



Vandiver, Missouri.

Current market data.

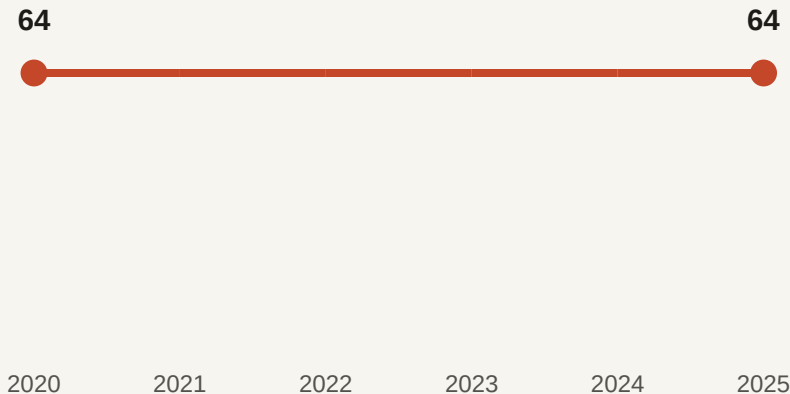
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

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

64

people, the 855th-largest of Missouri's cities and towns.



THE WORKDAY

Every job here goes to
someone who lives
somewhere else.

100.0%

of 109 jobs located in Vandiver are filled by in-commuters.



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



RENT

**Median rent is up 69%
since the 2015–2019
survey, before inflation.**

\$1,125

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



THE SEAM

Cross one tract line and median rent jumps \$257.

A \$257 gap between neighbors, the sharpest rent edge between adjacent tracts in Audrain County.

TRACT 9507

\$600

TRACT 9503

\$857

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.

0

homes permitted, 2022–2025

89%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–2% to the 45 homes here.

0–1

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



HOME VALUE

A median home costs 50%
less than Missouri's.

\$115,600

median home value in Vandiver.

Vandiver



\$115,600

Missouri



\$230,300

U.S.



\$332,700

THAT WAS VANDIVER'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/vandiver/**](https://almanacdata.ai/e/mo/vandiver/)

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