Bolivar, Missouri.

Current market data.

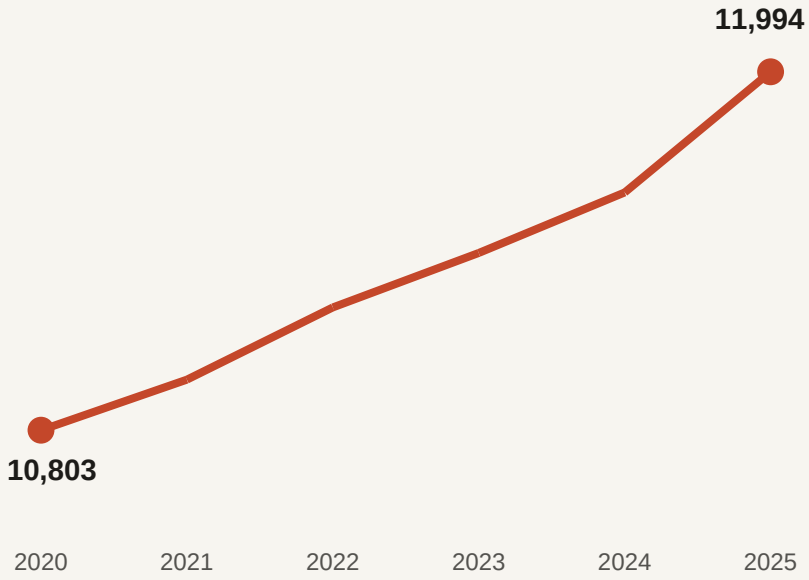
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 11.0% since 2020.

11,994

people, the 69th-largest of Missouri's cities and towns.



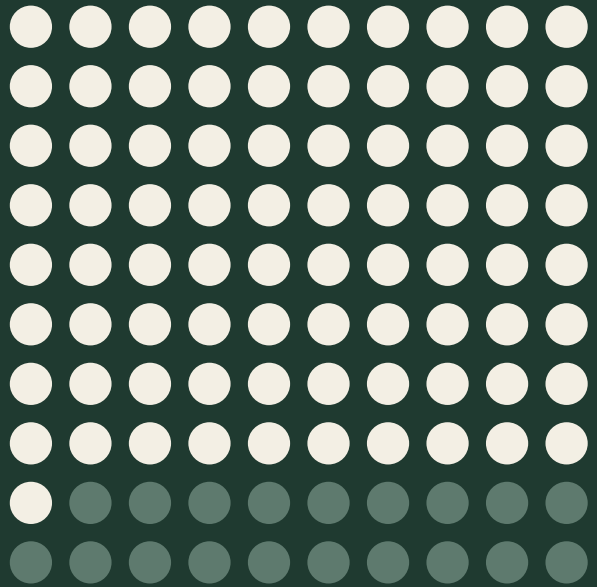
Source: Census Population Estimates, 2025

THE WORKDAY

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

81.1%

of 7,173 jobs located in Bolivar are filled by in-commuters.



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

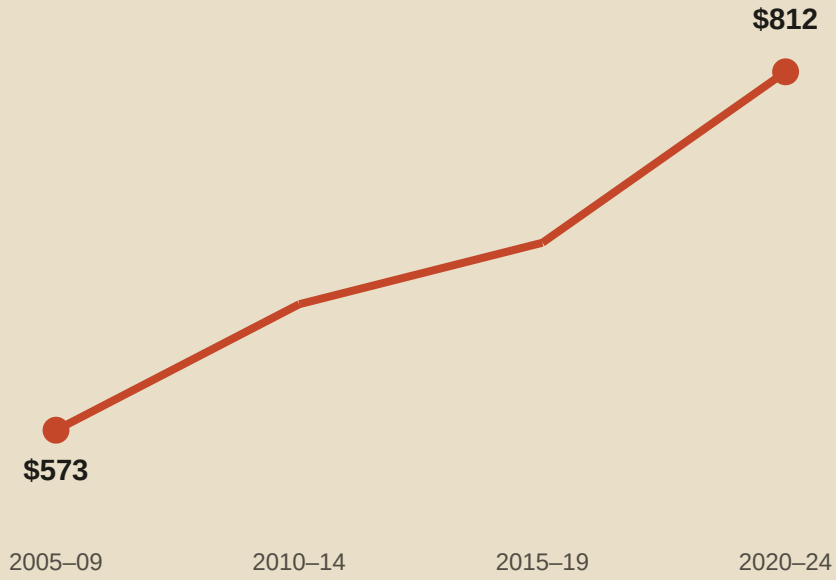
Source: Census LEHD LODES, 2023

RENT

Median rent is up 42% since the 2005–2009 survey, before inflation.

