Jefferson City, Missouri.

Current market data.

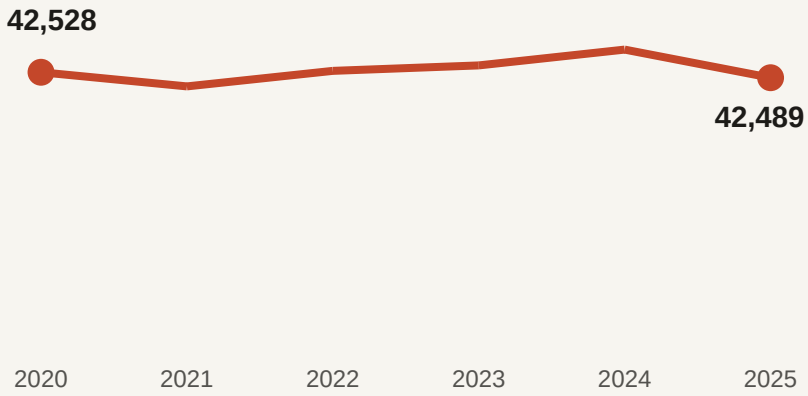
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Steady. Within 1% of 2020, every year since.

42,489

people, the 16th-largest of Missouri's cities and towns.



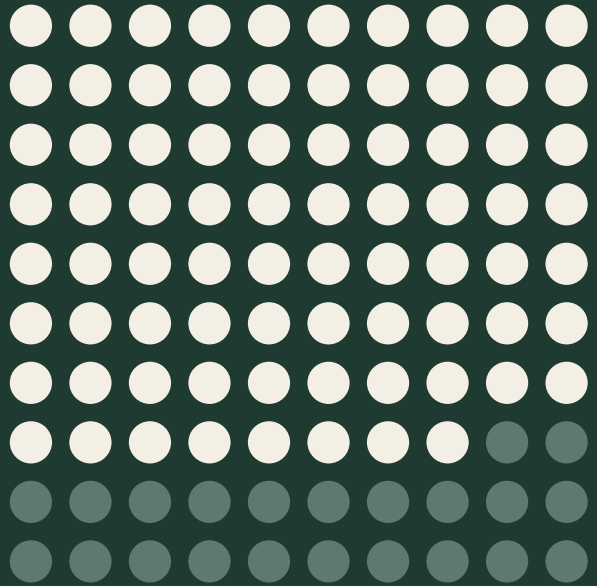
Source: Census Population Estimates, 2025

THE WORKDAY

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

78.2%

of 53,634 jobs located in Jefferson City are filled by in-commuters.



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

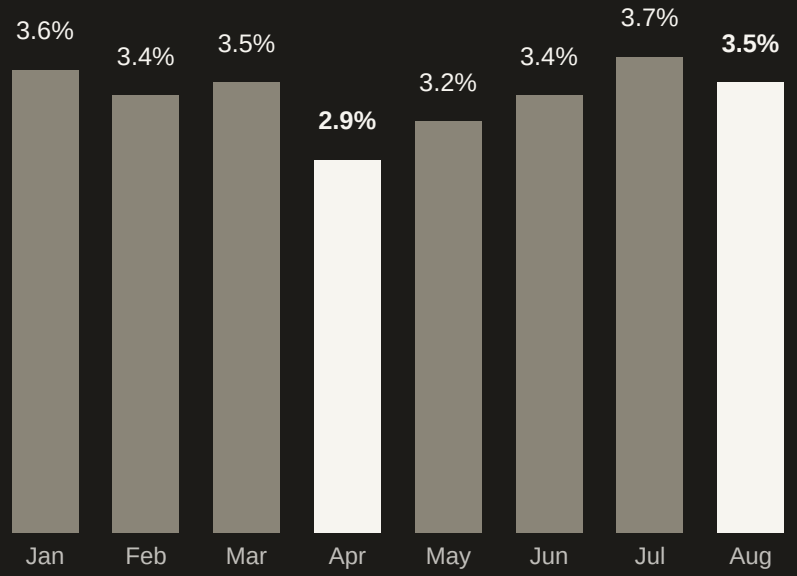
Source: Census LEHD LODES, 2023

UNEMPLOYMENT, 2026

The low came in April: 2.9%.

3.5%

in August 2026, the latest month released. A year earlier it was 3.7%.



