



Grandview, Missouri.

Current market data.

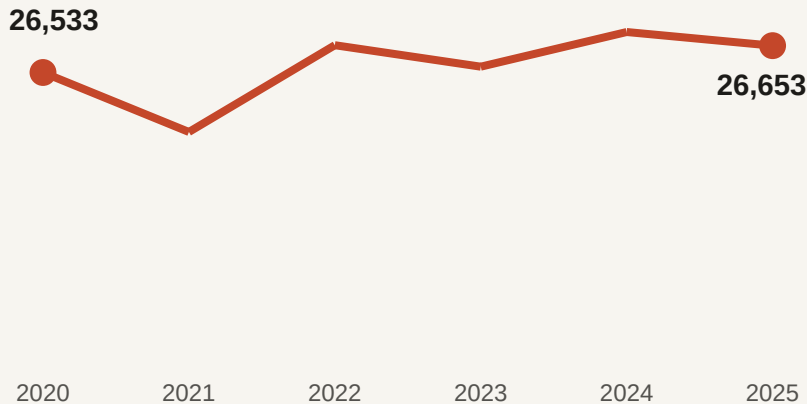
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 0.5% since 2020.

26,653

people, the 26th-largest of Missouri's cities and towns.



THE WORKDAY

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

90.4%

of 10,495 jobs located in Grandview are filled by in-commuters.



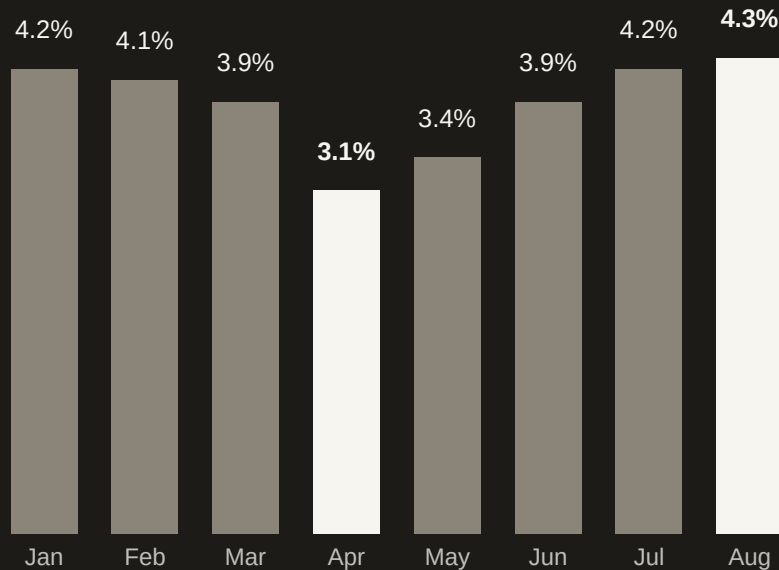
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
3.1%.

4.3%

in August 2026, the latest month released. A year earlier it was 4.6%.

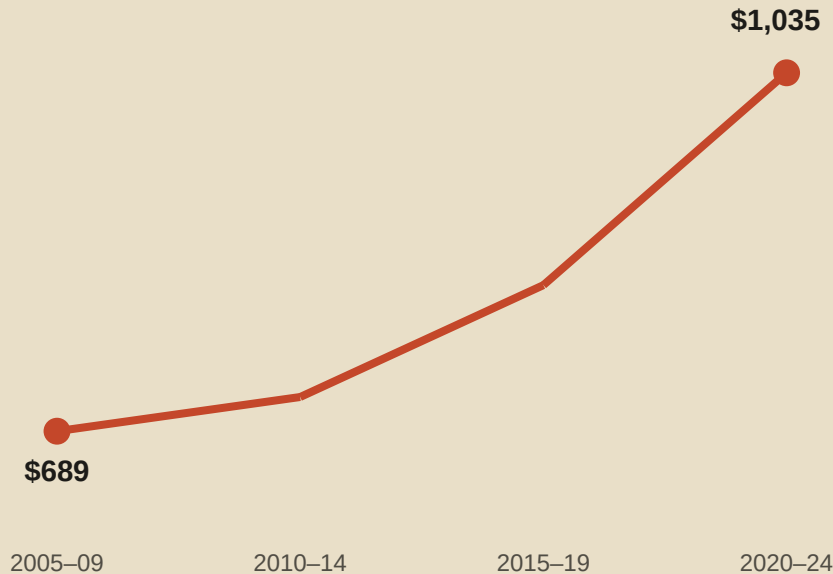


RENT

Median rent is up 50%
since the 2005–2009
survey, before inflation.

\$1,035

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

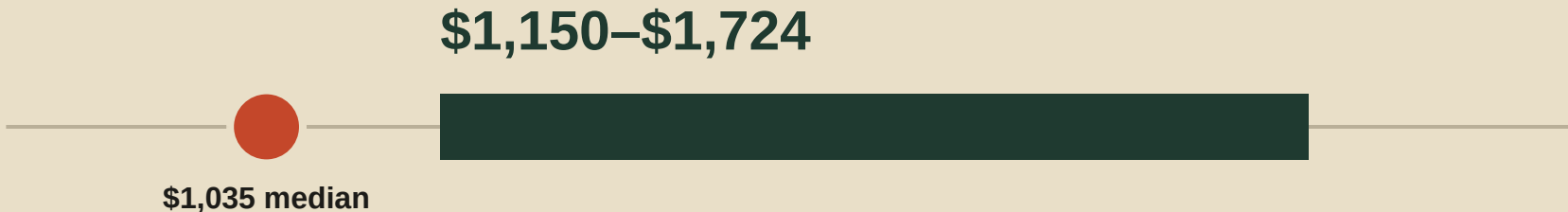
\$795

TRACT 142.03

\$3,226

ROOM TO BUILD

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



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

66

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

84%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.5–0.9% to the 12,312 homes here.

56–105

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



HOME VALUE

A median home costs 18% less than Missouri's.

\$188,500

median home value in Grandview.

Grandview



\$188,500

Missouri



\$230,300

U.S.



\$332,700

THAT WAS GRANDVIEW'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/grandview/**](https://almanacdata.ai/e/mo/grandview/)

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