



Oaks, Missouri.

Current market data.

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

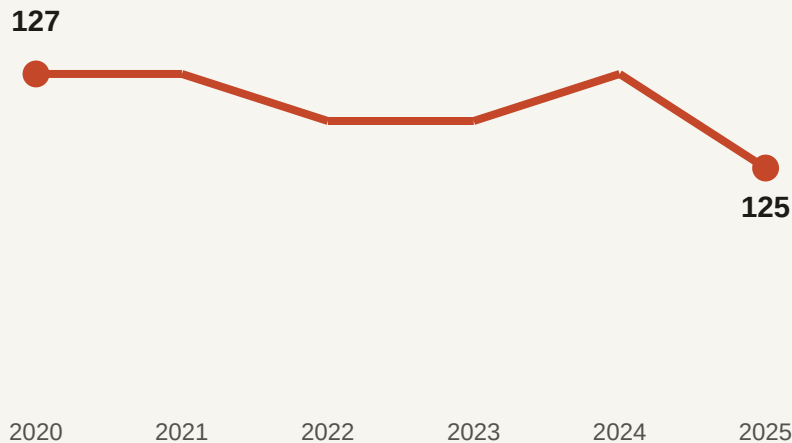


POPULATION

Down 1.6% since 2020.

125

people, the 760th-largest of Missouri's cities and towns.



THE WORKDAY

Every job here goes to
someone who lives
somewhere else.

100.0%

of 4 jobs located in Oaks are filled by in-commuters.



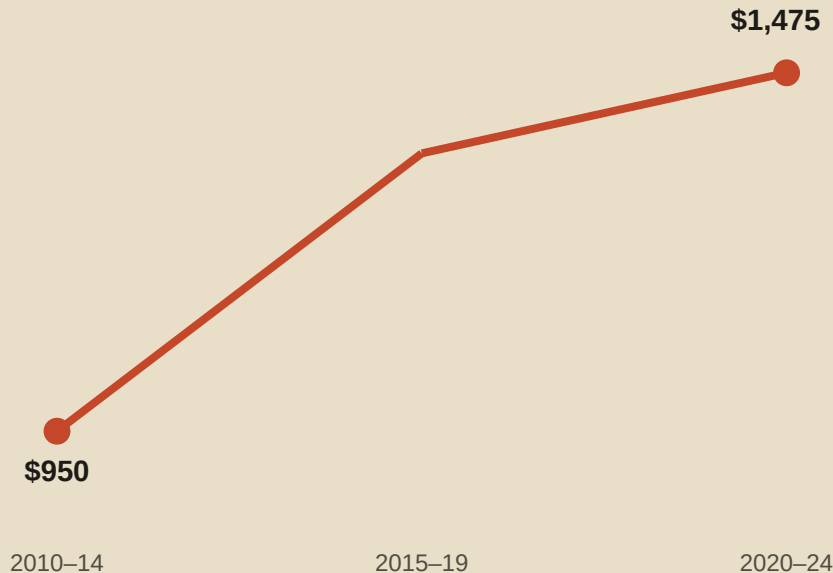
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 55%
since the 2010–2014
survey, before inflation.

\$1,475

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 is above what local wages can carry.

\$188–\$281



\$1,475 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

0

homes permitted in ten years, 2016–2025

100%

of all homes were built before 2000



UNITS NEEDED

None of three estimates finds a housing shortfall here.

0

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



HOME VALUE

A median home costs 47% more than Missouri's.

\$338,900

median home value in Oaks.

Oaks



\$338,900

Missouri



\$230,300

U.S.



\$332,700

THAT WAS OAKS'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/oaks/**](https://almanacdata.ai/e/mo/oaks/)

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