



Thayer, Missouri.

Current market data.

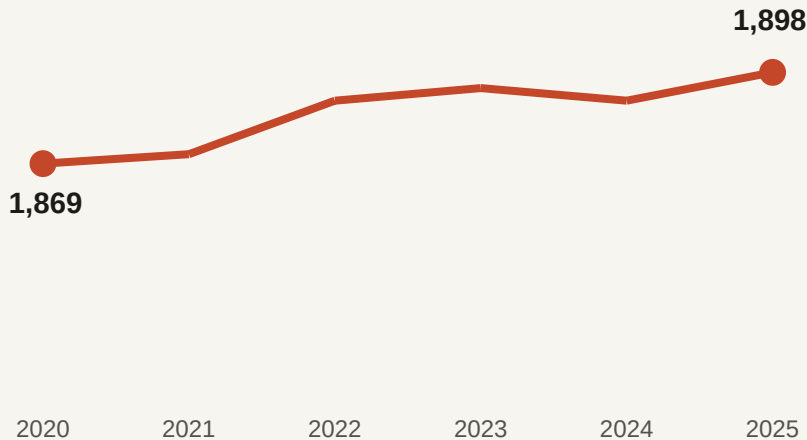
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 1.6% since 2020.

1,898

people, the 248th-largest of Missouri's cities and towns.

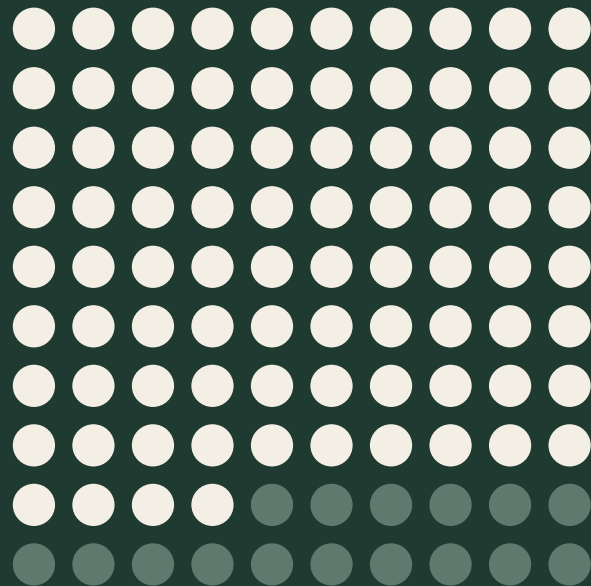


THE WORKDAY

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

84.3%

of 1,101 jobs located in Thayer are filled by in-commuters.



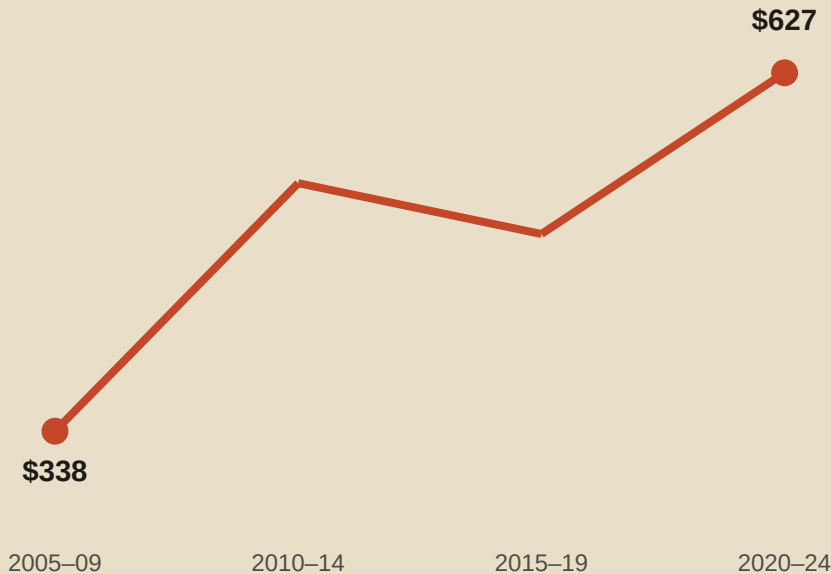
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 86%
since the 2005–2009
survey, before inflation.

\$627

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





THE SEAM

Cross one tract line and median rent jumps \$130.

A \$130 gap between neighbors, the sharpest rent edge between adjacent tracts in Oregon County.

TRACT 4801

\$623

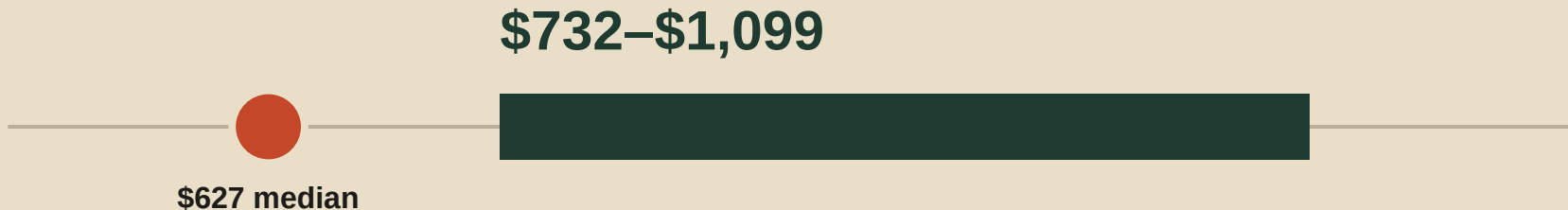
TRACT 4803

\$753



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.

9

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

86%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.2–1.0% to the 1,077 homes here.

2–11

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



HOME VALUE

A median home costs 71%
less than Missouri's.

\$67,500

median home value in Thayer.

Thayer



\$67,500

Missouri



\$230,300

U.S.



\$332,700

THAT WAS THAYER'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/thayer/**](https://almanacdata.ai/e/mo/thayer/)

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