



Clever, Missouri.

Current market data.

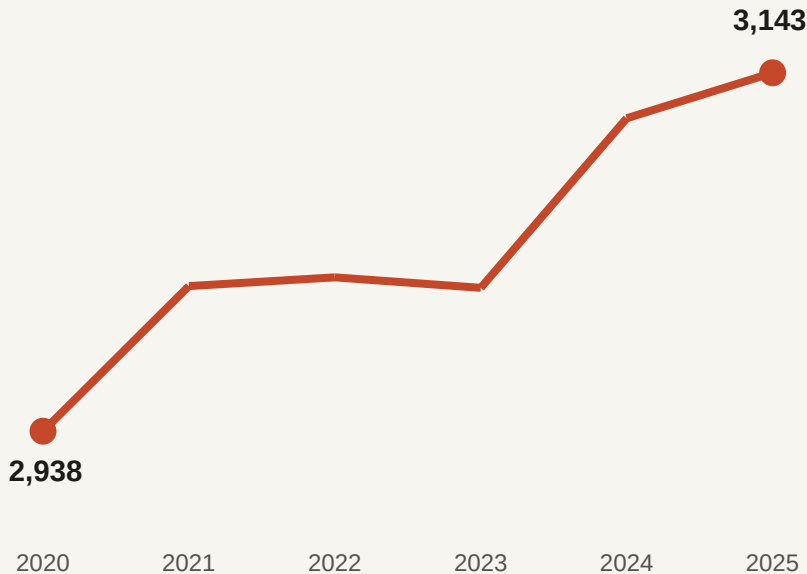
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 7.0% since 2020.

3,143

people, the 183rd-largest of Missouri's cities and towns.

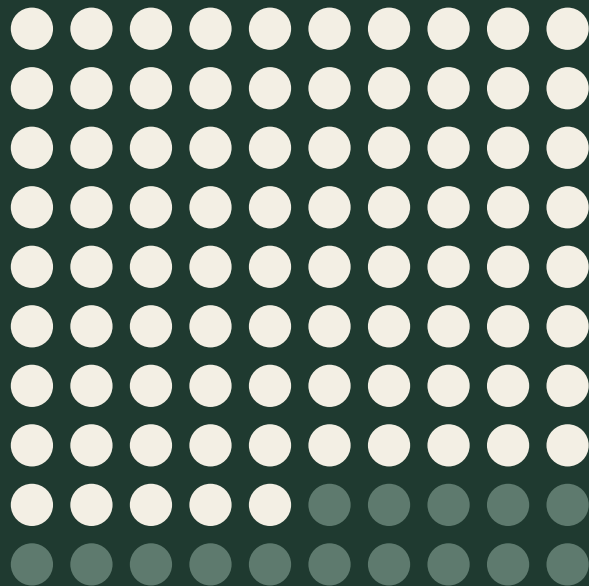


THE WORKDAY

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

84.6%

of 423 jobs located in Clever are filled by in-commuters.



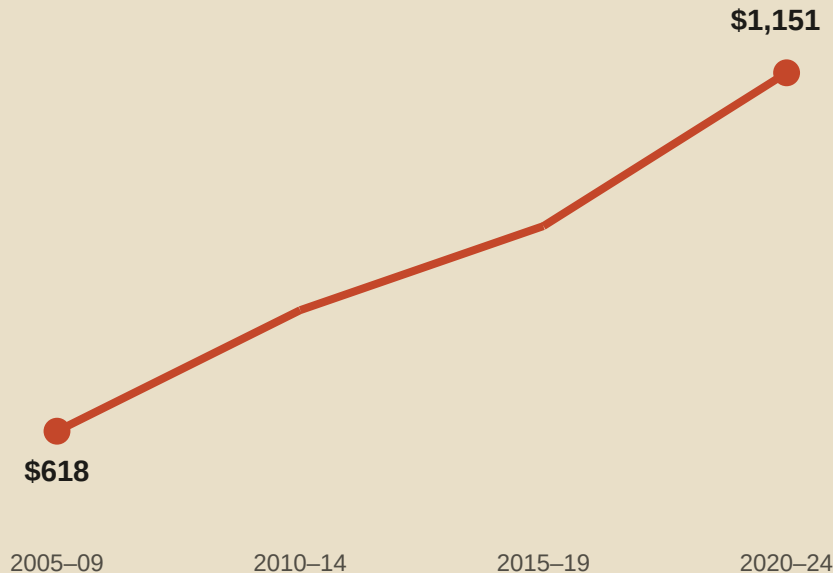
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 86%
since the 2005–2009
survey, before inflation.

\$1,151

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





THE SEAM

Cross one tract line and median rent doubles.

A \$633 gap between neighbors, the sharpest rent edge between adjacent tracts in Christian County.

TRACT 204.01

\$693

TRACT 203.10

\$1,326



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$932–\$1,398



\$1,151 median

is the monthly rent range local workforce wages support.

BUILDING

34% of the housing here was built before 2000.

79

homes permitted, 2022–2025

51%

of those were in multifamily
buildings

34%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3% to the 1,168 homes here.

3–4

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



HOME VALUE

A median home costs 13%
less than Missouri's.

\$200,000

median home value in Clever.

Clever



\$200,000

Missouri



\$230,300

U.S.



\$332,700



THAT WAS CLEVER'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/clever/**](https://almanacdata.ai/e/mo/clever/)

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