St. Joseph, Missouri.

Current market data.

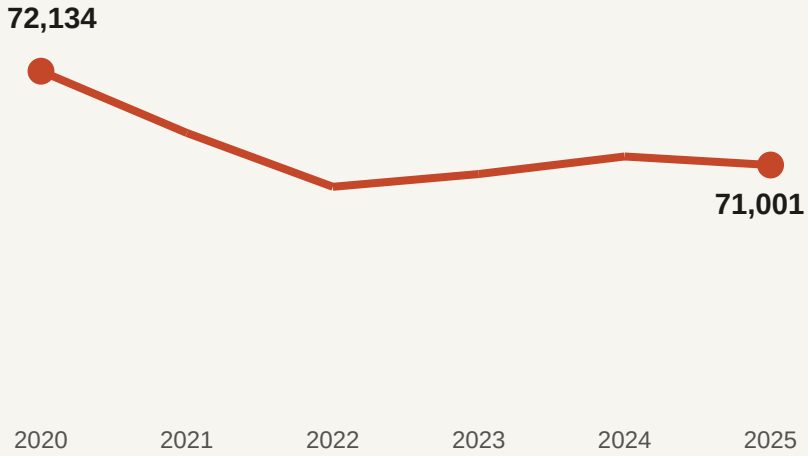
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 1.6% since 2020.

71,001

people, the 9th-largest of Missouri's cities and towns.



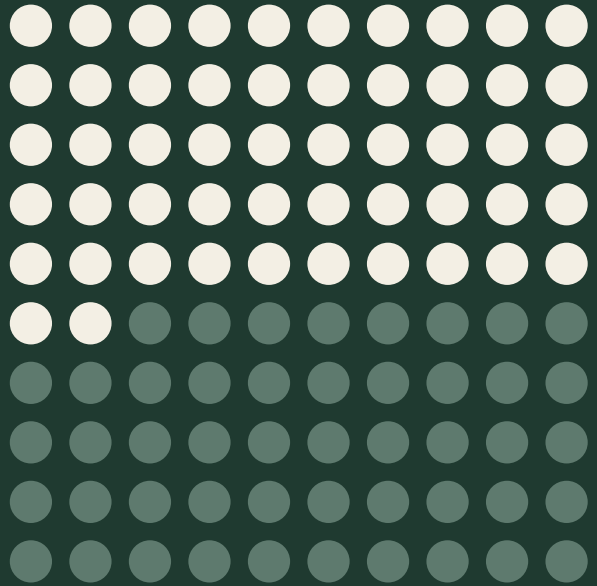
Source: Census Population Estimates, 2025

THE WORKDAY

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

51.9%

of 44,614 jobs located in St. Joseph are filled by in-commuters.



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

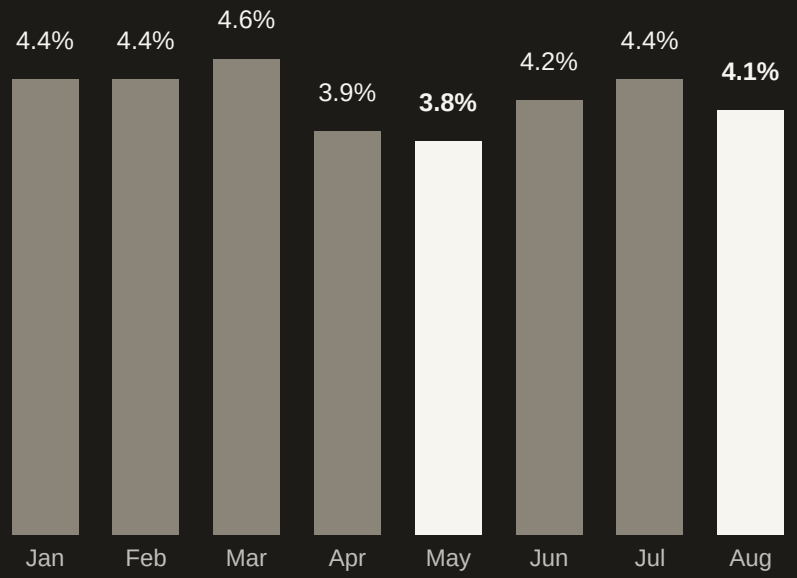
Source: Census LEHD LODES, 2023

UNEMPLOYMENT, 2026

The low came in May: 3.8%.

4.1%

in August 2026, the latest month released. A year earlier it was 4.7%.



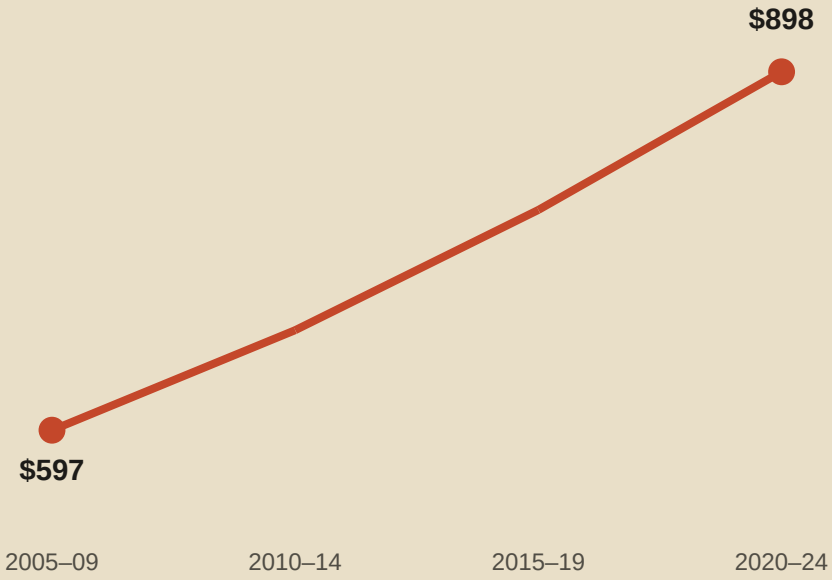
Source: BLS Local Area Unemployment Statistics, 2026-08

RENT

Median rent is up 50% since the 2005–2009 survey, before inflation.