$812

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

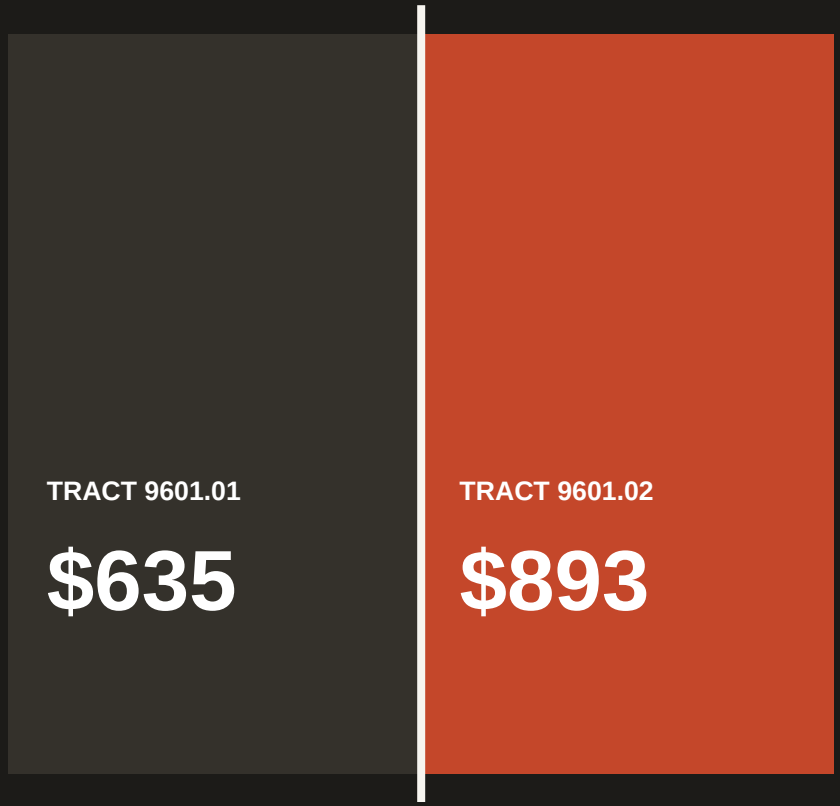


Source: Census ACS 5-year, 2020-2024

THE SEAM

Cross one tract line and median rent jumps $258.

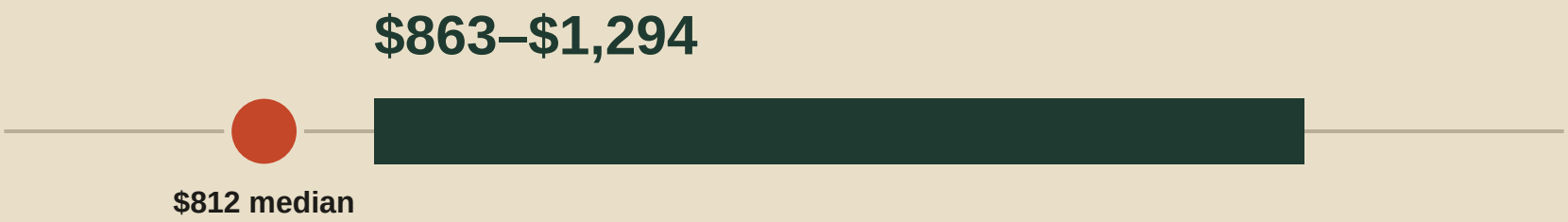
A $258 gap between neighbors, the sharpest rent edge between adjacent tracts in Polk County.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

Local wages can carry more rent than the median charged today.



is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

72% of the housing here was built before 2000.

397

homes permitted, 2022–2025

42%

of those were in multifamily buildings

72%

of all homes were built before 2000

Source: Census Building Permits Survey, 2022-2025; Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.5–1.4% to the 5,085 homes here.

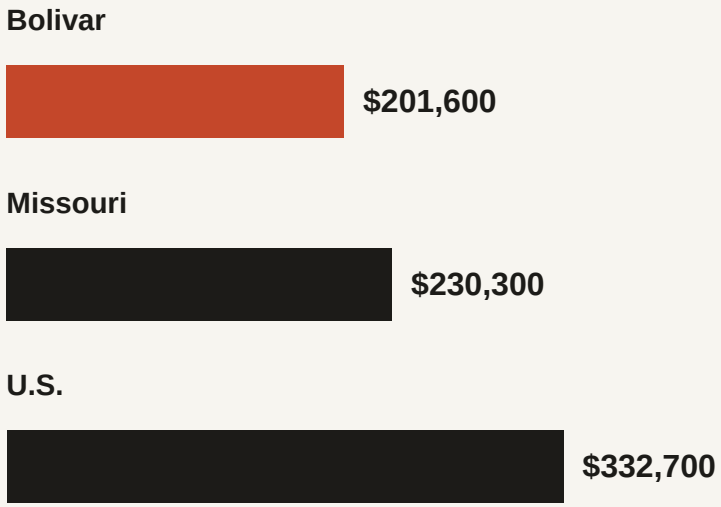
23–72

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

Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 12% less than Missouri's.



$201,600

median home value in Bolivar.

Source: Census ACS 5-year, 2020-2024

THAT WAS BOLIVAR'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/bolivar/**