



Fair Play, Missouri.

Current market data.

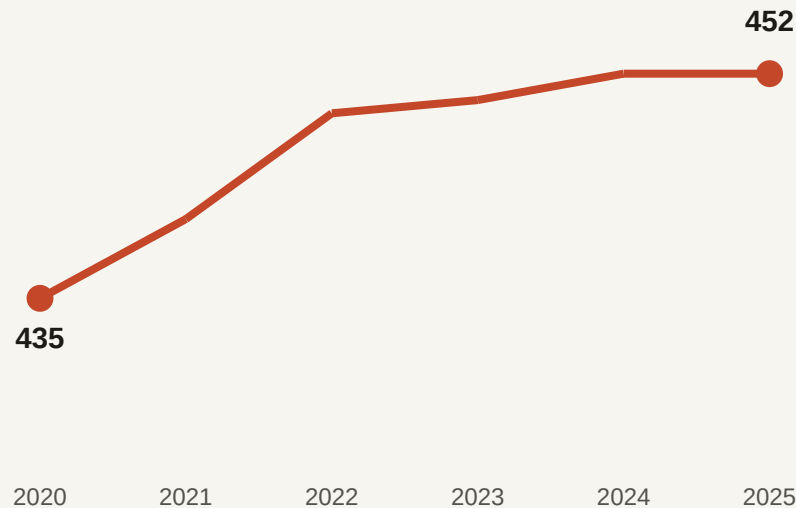
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 3.9% since 2020.

452

people, the 485th-largest of Missouri's cities and towns.



THE WORKDAY

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

98.8%

of 334 jobs located in Fair Play are filled by in-commuters.



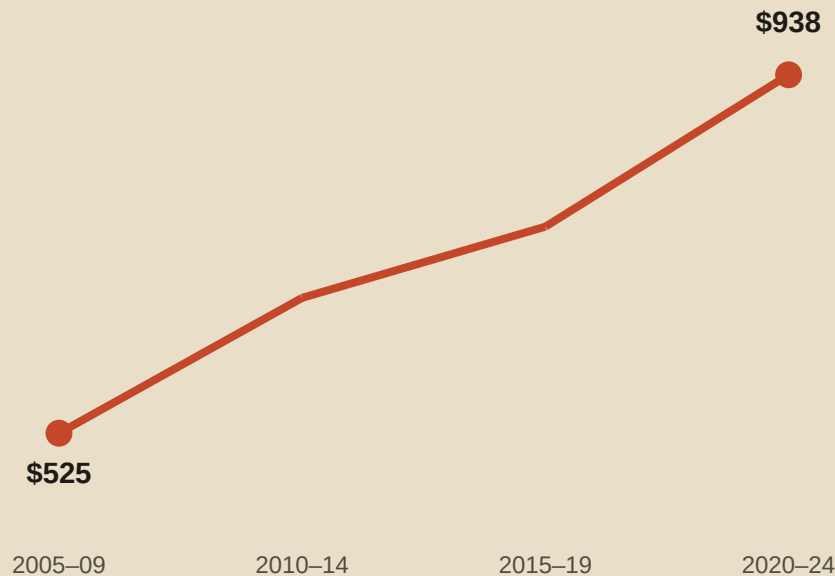
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 79%
since the 2005–2009
survey, before inflation.

\$938

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





THE SEAM

Cross one tract line and median rent jumps \$258.

A \$258 gap between neighbors, the sharpest rent edge between adjacent tracts in Polk County.

TRACT 9601.01

\$635

TRACT 9601.02

\$893



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$737–\$1,105



\$938 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

87%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.4–1.2% to the 252 homes here.

1–3

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



HOME VALUE

A median home costs 54% less than Missouri's.

\$105,600

median home value in Fair Play.

Fair Play



\$105,600

Missouri



\$230,300

U.S.



\$332,700

THAT WAS FAIR PLAY'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/fair-play/**](https://almanacdata.ai/e/mo/fair-play/)

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