



St. James, Missouri.

Current market data.

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

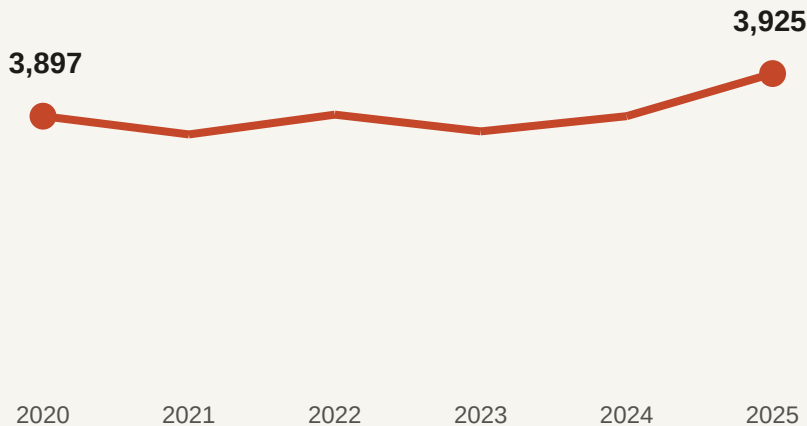


POPULATION

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

3,925

people, the 165th-largest of Missouri's cities and towns.



THE WORKDAY

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

89.8%

of 3,355 jobs located in St. James are filled by in-commuters.



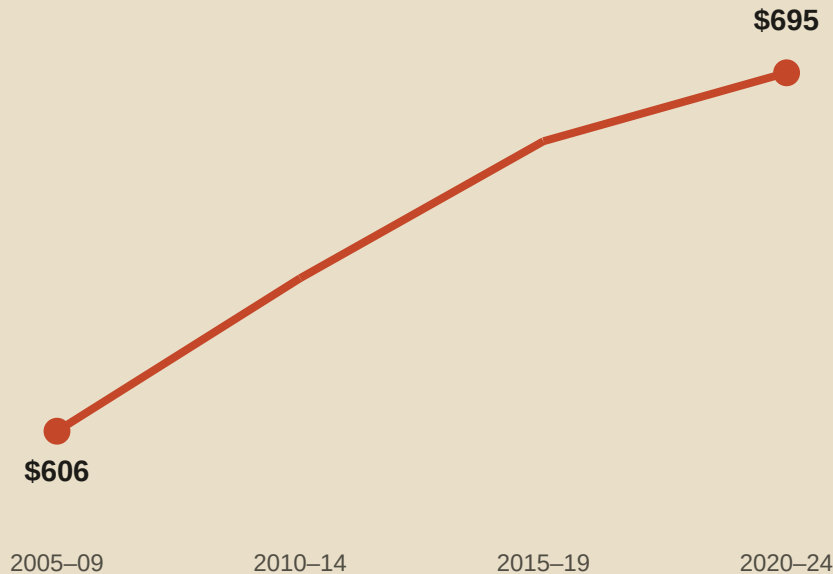
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 15%
since the 2005–2009
survey, before inflation.

\$695

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



THE SEAM

Cross one tract line and median rent jumps \$526.

A \$526 gap between neighbors, the sharpest rent edge between adjacent tracts in Phelps County.

TRACT 8905

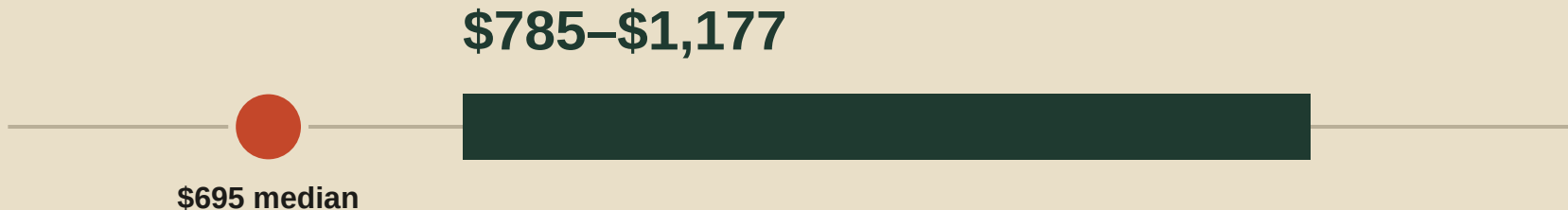
\$725

TRACT 8901

\$1,251

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.

53

homes permitted, 2022–2025

70%

of those were in multifamily
buildings

81%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.2–1.7% to the 1,992 homes here.

4–34

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



HOME VALUE

A median home costs 38% less than Missouri's.

\$142,000

median home value in St. James.

St. James



\$142,000

Missouri



\$230,300

U.S.



\$332,700



THAT WAS ST. JAMES'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/st-james/**](https://almanacdata.ai/e/mo/st-james/)

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