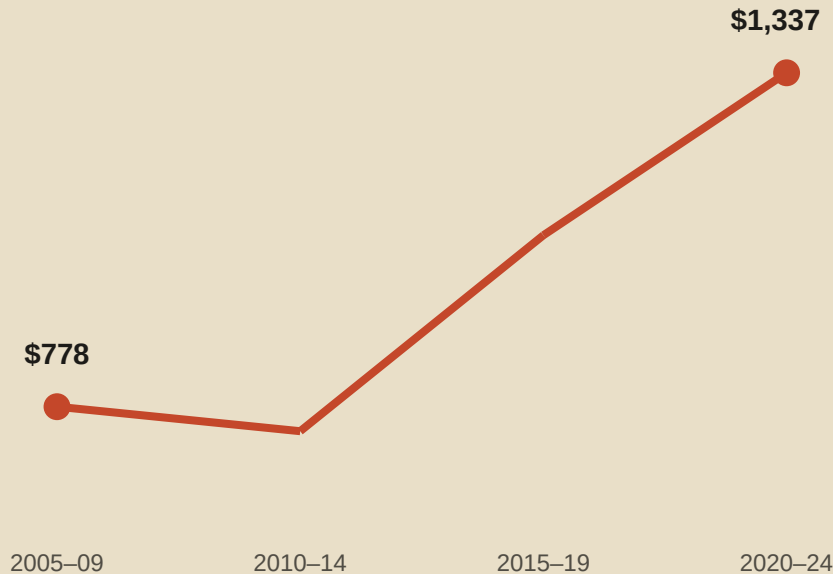
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 72%
since the 2005–2009
survey, before inflation.

\$1,337

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,156 gap between neighbors, the sharpest rent edge between adjacent tracts in Clay County.

TRACT 219

\$1,225

TRACT 218.07

\$2,381

ROOM TO BUILD

The median rent is above what local wages can carry.

\$583–\$875



\$1,337 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

0

homes permitted in ten years, 2016–2025

100%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–0.6% to the 174 homes here.

0–1

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



HOME VALUE

A median home costs 29% less than Missouri's.

\$164,100

median home value in Avondale.

Avondale



\$164,100

Missouri



\$230,300

U.S.



\$332,700

THAT WAS AVONDALE'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/avondale/

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