



North Kansas City, Missouri.

Current market data.

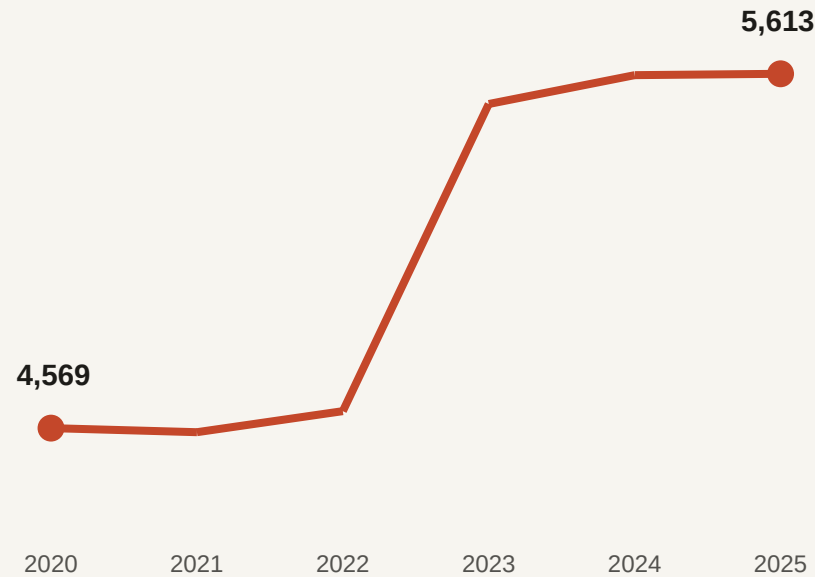
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 22.8% since 2020.

5,613

people, the 124th-largest of Missouri's cities and towns.



Source: Census Population Estimates, 2025

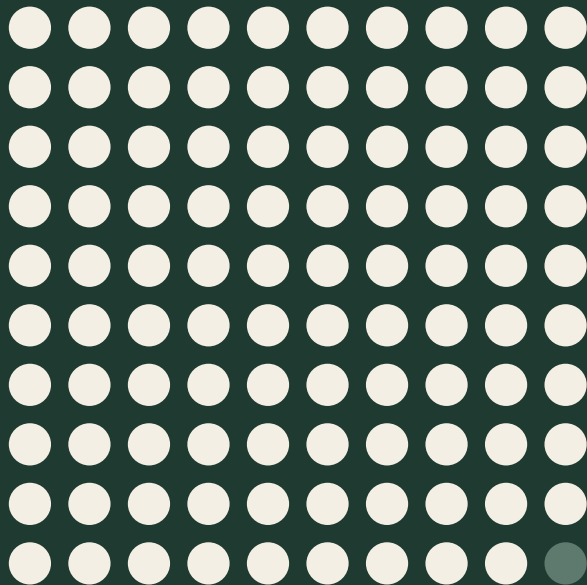
THE WORKDAY

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

98.7%

of 24,931 jobs located in North Kansas City are filled by
in-commuters.

Source: Census LEHD LODES, 2023



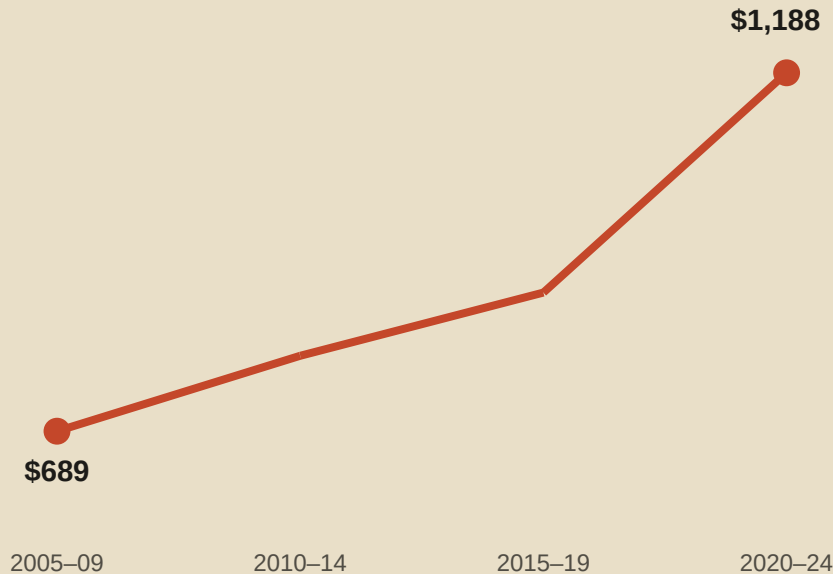
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 72%
since the 2005–2009
survey, before inflation.

\$1,188

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

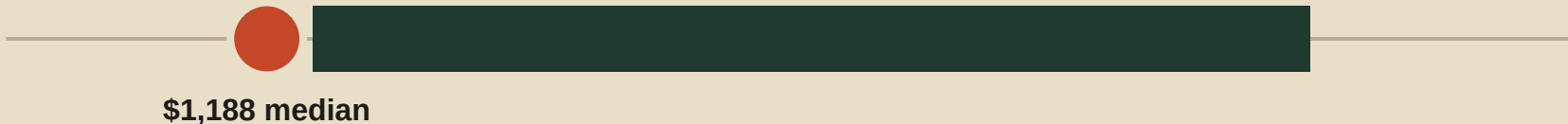
TRACT 218.07

\$2,381

ROOM TO BUILD

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

\$1,216–\$1,824



is the monthly rent range local workforce wages support.

BUILDING

67% of the housing here was built before 2000.

1,000

homes permitted in ten years,
2016–2025

97%

of those were in multifamily
buildings

67%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 1–8% to the 2,958 homes here.

17–249

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



HOME VALUE

A median home costs 14% less than Missouri's.

\$197,500

median home value in North Kansas City.

North Kansas City



\$197,500

Missouri



\$230,300

U.S.



\$332,700

THAT WAS NORTH 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/north-kansas-city/**](https://almanacdata.ai/e/mo/north-kansas-city/)

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