



Grain Valley, Missouri.

Current market data.

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

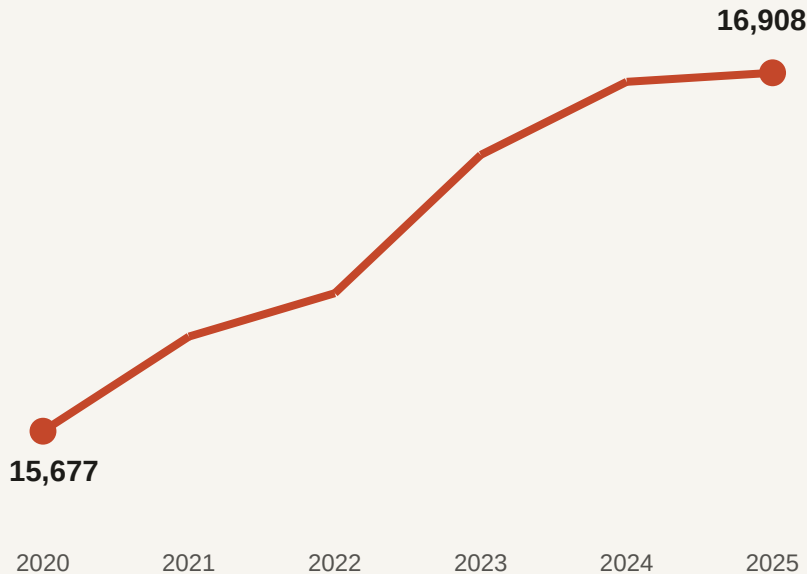


POPULATION

**Growing. Up 7.9% since
2020.**

16,908

people, the 45th-largest of Missouri's cities and towns.

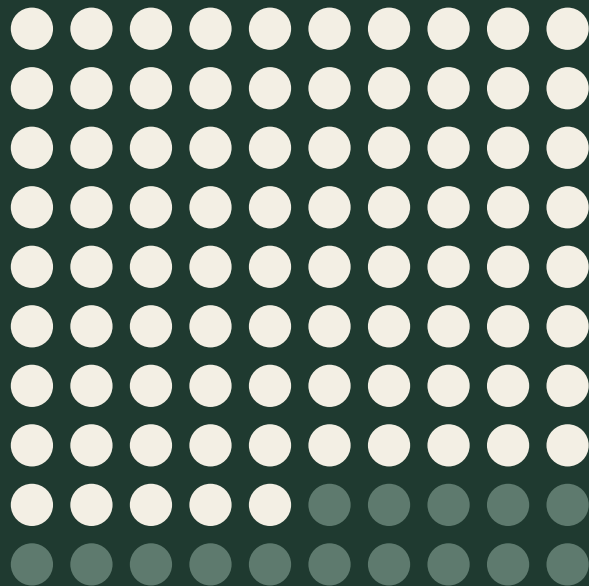


THE WORKDAY

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

85.0%

of 3,606 jobs located in Grain Valley are filled by in-commuters.



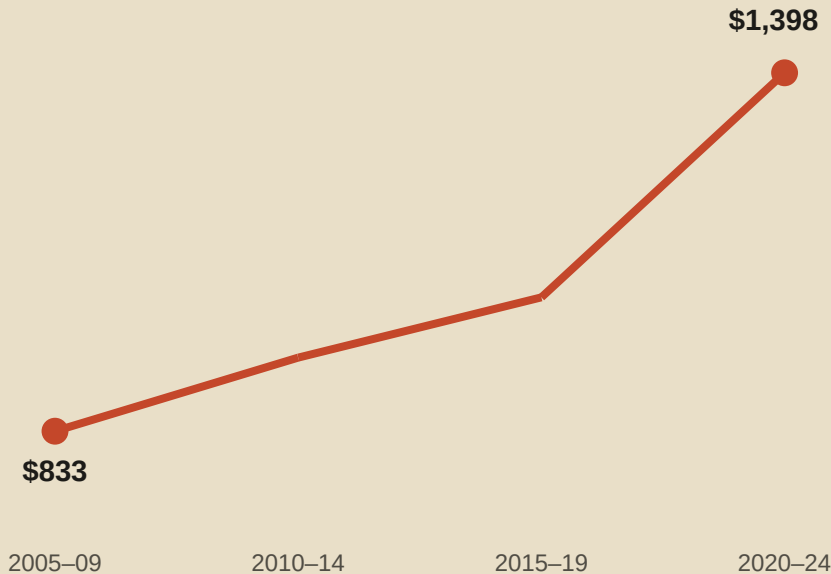
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

**Median rent is up 68%
since the 2005–2009
survey, before inflation.**

\$1,398

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,431 gap between neighbors, the sharpest rent edge between adjacent tracts in Jackson County.

TRACT 145.04

\$795

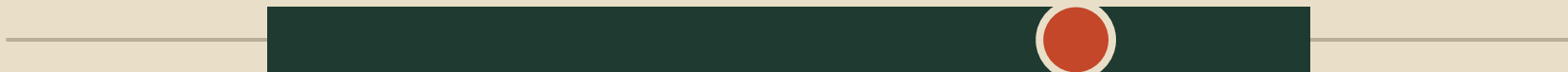
TRACT 142.03

\$3,226

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,007–\$1,511



\$1,398 median

is the monthly rent range local workforce wages support.

BUILDING

43% of the housing here was built before 2000.

1,142

homes permitted in ten years,
2016–2025

23%

of those were in multifamily
buildings

43%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–0.6% to the 6,402 homes here.

25–36

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



HOME VALUE

A median home costs 23%
more than Missouri's.

\$283,800

median home value in Grain Valley.

Grain Valley



\$283,800

Missouri



\$230,300

U.S.



\$332,700

THAT WAS GRAIN VALLEY'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/grain-valley/

The Almanac · your hyper-diligent research partner