



Higginsville, Missouri.

Current market data.

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

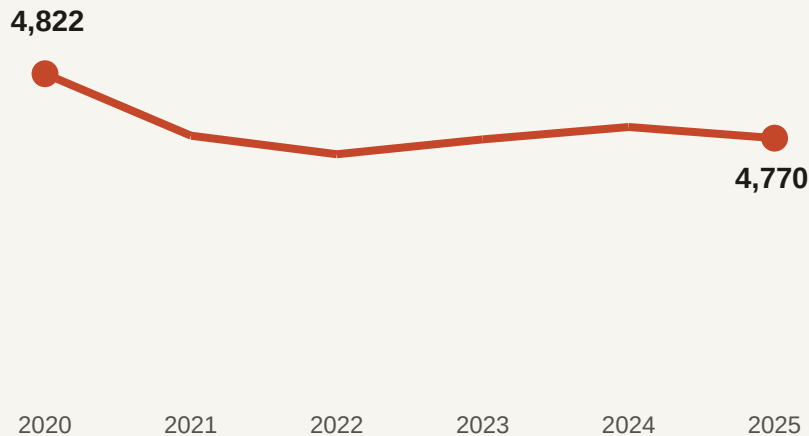


POPULATION

Down 1.1% since 2020.

4,770

people, the 143rd-largest of Missouri's cities and towns.



THE WORKDAY

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

79.4%

of 2,030 jobs located in Higginsville are filled by in-commuters.



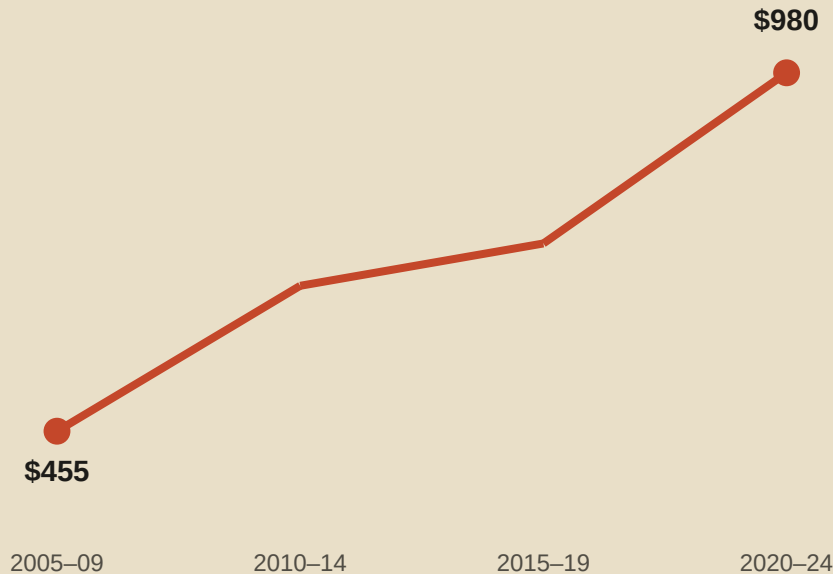
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 115%
since the 2005–2009
survey, before inflation.

\$980

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





THE SEAM

Cross one tract line and median rent jumps \$267.

A \$267 gap between neighbors, the sharpest rent edge between adjacent tracts in Lafayette County.

TRACT 905

\$796

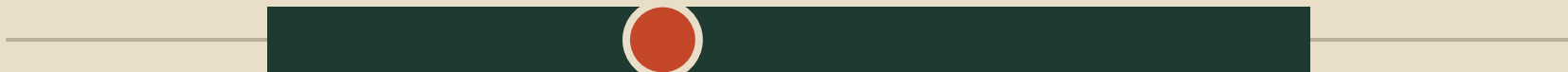
TRACT 906.01

\$1,063

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$824–\$1,235



\$980 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

40

homes permitted in ten years,
2016–2025

10%

of those were in multifamily
buildings

88%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.9% to the 2,331 homes here.

3–20

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



HOME VALUE

A median home costs 28%
less than Missouri's.

\$166,100

median home value in Higginsville.

Higginsville



\$166,100

Missouri



\$230,300

U.S.



\$332,700

THAT WAS HIGGINSVILLE'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/higginsville/

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