



Pearl River, Louisiana.

Current market data.

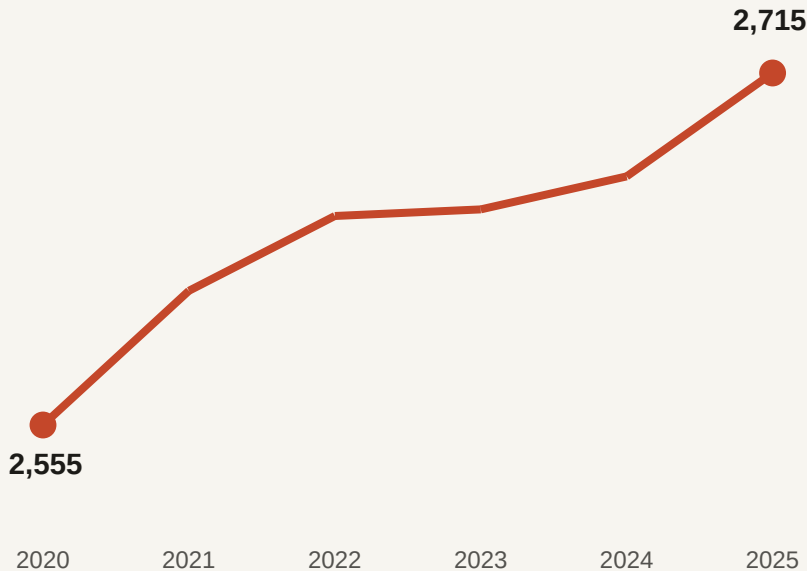
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 6.3% since 2020.

2,715

people, the 99th-largest of Louisiana's cities and towns.



THE WORKDAY

Nearly every job here goes
to someone who lives
somewhere else.

97.2%

of 1,323 jobs located in Pearl River are filled by in-commuters.



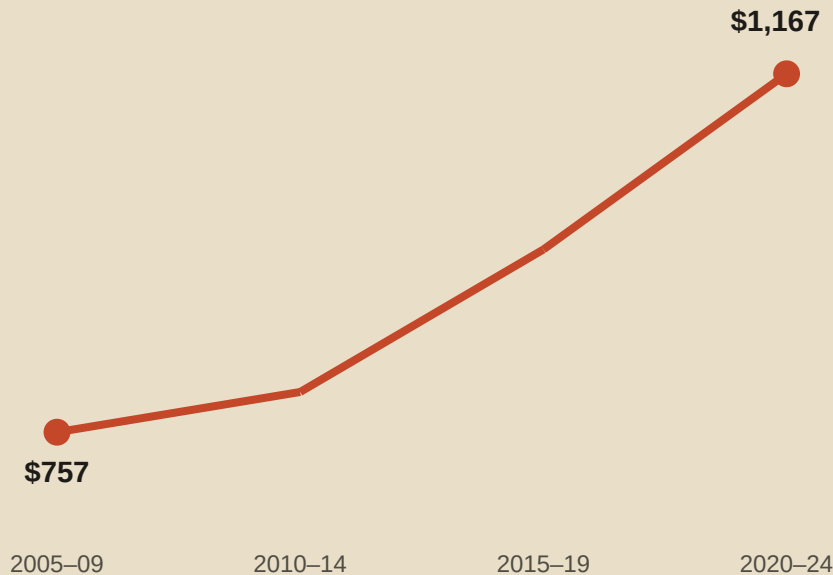
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 54%
since the 2005–2009
survey, before inflation.

\$1,167

a month. Louisiana's median is \$1,064.



THE SEAM

Cross one tract line and median rent doubles.

A \$1,079 gap between neighbors, the sharpest rent edge between adjacent tracts in St. Tammany Parish.

TRACT 407.06

\$950

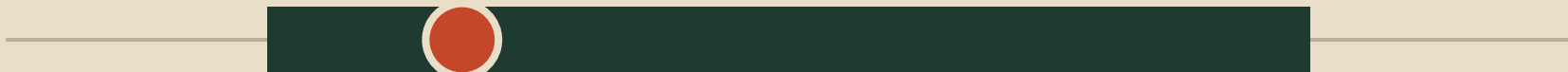
TRACT 407.09

\$2,029

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,067–\$1,601



\$1,167 median

is the monthly rent range local workforce wages support.

BUILDING

62% of the housing here was built before 2000.

144

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

62%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–1.1% to the 1,149 homes here.

2–13

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



HOME VALUE

A median home costs 9%
more than Louisiana's.

\$235,200

median home value in Pearl River.

Pearl River



\$235,200

Louisiana



\$216,500

U.S.



\$332,700

THAT WAS PEARL RIVER'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/la/pearl-river/**](https://almanacdata.ai/e/la/pearl-river/)

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