



Pineville, Missouri.

Current market data.

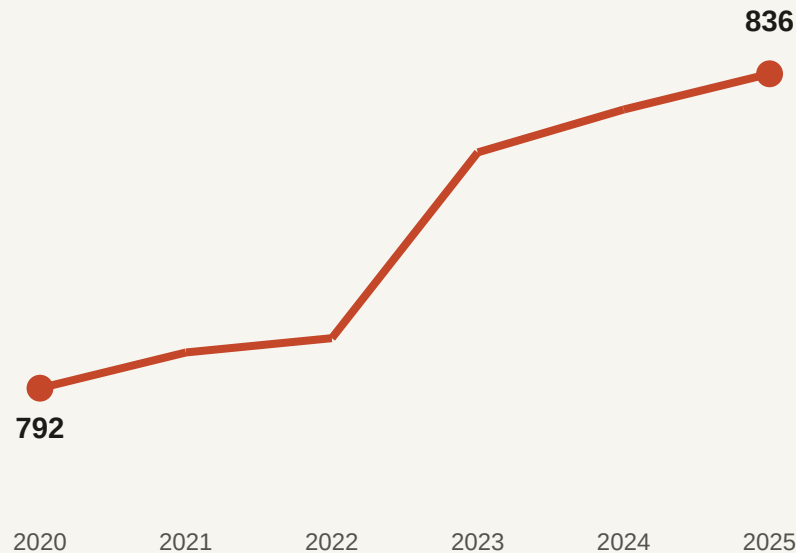
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 5.6% since 2020.

836

people, the 369th-largest of Missouri's cities and towns.



THE WORKDAY

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

94.8%

of 406 jobs located in Pineville are filled by in-commuters.



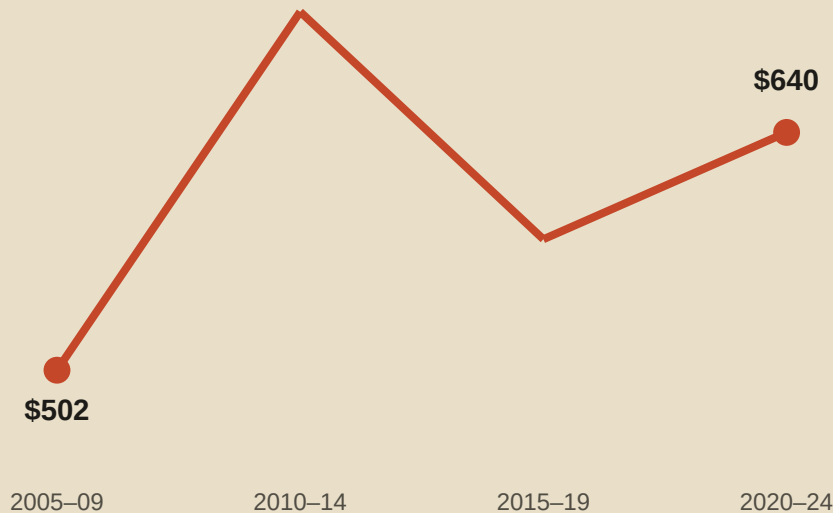
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 27%
since the 2005–2009
survey, before inflation.

\$640

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





THE SEAM

Cross one tract line and median rent doubles.

A \$484 gap between neighbors, the sharpest rent edge between adjacent tracts in McDonald County.

TRACT 701.02

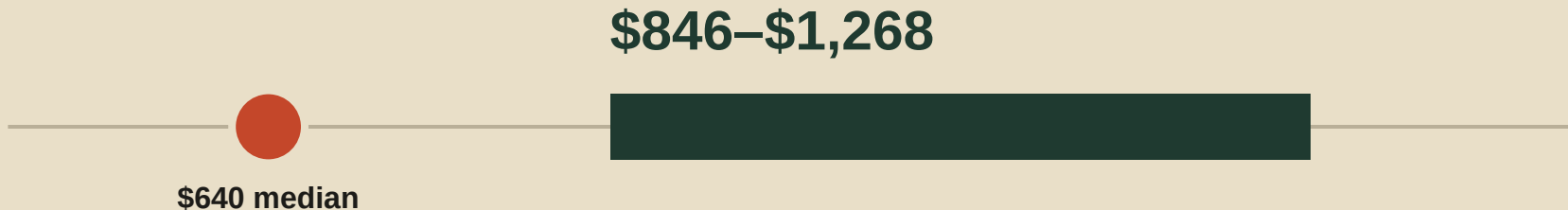
\$537

TRACT 701.01

\$1,021

ROOM TO BUILD

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



is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

27

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

76%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–1.1% to the 372 homes here.

1–4

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



HOME VALUE

A median home costs 7%
less than Missouri's.

\$213,100

median home value in Pineville.

Pineville



\$213,100

Missouri



\$230,300

U.S.



\$332,700

THAT WAS PINEVILLE'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/pineville/

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