



Hanley Hills, Missouri.

Current market data.

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

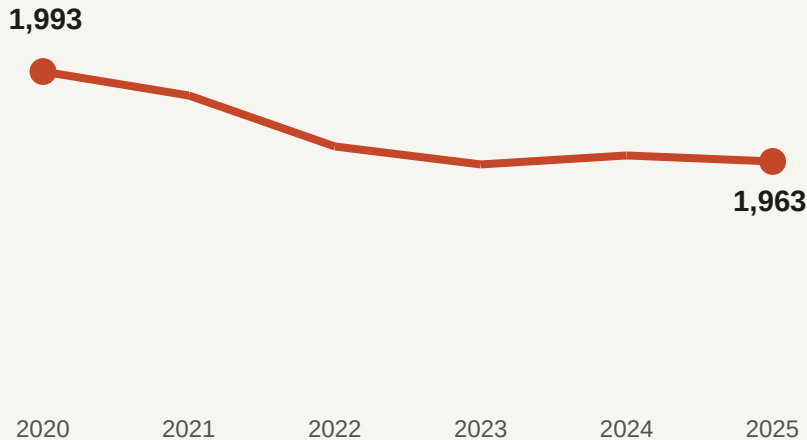


POPULATION

Down 1.5% since 2020.

1,963

people, the 243rd-largest of Missouri's cities and towns.



THE WORKDAY

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

97.5%

of 79 jobs located in Hanley Hills are filled by in-commuters.



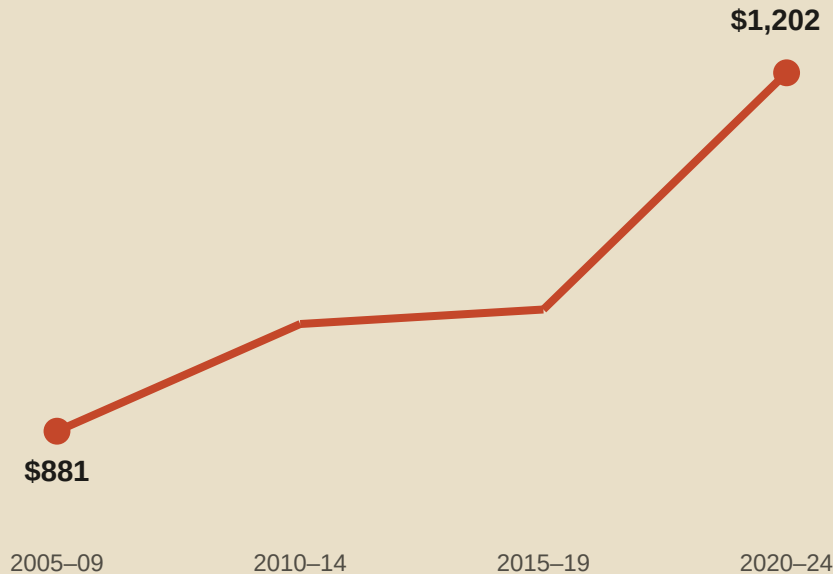
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 36%
since the 2005–2009
survey, before inflation.

\$1,202

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,530 gap between neighbors, the sharpest rent edge between adjacent tracts in St. Louis County.

TRACT 2208.01

\$971

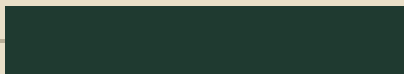
TRACT 2195.02

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$506–\$759



\$1,202 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

98%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.3% to the 974 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 68%
less than Missouri's.

\$73,300

median home value in Hanley Hills.

Hanley Hills



\$73,300

Missouri



\$230,300

U.S.



\$332,700

THAT WAS HANLEY HILLS'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/hanley-hills/**](https://almanacdata.ai/e/mo/hanley-hills/)

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