



Caruthersville, Missouri.

Current market data.

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

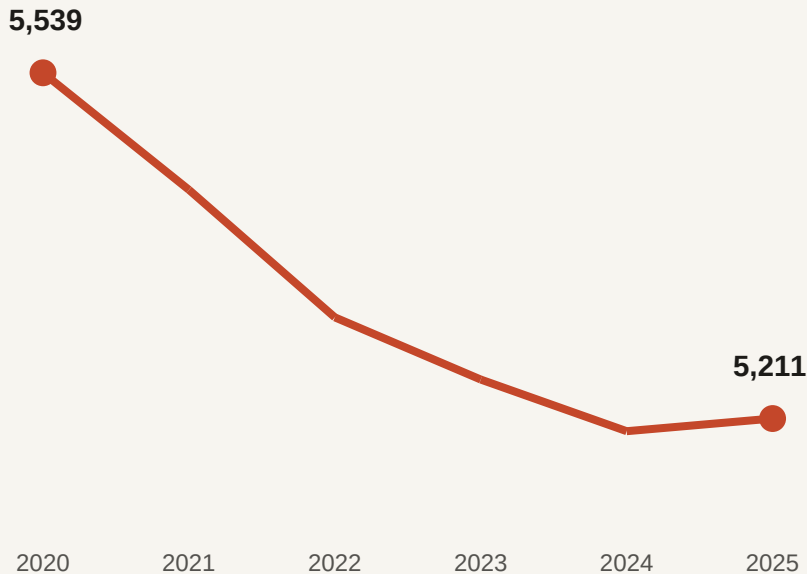


POPULATION

Down 5.9% since 2020.

5,211

people, the 132nd-largest of Missouri's cities and towns.



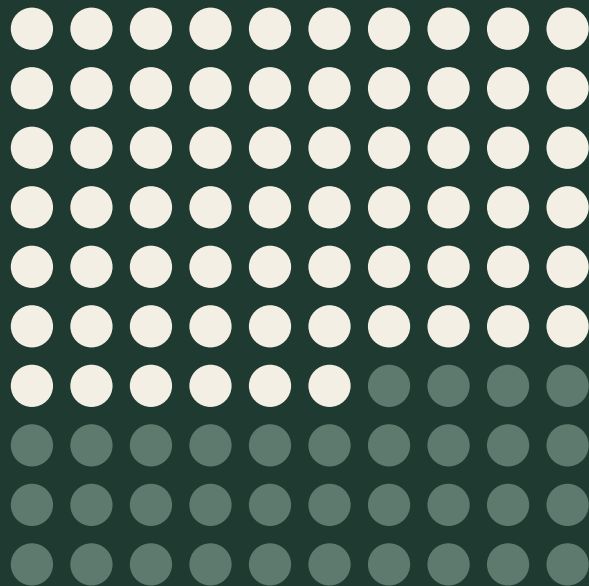
THE WORKDAY

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

66.0%

of 2,162 jobs located in Caruthersville are filled by
in-commuters.

Source: Census LEHD LODES, 2023



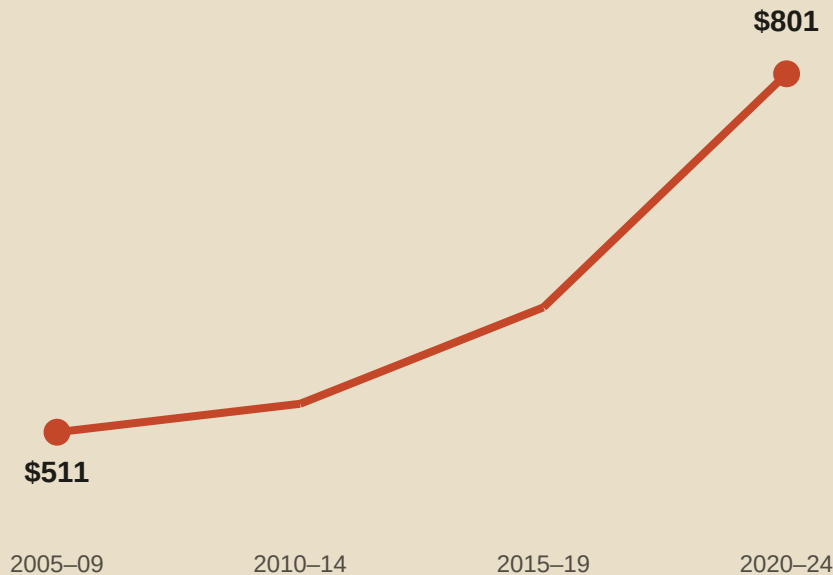
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 57%
since the 2005–2009
survey, before inflation.

\$801

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



THE SEAM

Cross one tract line and median rent jumps \$193.

A \$193 gap between neighbors, the sharpest rent edge between adjacent tracts in Pemiscot County.

TRACT 4701

\$495

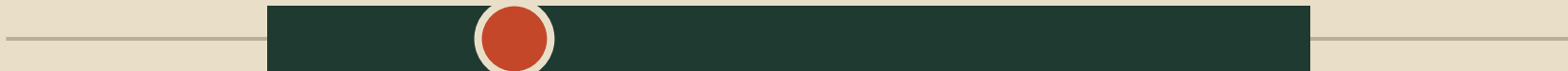
TRACT 4705

\$688

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$716–\$1,074



\$801 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

62

homes permitted, 2022–2025

40%

of those were in multifamily
buildings

88%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–0.8% to the 2,640 homes here.

11–22

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



HOME VALUE

A median home costs 53%
less than Missouri's.

\$107,700

median home value in Caruthersville.

Caruthersville



\$107,700

Missouri



\$230,300

U.S.



\$332,700

THAT WAS CARUTHERSVILLE'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/caruthersville/

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