$898

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

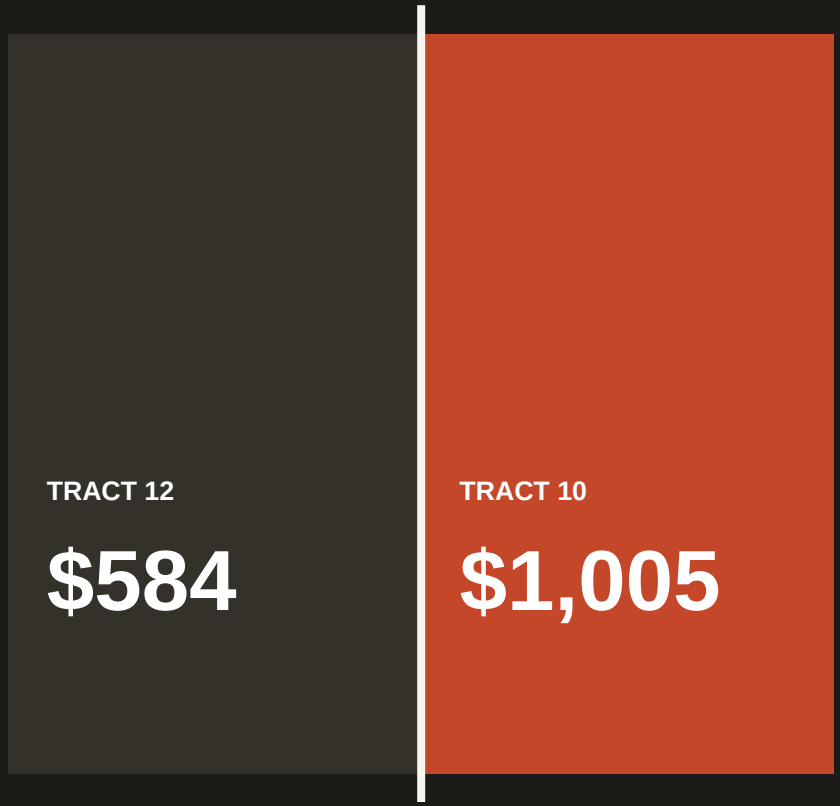


Source: Census ACS 5-year, 2020-2024

THE SEAM

Cross one tract line and median rent jumps $421.

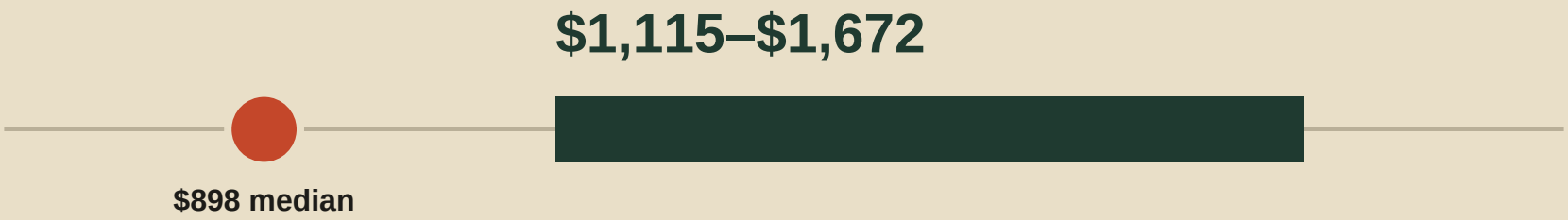
A $421 gap between neighbors, the sharpest rent edge between adjacent tracts in Buchanan County.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

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



is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

Most of the housing here is older than 2000.

122

homes permitted, 2022–2025

15%

of those were in multifamily buildings

89%

of all homes were built before 2000

Source: Census Building Permits Survey, 2022-2025; Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.3–1.3% to the 33,255 homes here.

110–446

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

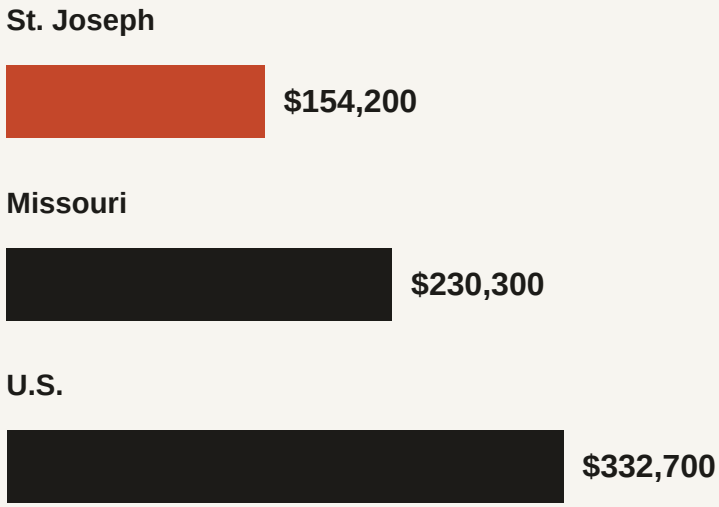
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 33% less than Missouri's.

$154,200

median home value in St. Joseph.



Source: Census ACS 5-year, 2020-2024

THAT WAS ST. JOSEPH'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-joseph/**