



Washington, Missouri.

Current market data.

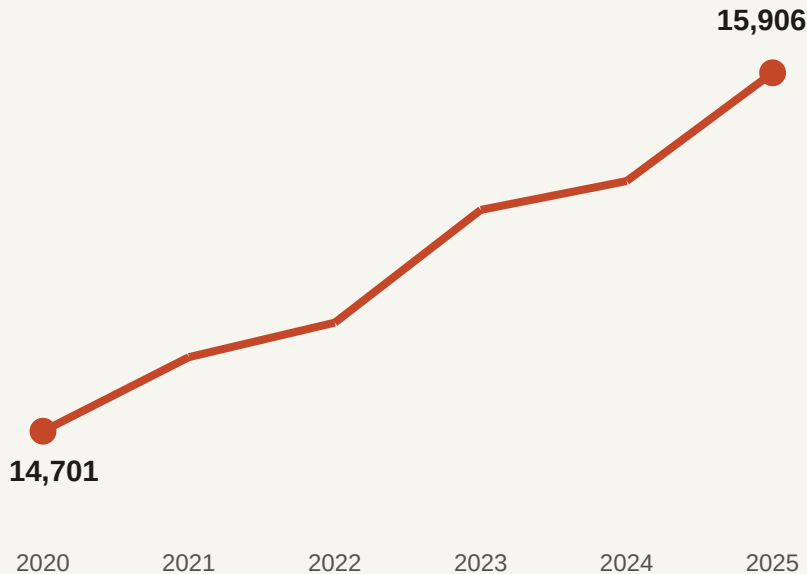
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 8.2% since 2020.

15,906

people, the 50th-largest of Missouri's cities and towns.



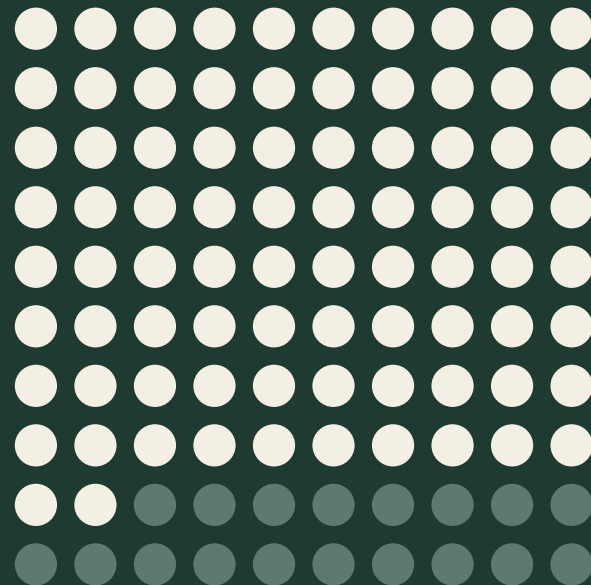
THE WORKDAY

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

82.4%

of 12,229 jobs located in Washington are filled by
in-commuters.

Source: Census LEHD LODES, 2023



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

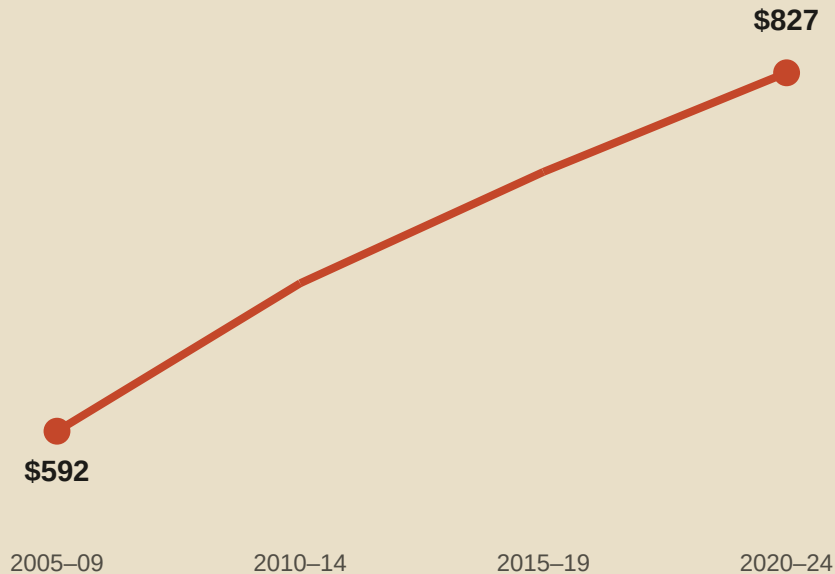


RENT

Median rent is up 40%
since the 2005–2009
survey, before inflation.

\$827

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





THE SEAM

Cross one tract line and median rent jumps \$705.

A \$705 gap between neighbors, the sharpest rent edge between adjacent tracts in Franklin County.

TRACT 8007.03

\$795

TRACT 8001.01

\$1,500



ROOM TO BUILD

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



is the monthly rent range local workforce wages support.

BUILDING

74% of the housing here was built before 2000.

1,303

homes permitted in ten years,
2016–2025

52%

of those were in multifamily
buildings

74%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.2–1.8% to the 6,889 homes here.

17–122

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



HOME VALUE

A median home costs 1% more than Missouri's.

\$231,800

median home value in Washington.

Washington



\$231,800

Missouri



\$230,300

U.S.



\$332,700

THAT WAS WASHINGTON'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/washington/

The Almanac · your hyper-diligent research partner