



Pleasant Hill, Missouri.

Current market data.

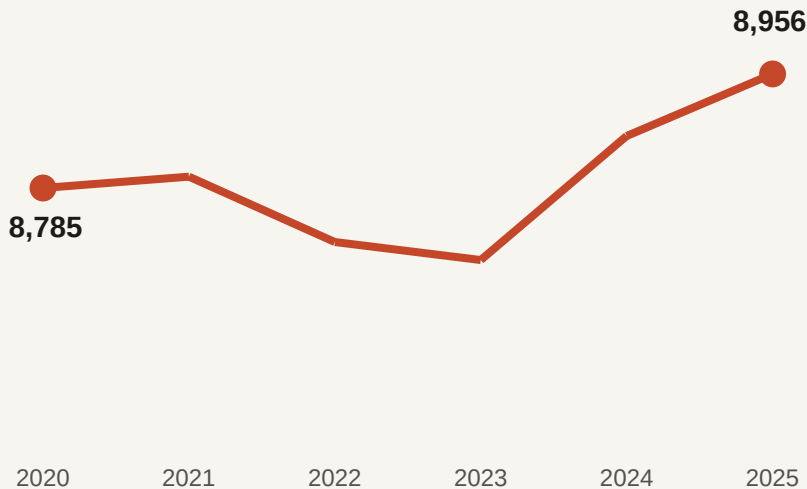
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 1.9% since 2020.

8,956

people, the 90th-largest of Missouri's cities and towns.



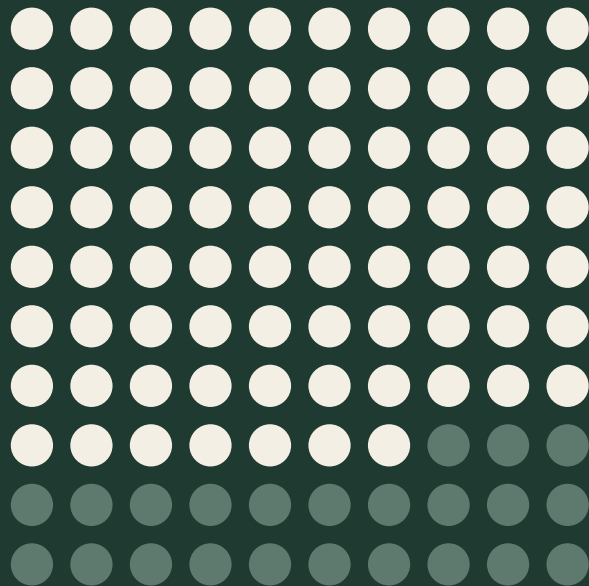
THE WORKDAY

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

77.2%

of 2,288 jobs located in Pleasant Hill are filled by in-commuters.

Source: Census LEHD LODES, 2023



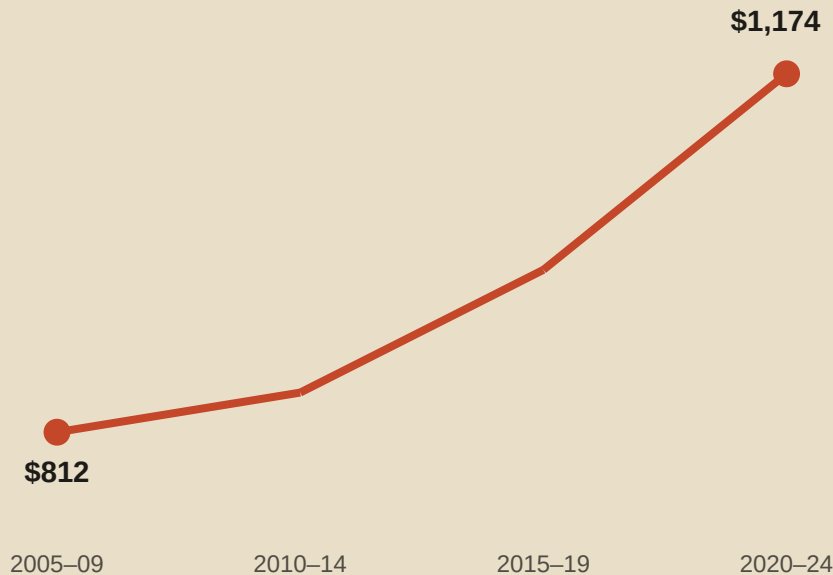
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 45%
since the 2005–2009
survey, before inflation.

\$1,174

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



THE SEAM

Cross one tract line and median rent jumps \$939.

A \$939 gap between neighbors, the sharpest rent edge between adjacent tracts in Cass County.

TRACT 603.08

\$1,110

TRACT 603.05

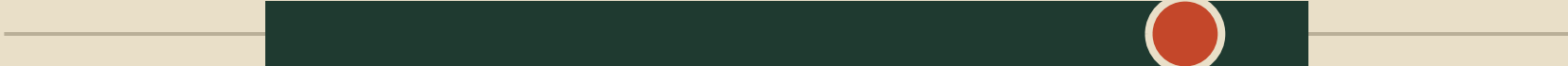
\$2,049



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$814–\$1,222



\$1,174 median

is the monthly rent range local workforce wages support.

BUILDING

63% of the housing here was built before 2000.

399

homes permitted in ten years,
2016–2025

22%

of those were in multifamily
buildings

63%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–0.6% to the 3,661 homes here.

11–23

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



HOME VALUE

A median home costs 21% more than Missouri's.

\$278,400

median home value in Pleasant Hill.

Pleasant Hill



\$278,400

Missouri



\$230,300

U.S.



\$332,700

THAT WAS PLEASANT HILL'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/pleasant-hill/

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