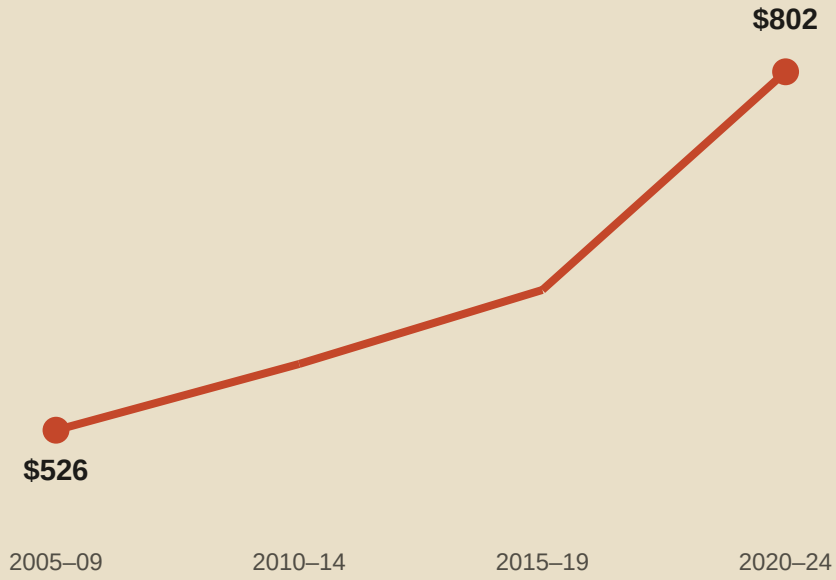
Source: BLS Local Area Unemployment Statistics, 2026-08

RENT

Median rent is up 52% since the 2005–2009 survey, before inflation.

$802

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

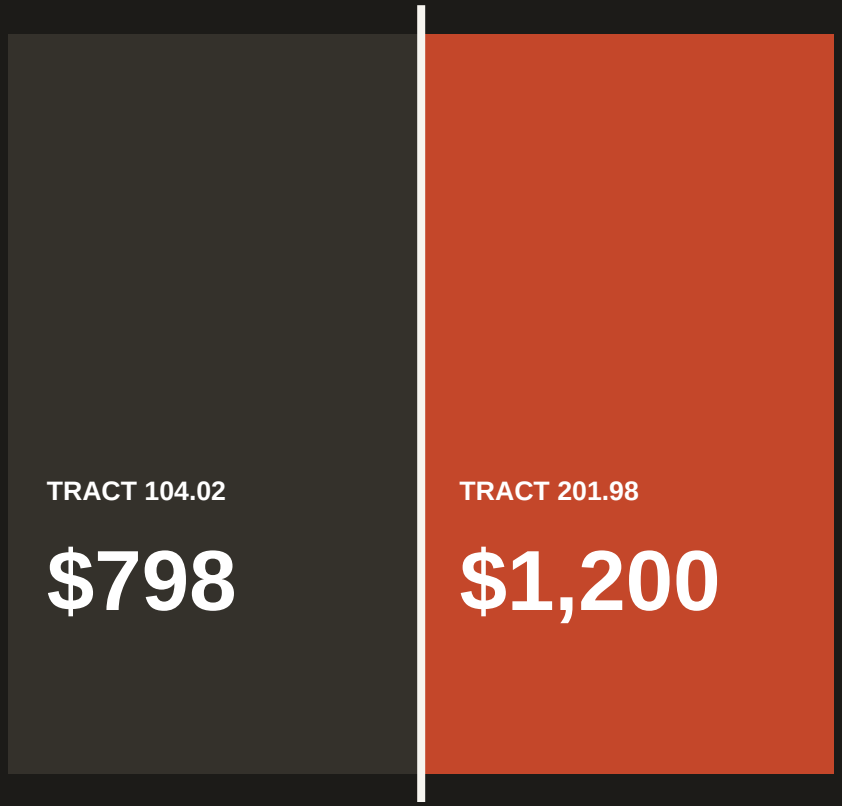


Source: Census ACS 5-year, 2020-2024

THE SEAM

Cross one tract line and median rent jumps $402.

A $402 gap between neighbors, the sharpest rent edge between adjacent tracts in Cole County.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

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

is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

Most of the housing here is older than 2000.

94

homes permitted, 2022–2025

16%

of those were in multifamily buildings

80%

of all homes were built before 2000

Source: Census Building Permits Survey, 2022-2025; Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.4–2.8% to the 19,354 homes here.

72–536

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

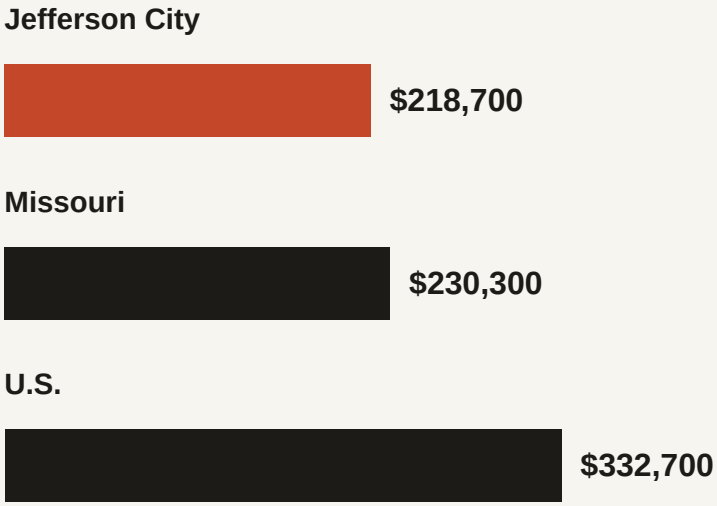
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 5% less than Missouri's.

$218,700

median home value in Jefferson City.



Source: Census ACS 5-year, 2020-2024

THAT WAS JEFFERSON CITY'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/jefferson-city/**