Gainesville, Missouri.

Current market data.

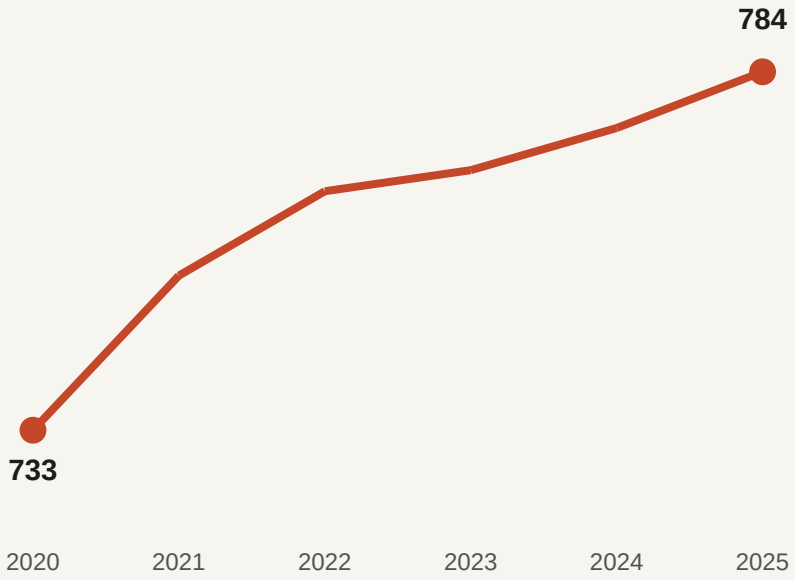
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 7.0% since 2020.

784

people, the 381st-largest of Missouri's cities and towns.



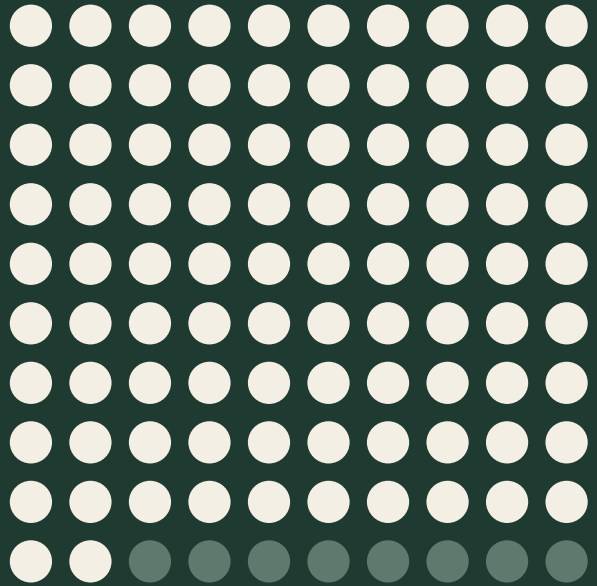
Source: Census Population Estimates, 2025

THE WORKDAY

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

92.5%

of 597 jobs located in Gainesville are filled by in-commuters.



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

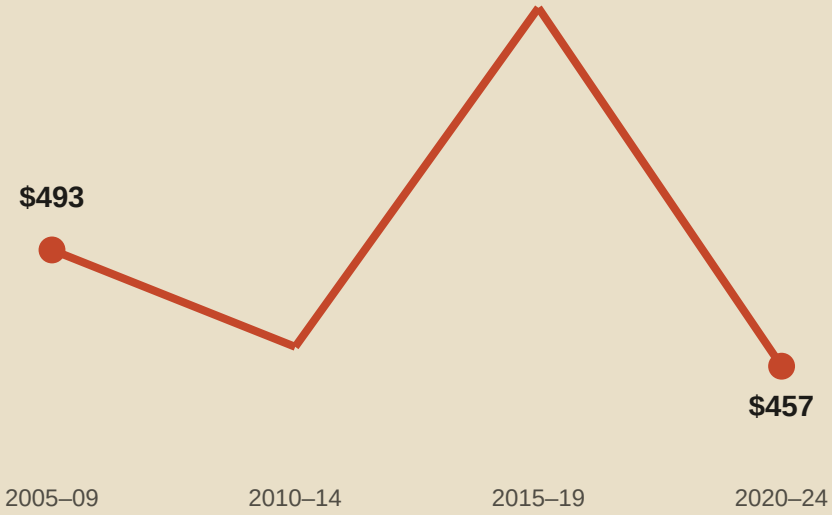
Source: Census LEHD LODES, 2023

RENT

Median rent is down 7% since the 2005–2009 survey, before inflation.

$457

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



Source: Census ACS 5-year, 2020-2024

THE SEAM

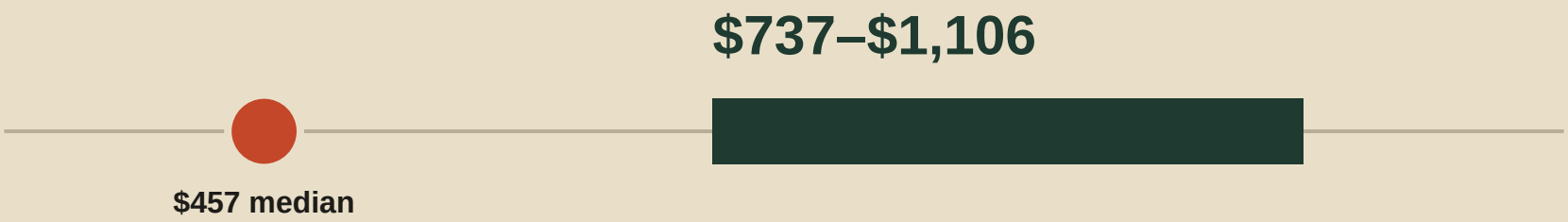
Cross one tract line and median rent jumps $142.

A $142 gap between neighbors, the sharpest rent edge between adjacent tracts in Ozark County.

Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

Local wages can carry more rent than the median charged today.



is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

Most of the housing here is older than 2000.

3

homes permitted, 2022–2025

0%

of those were in multifamily buildings

86%

of all homes were built before 2000

Source: Census Building Permits Survey, 2022-2025; Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.2–1.3% to the 466 homes here.

1–6

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

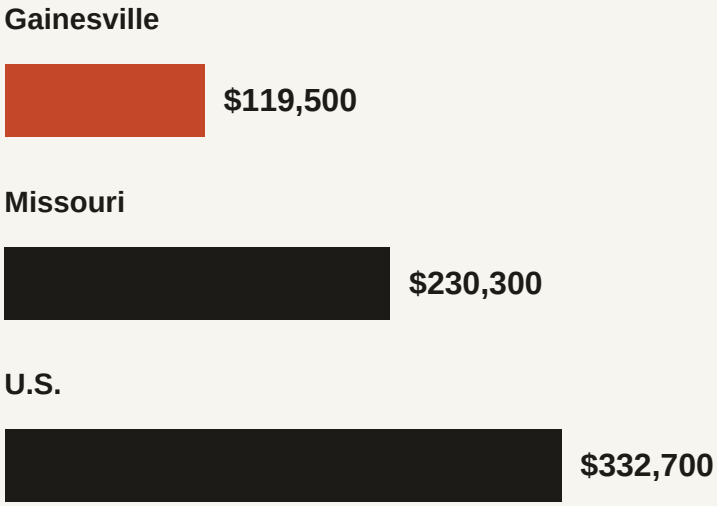
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 48% less than Missouri's.

$119,500

median home value in Gainesville.



Source: Census ACS 5-year, 2020-2024

THAT WAS GAINESVILLE'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/gainesville/**