



Kearney, Missouri.

Current market data.

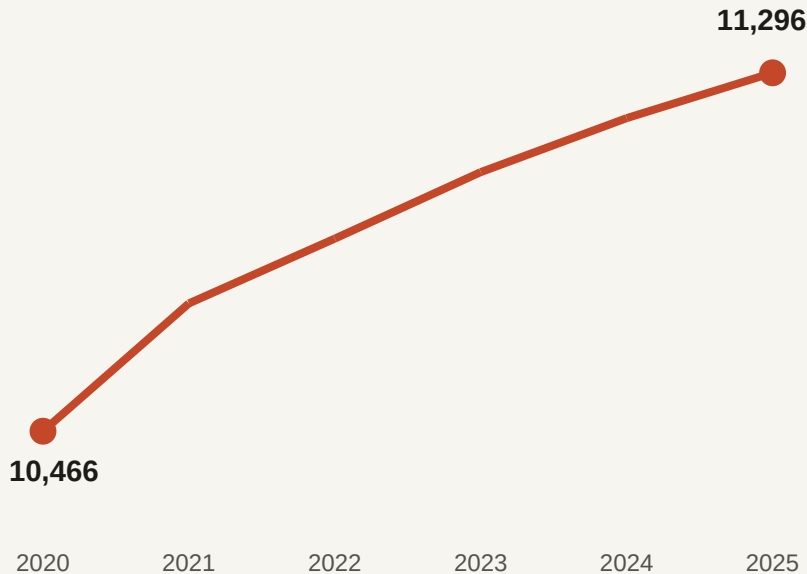
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 7.9% since 2020.

11,296

people, the 72nd-largest of Missouri's cities and towns.

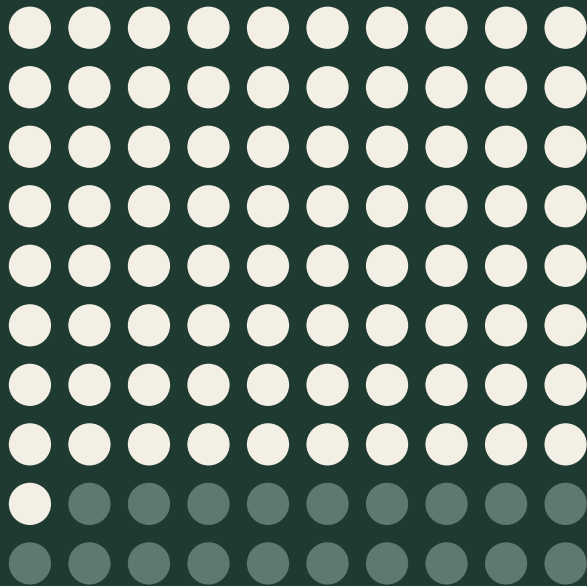


THE WORKDAY

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

80.8%

of 3,175 jobs located in Kearney are filled by in-commuters.



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

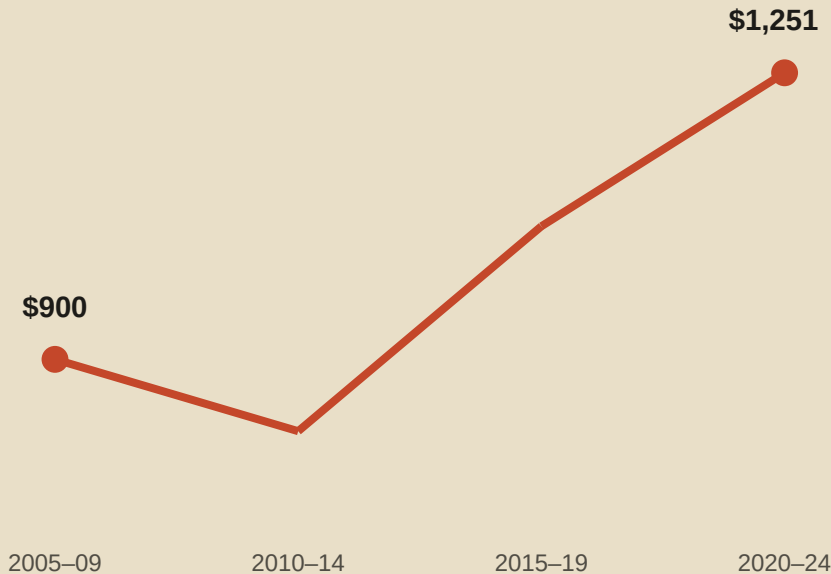


RENT

**Median rent is up 39%
since the 2005–2009
survey, before inflation.**

\$1,251

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,156 gap between neighbors, the sharpest rent edge between adjacent tracts in Clay County.

TRACT 219

\$1,225

TRACT 218.07

\$2,381



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,000–\$1,500



\$1,251 median

is the monthly rent range local workforce wages support.

BUILDING

45% of the housing here was built before 2000.

800

homes permitted in ten years,
2016–2025

6%

of those were in multifamily
buildings

45%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–0.7% to the 4,406 homes here.

12–32

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



HOME VALUE

A median home costs 30% more than Missouri's.

\$298,400

median home value in Kearney.

Kearney



\$298,400

Missouri



\$230,300

U.S.



\$332,700

THAT WAS KEARNEY'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/kearney/

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