



West Plains, Missouri.

Current market data.

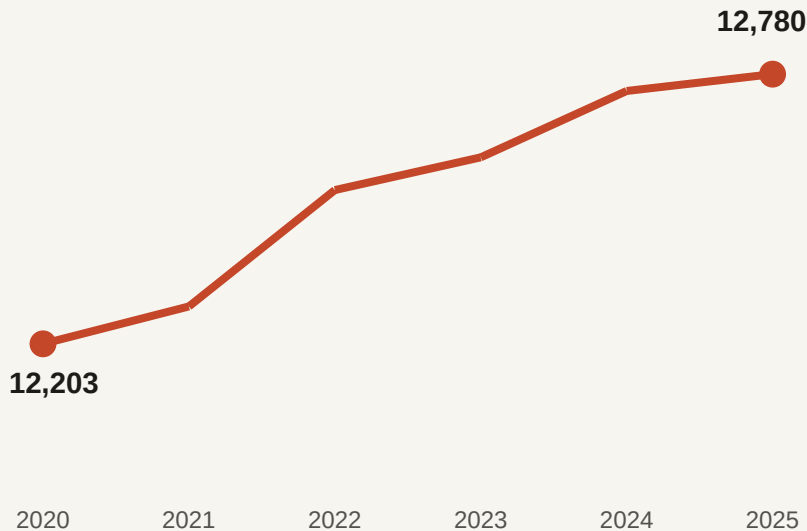
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 4.7% since 2020.

12,780

people, the 66th-largest of Missouri's cities and towns.

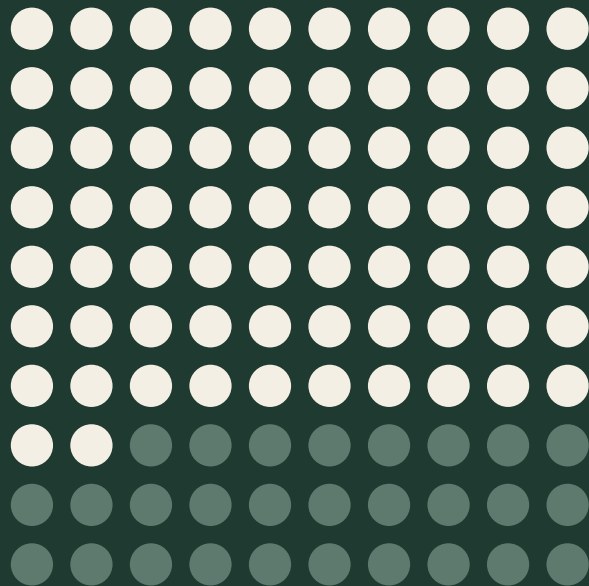


THE WORKDAY

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

72.1%

of 9,586 jobs located in West Plains are filled by in-commuters.



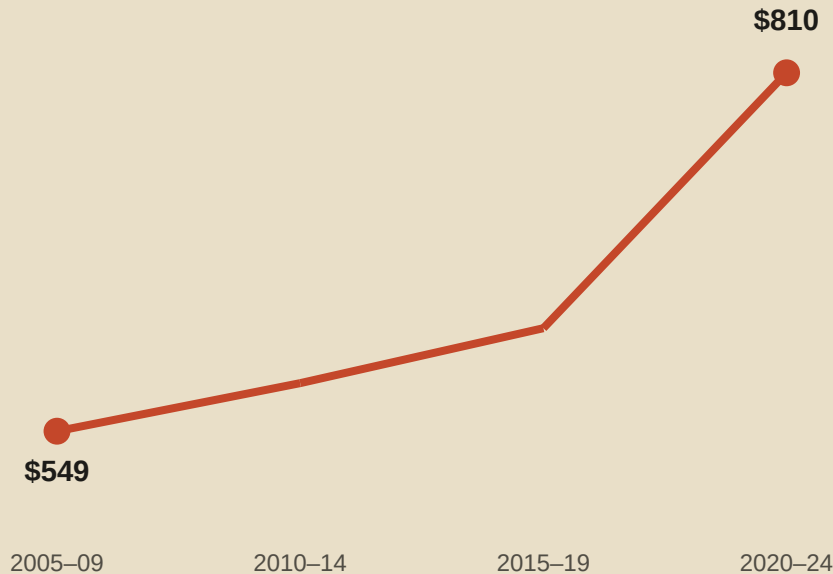
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 48%
since the 2005–2009
survey, before inflation.

\$810

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





THE SEAM

Cross one tract line and median rent jumps \$354.

A \$354 gap between neighbors, the sharpest rent edge between adjacent tracts in Howell County.

TRACT 907

\$669

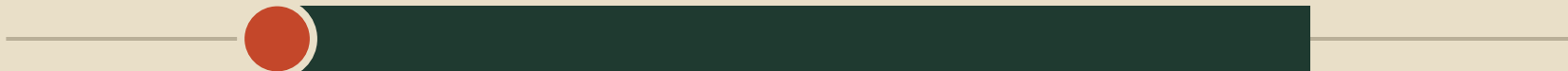
TRACT 905

\$1,023

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$806–\$1,209



\$810 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

208

homes permitted, 2022–2025

41%

of those were in multifamily
buildings

80%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.4–1.7% to the 5,726 homes here.

25–96

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



HOME VALUE

A median home costs 26% less than Missouri's.

\$169,900

median home value in West Plains.

West Plains



\$169,900

Missouri



\$230,300

U.S.



\$332,700

THAT WAS WEST PLAINS'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/west-plains/

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