



Pleasant Valley, Missouri.

Current market data.

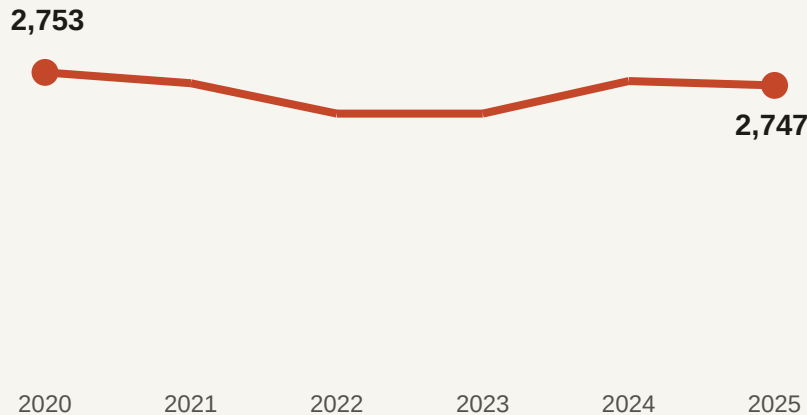
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Steady. Within 1% of 2020,
every year since.**

2,747

people, the 200th-largest of Missouri's cities and towns.



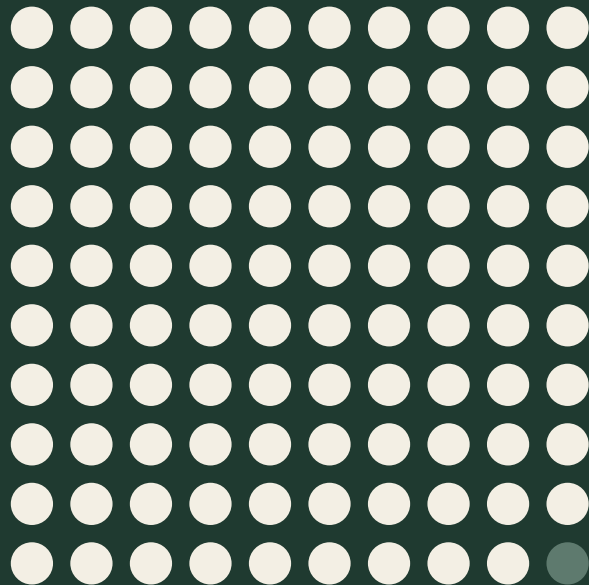
THE WORKDAY

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

98.9%

of 1,654 jobs located in Pleasant Valley are filled by
in-commuters.

Source: Census LEHD LODES, 2023



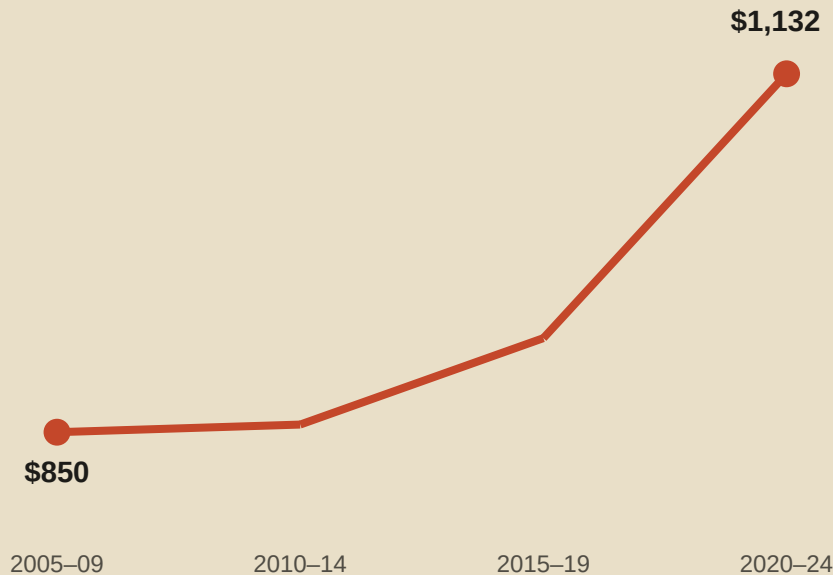
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 33%
since the 2005–2009
survey, before inflation.

\$1,132

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.



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

5

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

95%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–1.4% to the 1,245 homes here.

2–17

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



HOME VALUE

A median home costs 12%
less than Missouri's.

\$202,000

median home value in Pleasant Valley.

Pleasant Valley



\$202,000

Missouri



\$230,300

U.S.



\$332,700

THAT WAS PLEASANT VALLEY'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-valley/

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