



Columbia, Missouri.

Current market data.

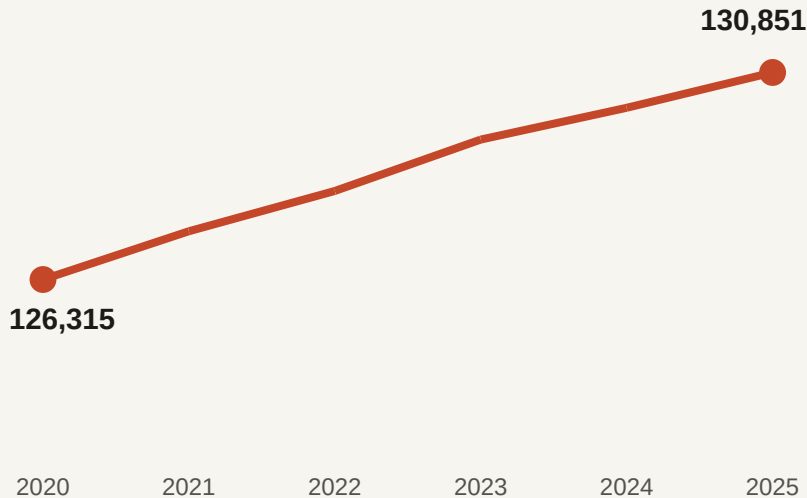
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 3.6% since 2020.

130,851

people, the 4th-largest of Missouri's cities and towns.

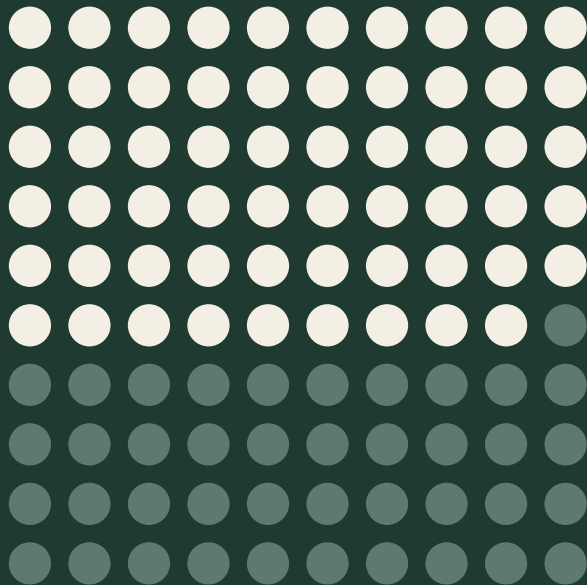


THE WORKDAY

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

59.1%

of 95,604 jobs located in Columbia are filled by in-commuters.



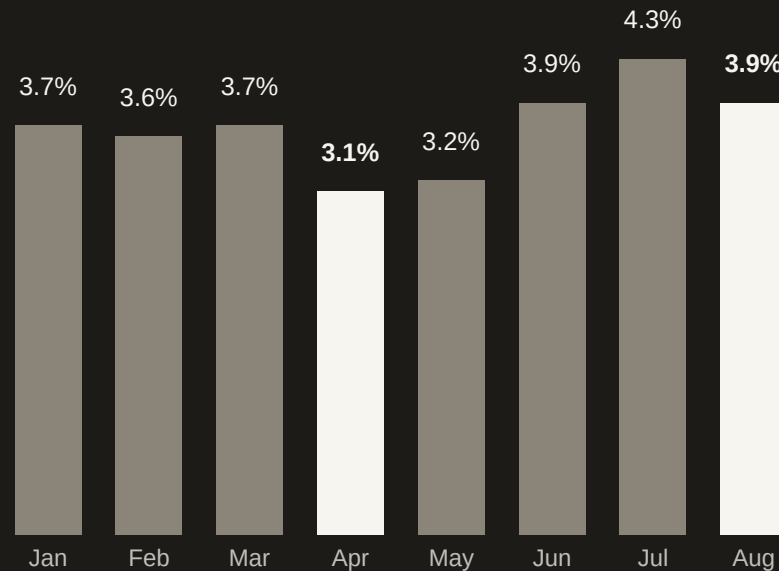
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
3.1%.

3.9%

in August 2026, the latest month released. A year earlier it was 4.0%.

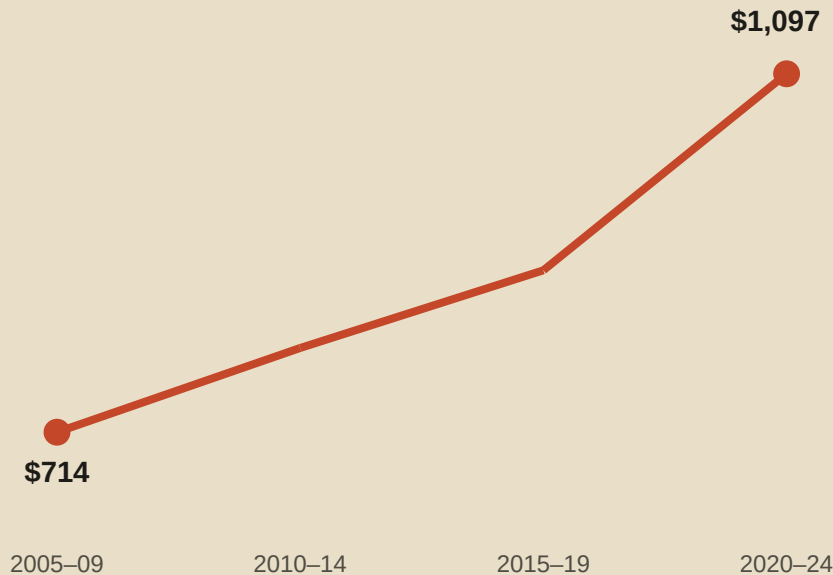


RENT

Median rent is up 54%
since the 2005–2009
survey, before inflation.

\$1,097

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





THE SEAM

Cross one tract line and median rent jumps \$794.

A \$794 gap between neighbors, the sharpest rent edge between adjacent tracts in Boone County.

TRACT 18.06

\$916

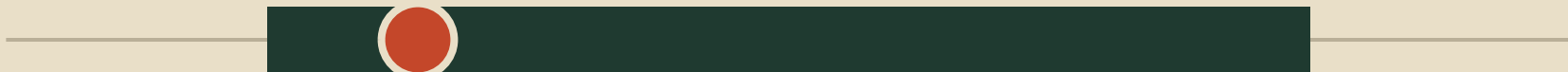
TRACT 17.02

\$1,710

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,023–\$1,534



\$1,097 median

is the monthly rent range local workforce wages support.

BUILDING

61% of the housing here was built before 2000.

6,507

homes permitted in ten years,
2016–2025

40%

of those were in multifamily
buildings

61%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.5–1.7% to the 56,054 homes here.

279–956

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



HOME VALUE

A median home costs 24% more than Missouri's.

\$284,600

median home value in Columbia.

Columbia



\$284,600

Missouri



\$230,300

U.S.



\$332,700

THAT WAS COLUMBIA'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/columbia/

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