



Kirkwood, Missouri.

Current market data.

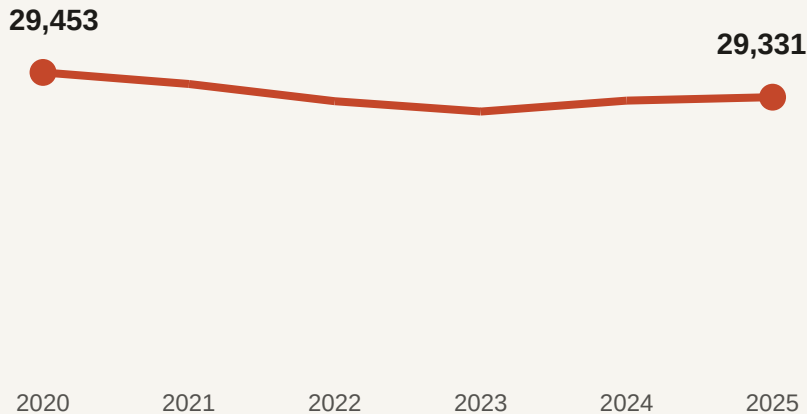
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

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

29,331

people, the 22nd-largest of Missouri's cities and towns.



THE WORKDAY

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

92.4%

of 13,209 jobs located in Kirkwood are filled by in-commuters.



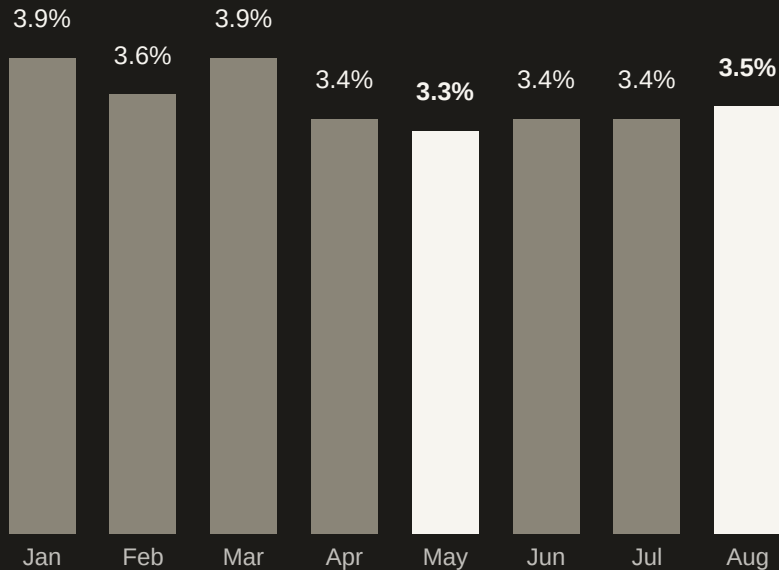
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in May:
3.3%.

3.5%

in August 2026, the latest month released. A year earlier it was 3.8%.

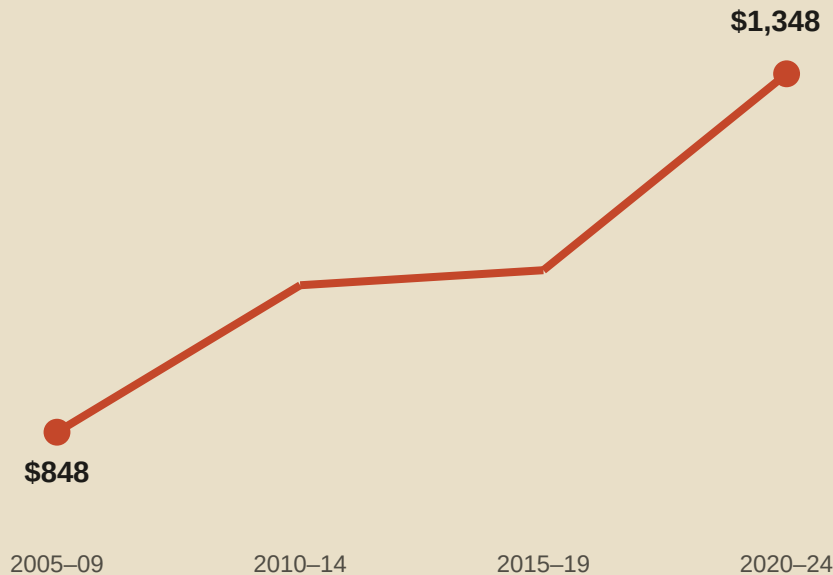


RENT

Median rent is up 59%
since the 2005–2009
survey, before inflation.

\$1,348

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



THE SEAM

Cross one tract line and median rent doubles.

A \$2,530 gap between neighbors, the sharpest rent edge between adjacent tracts in St. Louis County.

TRACT 2208.01

\$971

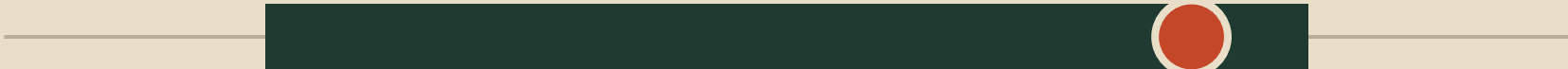
TRACT 2195.02

\$3,501

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$934–\$1,400



\$1,348 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

704

homes permitted in ten years,
2016–2025

3%

of those were in multifamily
buildings

81%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–1.0% to the 12,978 homes here.

28–132

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



HOME VALUE

A median home costs 96% more than Missouri's.

\$451,400

median home value in Kirkwood.

Kirkwood



\$451,400

Missouri



\$230,300

U.S.



\$332,700

THAT WAS KIRKWOOD'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/kirkwood/

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