# ZIP 64506, St. Joseph, Missouri.

Current market data.

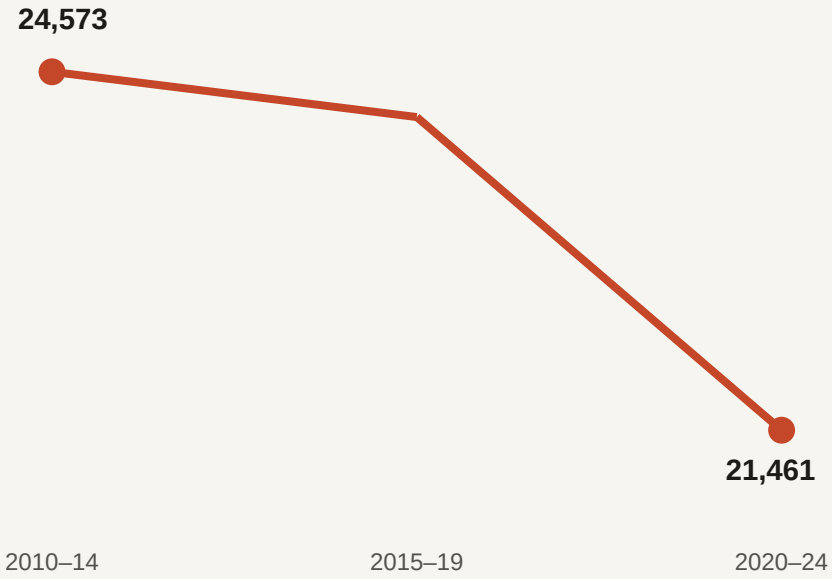
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

# 21,461 people call ZIP 64506 home.

**21,461**

people.



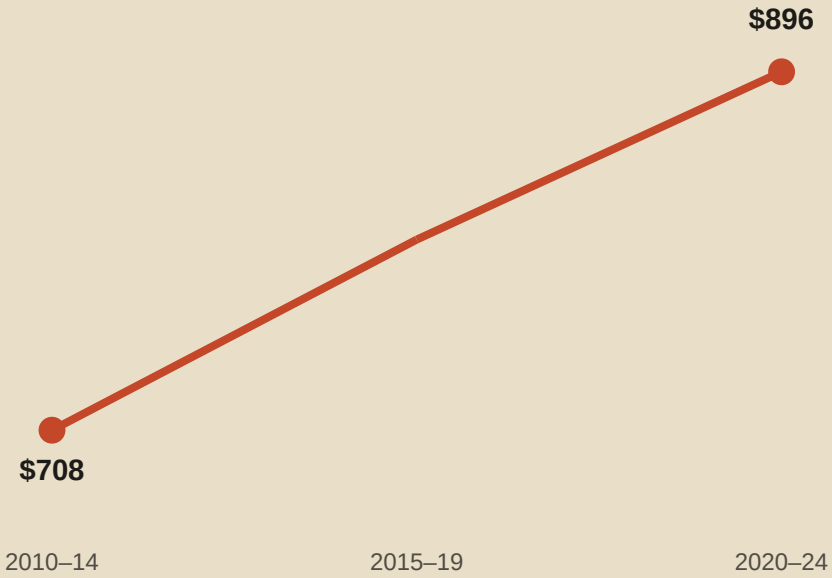

Source: Census ACS 5-year, 2020-2024

RENT

# Median rent is up 27% since the 2010–2014 survey, before inflation.

**$896**

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




Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

# The median rent sits inside what local wages can carry.

is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

# Most of the housing here is older than 2000.

## 85%

of all homes were built before 2000

Source: Census ACS 5-year, 2020-2024

UNITS NEEDED

# Closing the gap would add 0.4–1.7% to the 9,863 homes here.

**35–172**

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

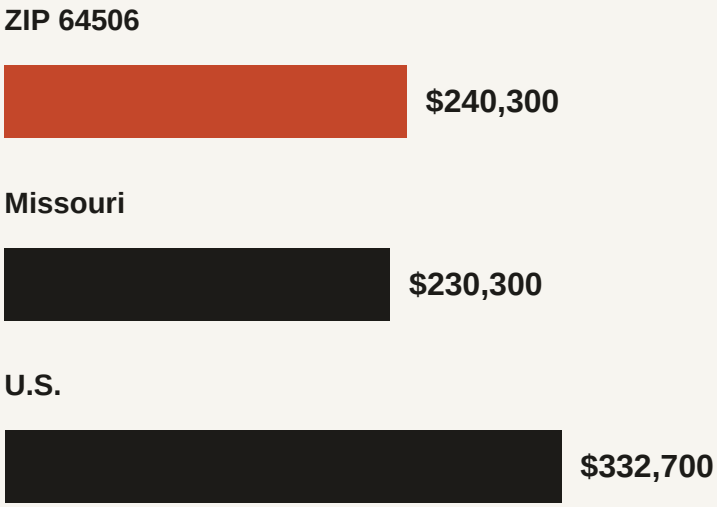
Source: Computed by the Almanac, 2023

HOME VALUE

# A median home costs 4% more than Missouri's.

**$240,300**

median home value in ZIP 64506.




Source: Census ACS 5-year, 2020-2024

THAT WAS ZIP 64506'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/zip/64506/**