



Bellefontaine Neighbors, Missouri.

Current market data.

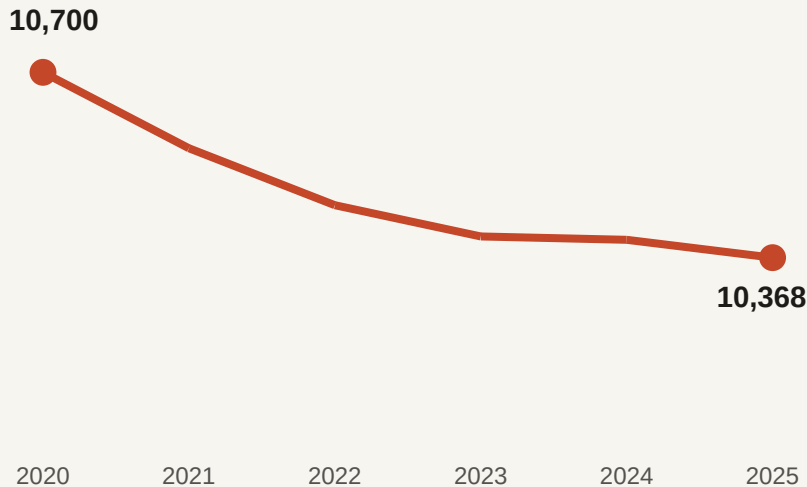
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 3.1% since 2020.

10,368

people, the 76th-largest of Missouri's cities and towns.



THE WORKDAY

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

93.7%

of 1,999 jobs located in Bellefontaine Neighbors are filled by in-commuters.



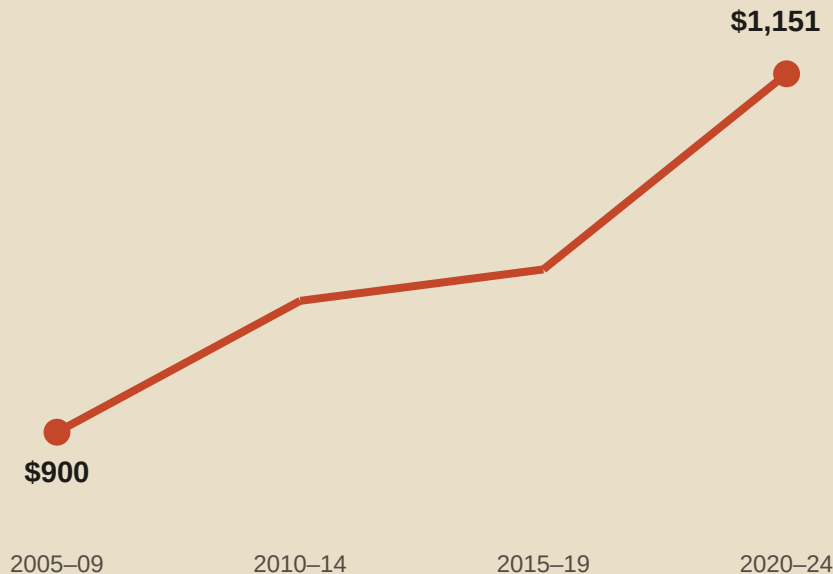
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 28%
since the 2005–2009
survey, before inflation.

\$1,151

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,530 gap between neighbors, the sharpest rent edge between adjacent tracts in St. Louis County.

TRACT 2208.01

\$971

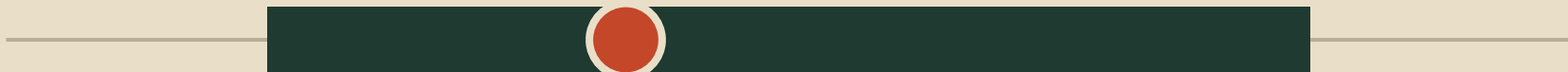
TRACT 2195.02

\$3,501

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$982–\$1,473



\$1,151 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

14

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

97%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4% to the 4,821 homes here.

18–20

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



HOME VALUE

A median home costs 57%
less than Missouri's.

\$99,700

median home value in Bellefontaine Neighbors.

Bellefontaine Neighbors



\$99,700

Missouri



\$230,300

U.S.



\$332,700

THAT WAS BELLEFONTAINE NEIGHBORS'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/bellefontaine-neighbors/**](https://almanacdata.ai/e/mo/bellefontaine-neighbors/)

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