



Manchester, Missouri.

Current market data.

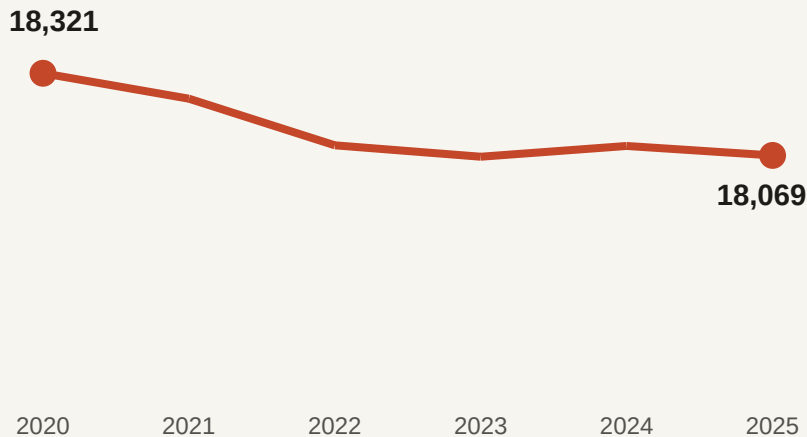
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 1.4% since 2020.

18,069

people, the 41st-largest of Missouri's cities and towns.



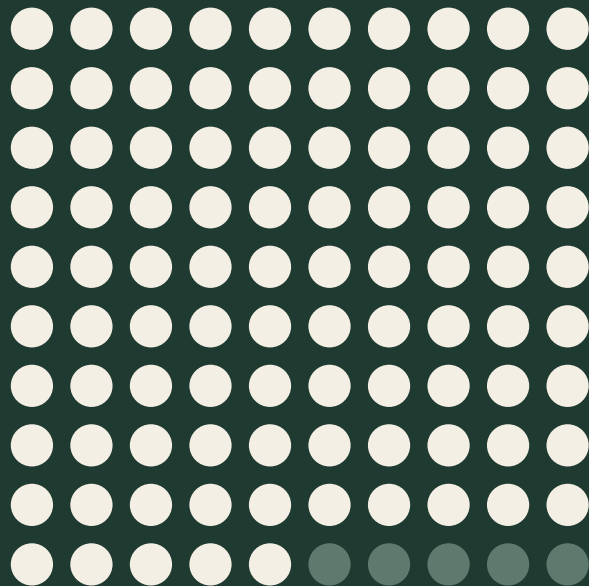
THE WORKDAY

Nearly every job here goes
to someone who lives
somewhere else.

95.1%

of 5,774 jobs located in Manchester are filled by
in-commuters.

Source: Census LEHD LODES, 2023



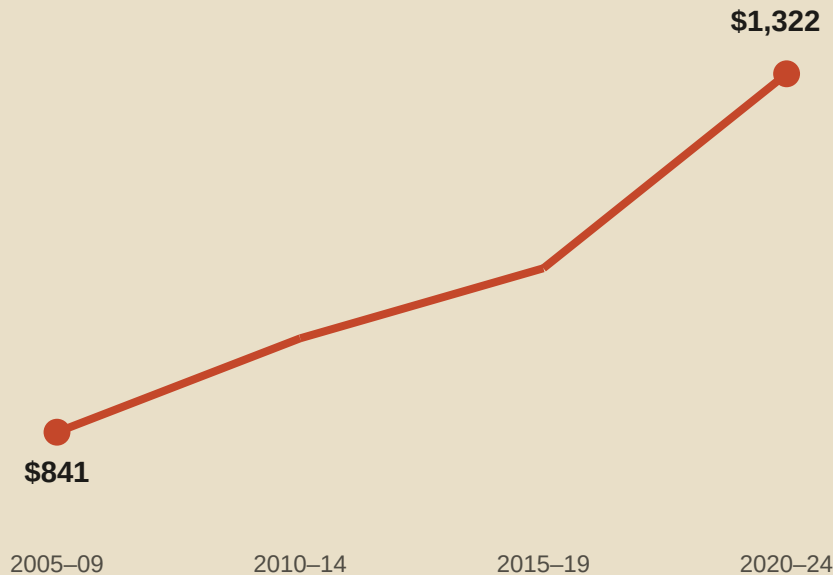
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 57%
since the 2005–2009
survey, before inflation.

\$1,322

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

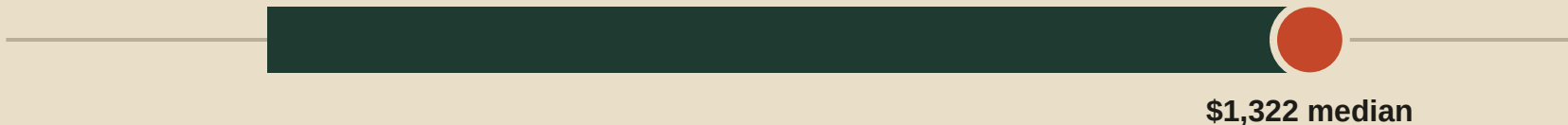
TRACT 2195.02

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$880–\$1,320



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

95%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–0.8% to the 7,423 homes here.

19–58

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



HOME VALUE

A median home costs 40% more than Missouri's.

\$323,100

median home value in Manchester.

Manchester



Missouri



U.S.



THAT WAS MANCHESTER'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/manchester/

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