



Bates City, Missouri.

Current market data.

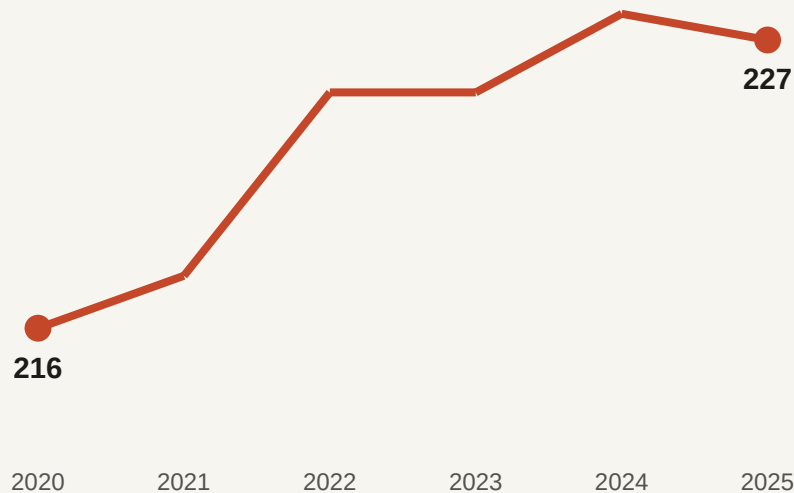
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 5.1% since 2020.

227

people, the 634th-largest of Missouri's cities and towns.



THE WORKDAY

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

98.9%

of 268 jobs located in Bates City are filled by in-commuters.



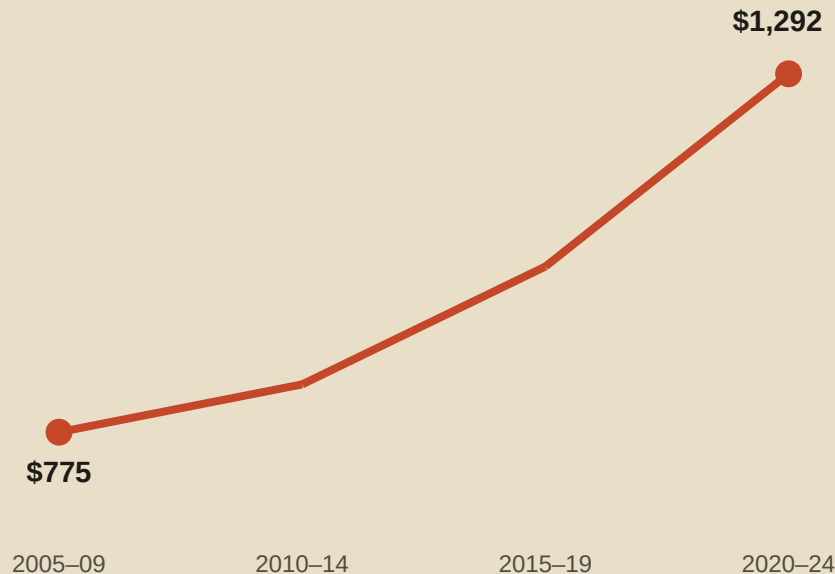
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

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

\$1,292

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





THE SEAM

Cross one tract line and median rent jumps \$267.

A \$267 gap between neighbors, the sharpest rent edge between adjacent tracts in Lafayette County.

TRACT 905

\$796

TRACT 906.01

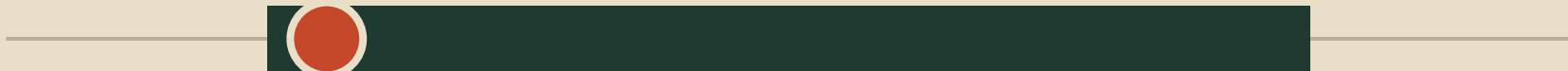
\$1,063



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,256–\$1,883



\$1,292 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

11

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

89%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–4% to the 80 homes here.

0–3

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



HOME VALUE

A median home costs 5%
less than Missouri's.

\$218,800

median home value in Bates City.

Bates City



\$218,800

Missouri



\$230,300

U.S.



\$332,700

THAT WAS BATES CITY'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/bates-city/

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