



University City, Missouri.

Current market data.

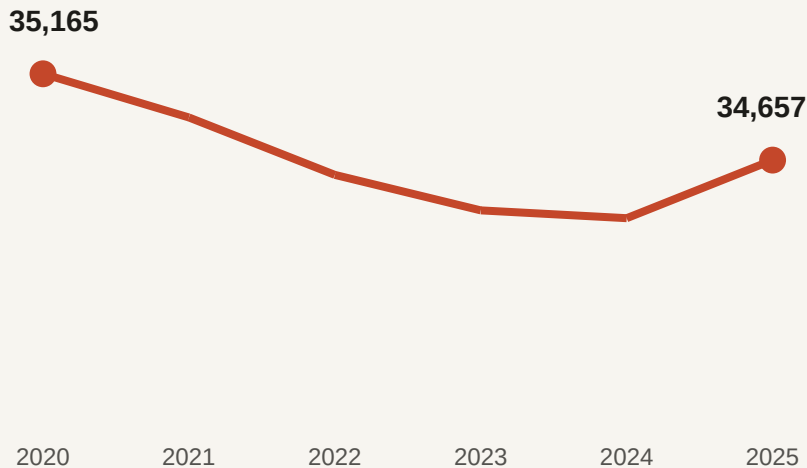
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 1.4% since 2020.

34,657

people, the 19th-largest of Missouri's cities and towns.



THE WORKDAY

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

92.5%

of 8,709 jobs located in University City are filled by in-commuters.



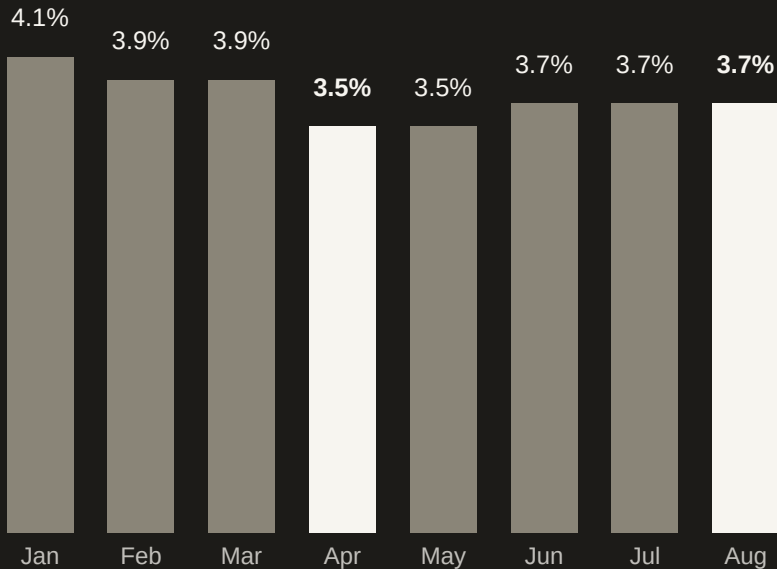
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
3.5%.

3.7%

in August 2026, the latest month released. A year earlier it was 3.9%.

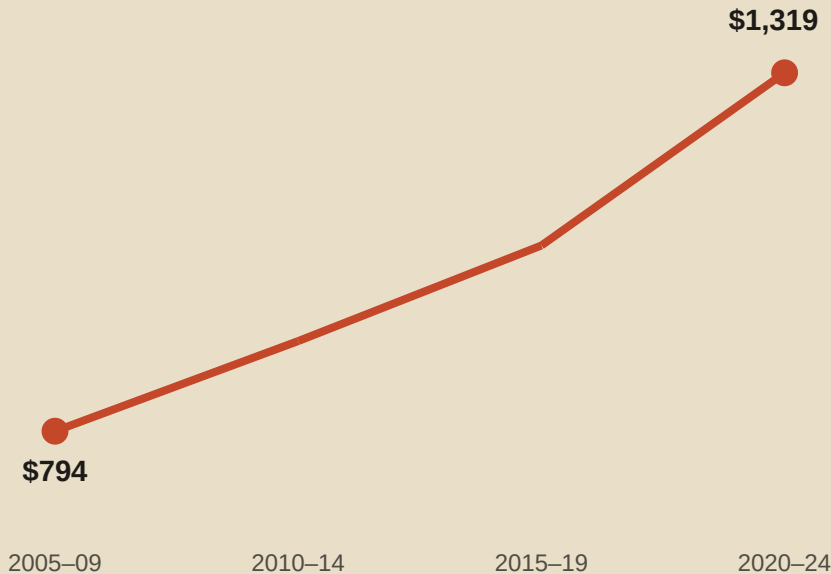


RENT

Median rent is up 66%
since the 2005–2009
survey, before inflation.

\$1,319

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



THE SEAM

Cross one tract line and median rent doubles.

A \$2,530 gap between neighbors, the sharpest rent edge between adjacent tracts in St. Louis County.

TRACT 2208.01

\$971

TRACT 2195.02

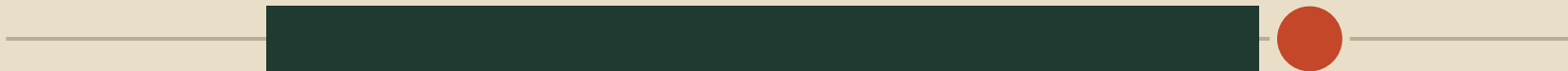
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$865–\$1,297



\$1,319 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

506

homes permitted in ten years,
2016–2025

90%

of those were in multifamily
buildings

94%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–0.5% to the 17,841 homes here.

63–87

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



HOME VALUE

A median home costs **33%**
more than Missouri's.

\$306,700

median home value in University City.

University City



Missouri



U.S.



THAT WAS UNIVERSITY CITY'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/university-city/**](https://almanacdata.ai/e/mo/university-city/)

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