



Kansas City, Missouri.

Current market data.

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

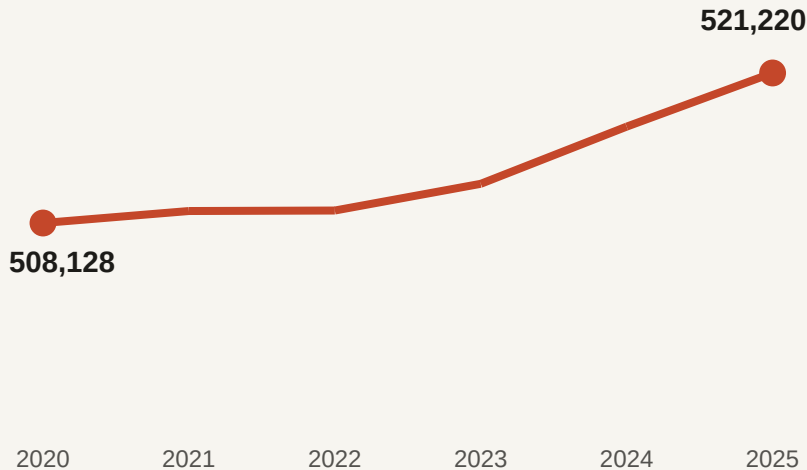


POPULATION

**Growing. Up 2.6% since
2020.**

521,220

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

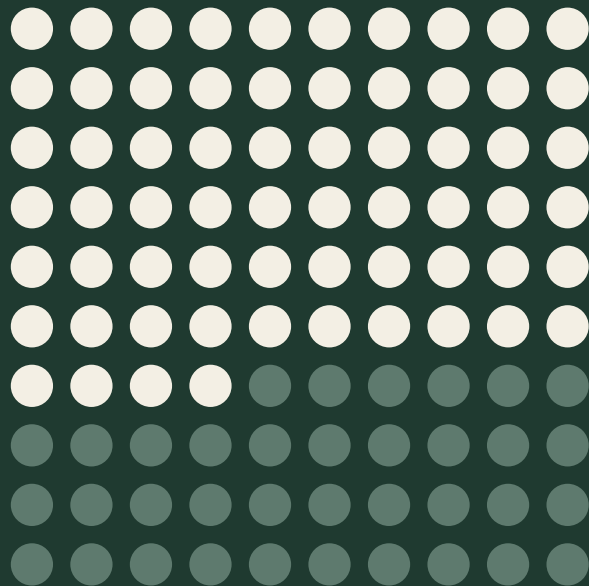


THE WORKDAY

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

64.0%

of 331,875 jobs located in Kansas City are filled by
in-commuters.



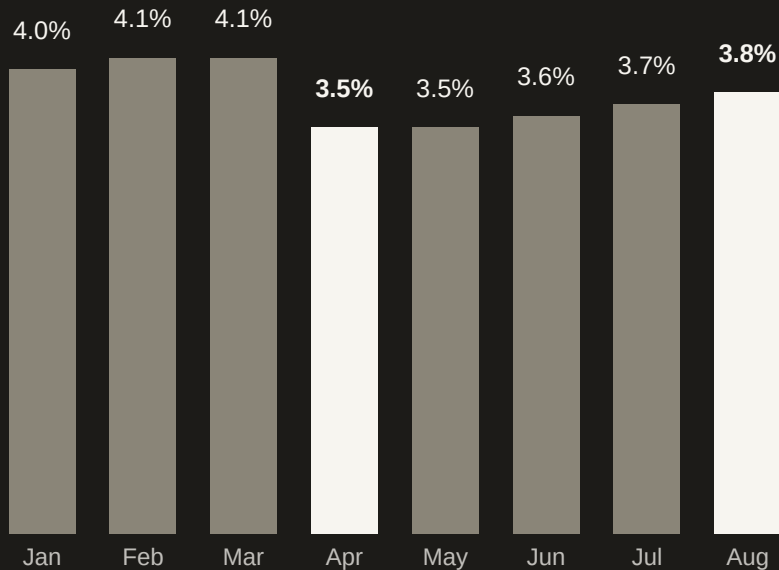
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
3.5%.

3.8%

in August 2026, the latest month released. A year earlier it was 4.3%.

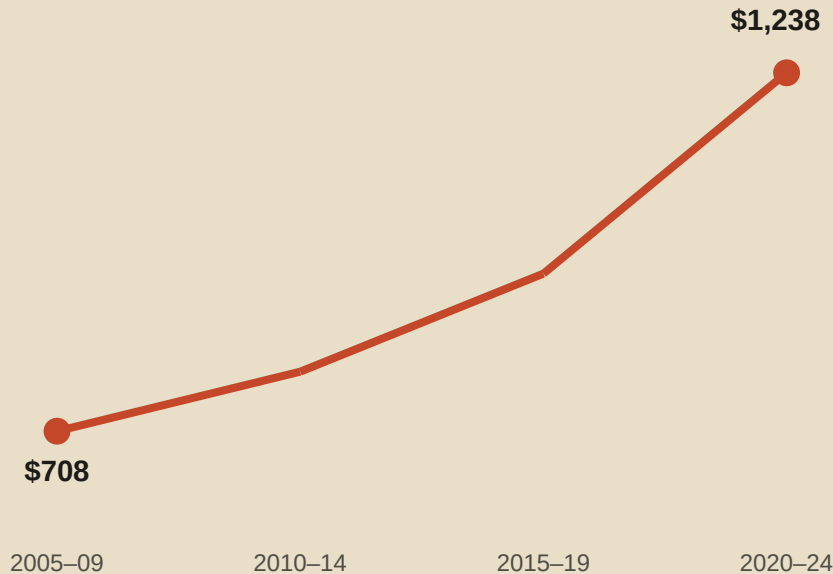


RENT

**Median rent is up 75%
since the 2005–2009
survey, before inflation.**

\$1,238

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

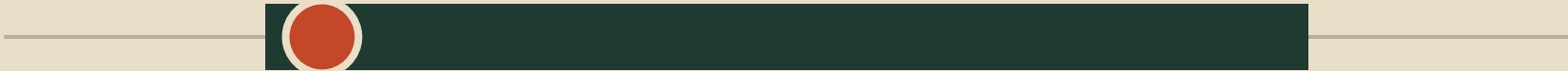
TRACT 142.03

\$3,226

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,205–\$1,807



\$1,238 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

22,114

homes permitted in ten years,
2016–2025

67%

of those were in multifamily
buildings

80%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–1.4% to the 245,346 homes here.

965–3,319

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



HOME VALUE

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

\$242,900

median home value in Kansas City.

Kansas City



\$242,900

Missouri



\$230,300

U.S.



\$332,700

THAT WAS KANSAS 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/kansas-city/

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