



Higbee, Missouri.

Current market data.

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

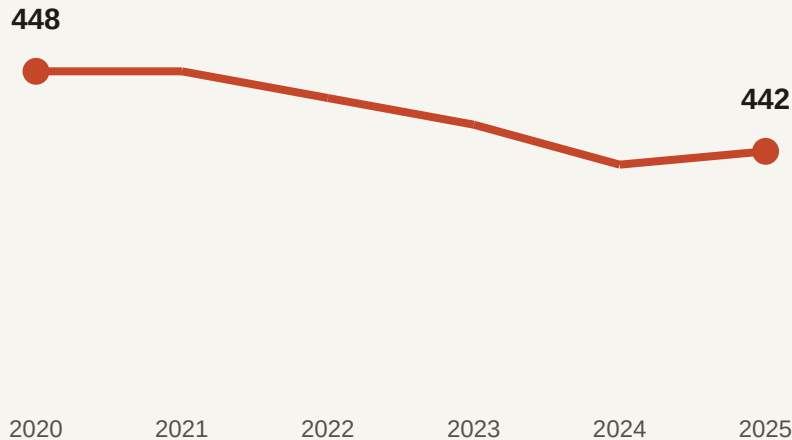


POPULATION

Down 1.3% since 2020.

442

people, the 488th-largest of Missouri's cities and towns.



THE WORKDAY

Every job here goes to
someone who lives
somewhere else.

100.0%

of 101 jobs located in Higbee are filled by in-commuters.



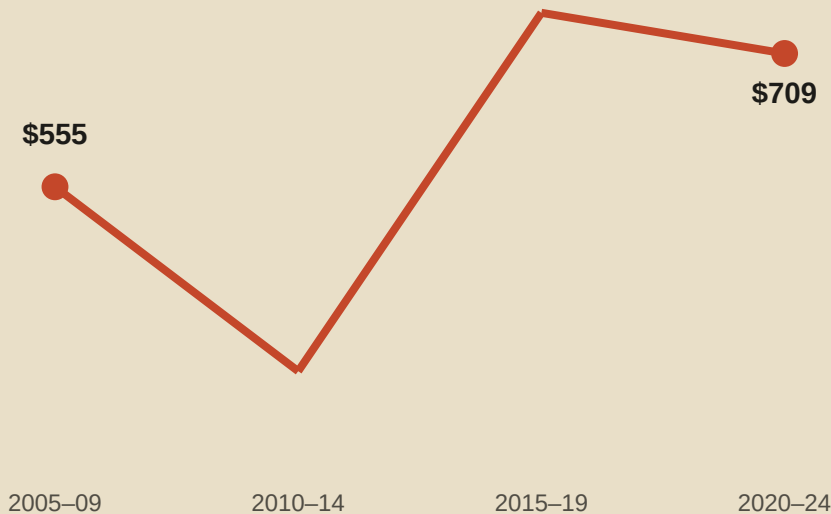
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 28%
since the 2005–2009
survey, before inflation.

\$709

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





THE SEAM

Cross one tract line and median rent jumps \$208.

A \$208 gap between neighbors, the sharpest rent edge between adjacent tracts in Randolph County.

TRACT 4903

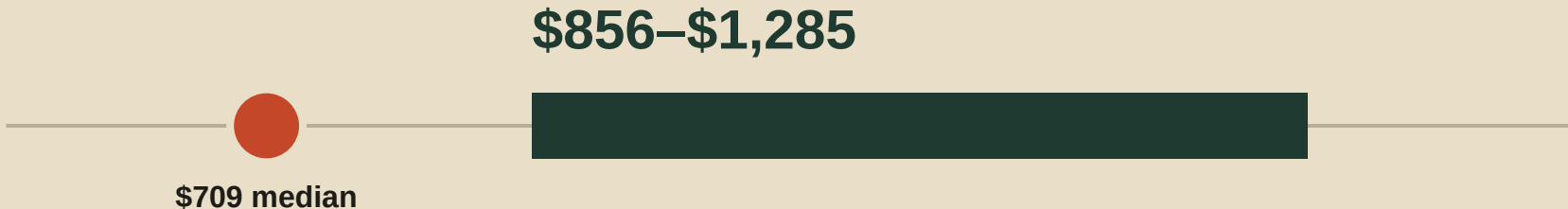
\$663

TRACT 4904

\$871

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.

89%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–0.4% to the 228 homes here.

0–1

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



HOME VALUE

A median home costs 76% less than Missouri's.

\$56,200

median home value in Higbee.

Higbee



\$56,200

Missouri



\$230,300

U.S.



\$332,700

THAT WAS HIGBEE'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/higbee/

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