



Beverly Hills, Missouri.

Current market data.

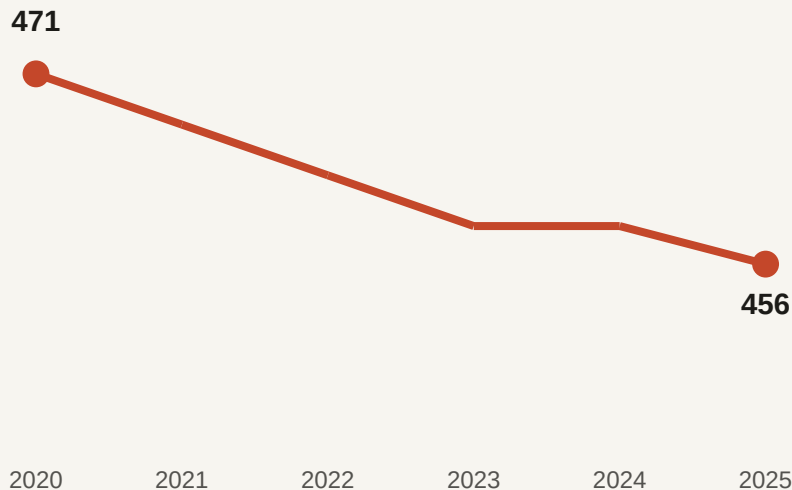
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 3.2% since 2020.

456

people, the 483rd-largest of Missouri's cities and towns.



THE WORKDAY

Every job here goes to
someone who lives
somewhere else.

99.6%

of 224 jobs located in Beverly Hills are filled by in-commuters.



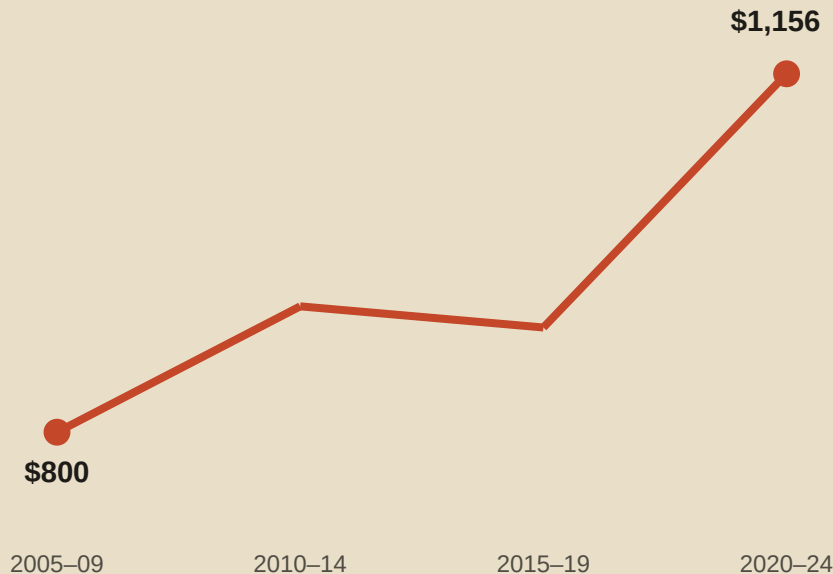
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 45%
since the 2005–2009
survey, before inflation.

\$1,156

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

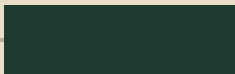
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$341–\$512



\$1,156 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 0.4–0.7% to the 272 homes here.

1–2

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



HOME VALUE

A median home costs 69% less than Missouri's.

\$70,900

median home value in Beverly Hills.

Beverly Hills



\$70,900

Missouri



\$230,300

U.S.



\$332,700

THAT WAS BEVERLY HILLS'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/beverly-hills/**](https://almanacdata.ai/e/mo/beverly-hills/)

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