



Byrnes Mill, Missouri.

Current market data.

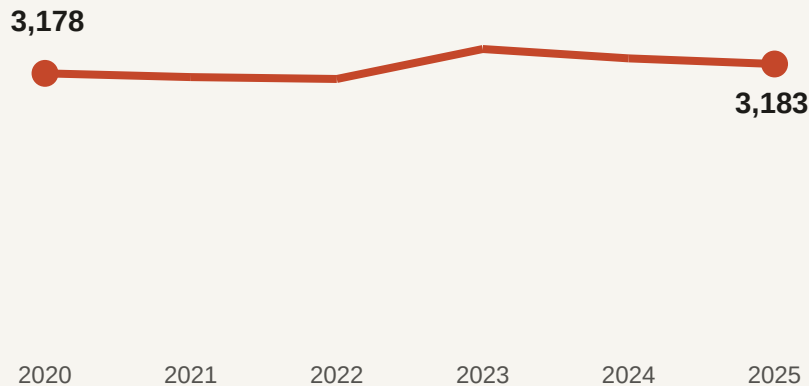
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Steady. Within 1% of 2020,
every year since.**

3,183

people, the 182nd-largest of Missouri's cities and towns.



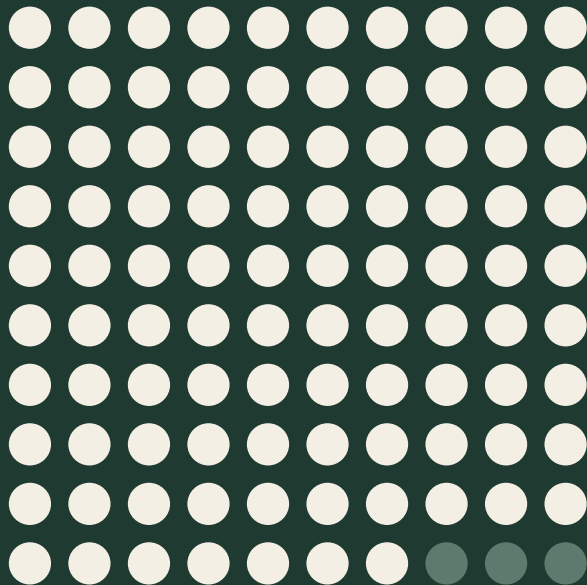


THE WORKDAY

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

96.9%

of 287 jobs located in Byrnes Mill are filled by in-commuters.



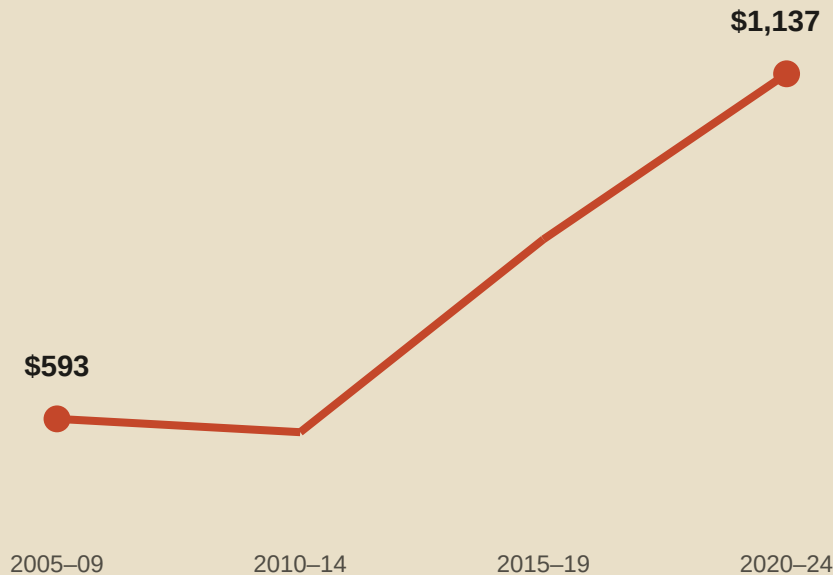
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 92%
since the 2005–2009
survey, before inflation.

\$1,137

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





THE SEAM

Cross one tract line and median rent doubles.

A \$884 gap between neighbors, the sharpest rent edge between adjacent tracts in Jefferson County.

TRACT 7005.03

\$713

TRACT 7005.04

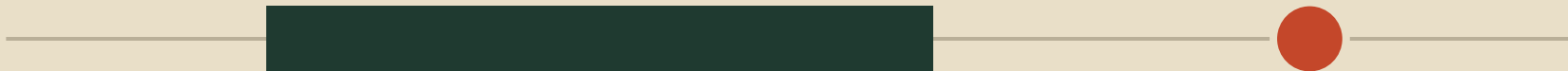
\$1,597



ROOM TO BUILD

The median rent is above what local wages can carry.

\$638–\$957



\$1,137 median

is the monthly rent range local workforce wages support.

BUILDING

59% of the housing here was built before 2000.

63

homes permitted in ten years,
2016–2025

3%

of those were in multifamily
buildings

59%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2% to the 1,232 homes here.

2–3

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



HOME VALUE

A median home costs 33%
more than Missouri's.

\$306,200

median home value in Byrnes Mill.

Byrnes Mill



Missouri



U.S.



THAT WAS BYRNES MILL'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/byrnes-mill/

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