



Buffalo, Missouri.

Current market data.

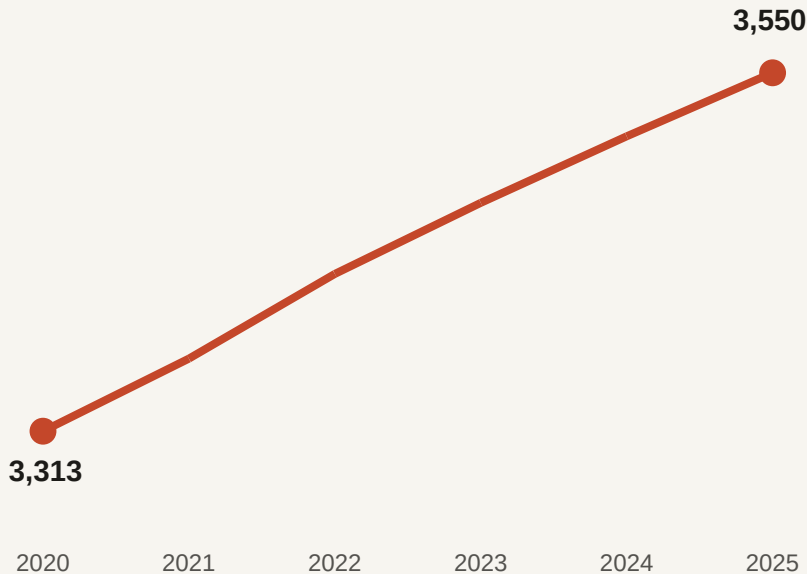
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 7.2% since 2020.

3,550

people, the 172nd-largest of Missouri's cities and towns.



THE WORKDAY

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

86.4%

of 1,667 jobs located in Buffalo are filled by in-commuters.



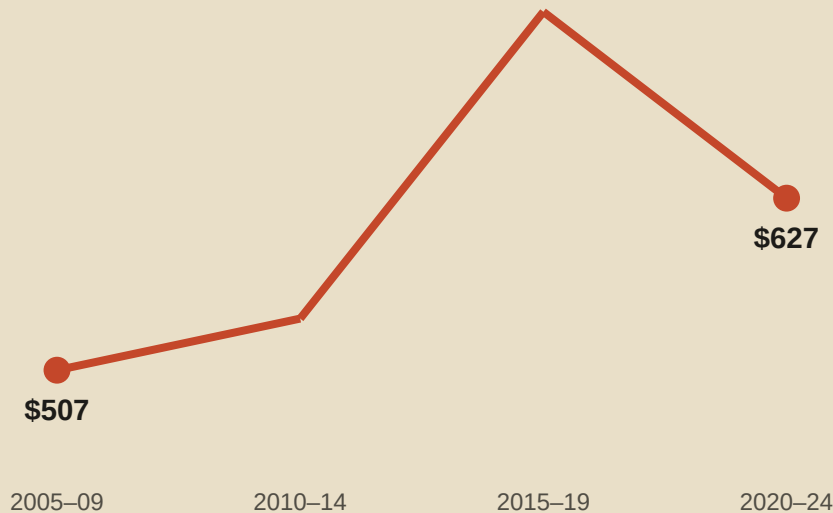
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 24%
since the 2005–2009
survey, before inflation.

\$627

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





THE SEAM

Cross one tract line and median rent jumps \$306.

A \$306 gap between neighbors, the sharpest rent edge between adjacent tracts in Dallas County.

TRACT 4802

\$636

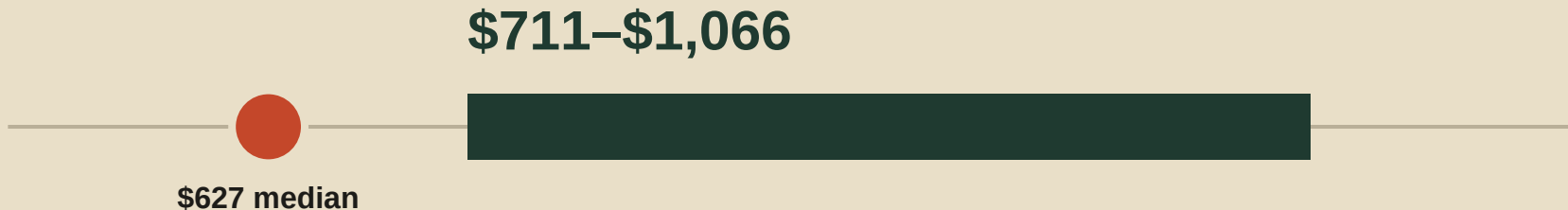
TRACT 4803.02

\$942



ROOM TO BUILD

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



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

50

homes permitted, 2022–2025

16%

of those were in multifamily
buildings

81%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.3–0.9% to the 1,835 homes here.

5–17

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



HOME VALUE

A median home costs 38% less than Missouri's.

\$141,800

median home value in Buffalo.

Buffalo



\$141,800

Missouri



\$230,300

U.S.



\$332,700

THAT WAS BUFFALO'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/buffalo/**](https://almanacdata.ai/e/mo/buffalo/)

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