



Alligator, Mississippi.

Current market data.

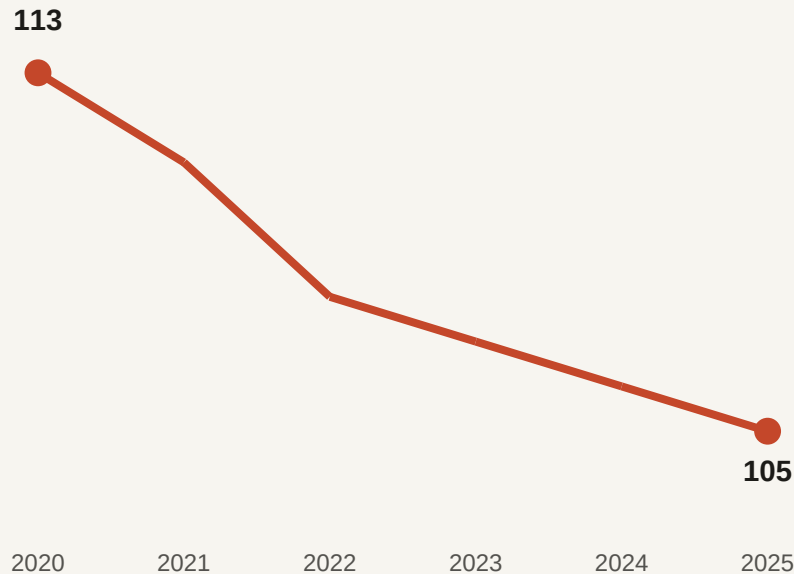
9 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 7.1% since 2020.

105

people, the 290th-largest of Mississippi's cities and towns.

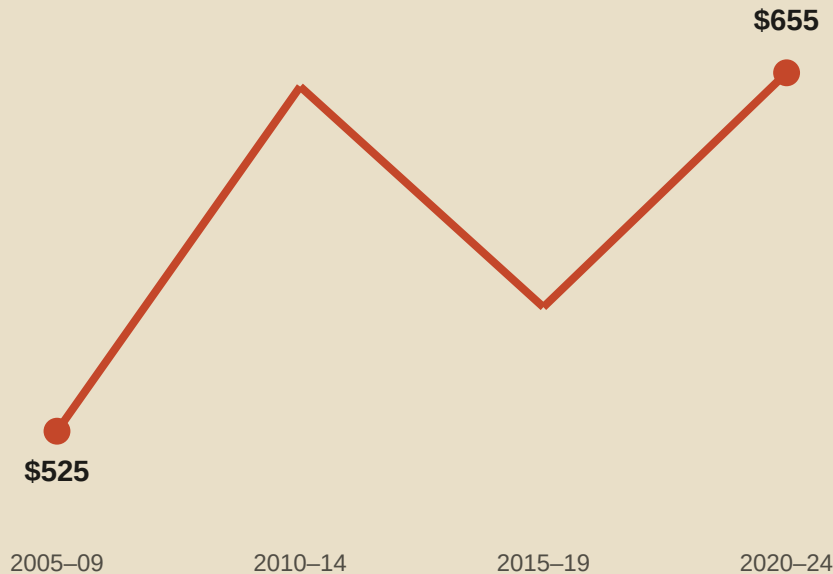


RENT

Median rent is up 25%
since the 2005–2009
survey, before inflation.

\$655

a month. Mississippi's median is \$954.



THE SEAM

Cross one tract line and median rent jumps \$479.

A \$479 gap between neighbors, the sharpest rent edge between adjacent tracts in Bolivar County.

TRACT 9507.01

\$644

TRACT 9506.01

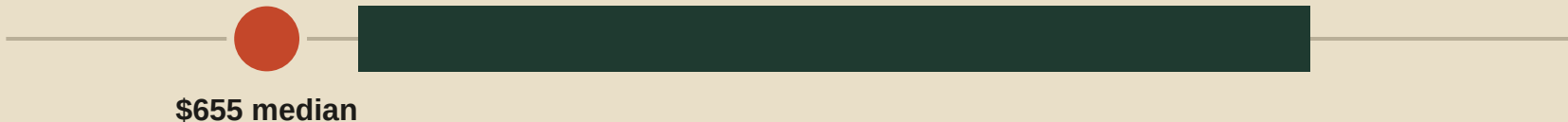
\$1,123



ROOM TO BUILD

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

\$688–\$1,031



is the monthly rent range local workforce wages support.



BUILDING

60% of the housing here was built before 2000.

0

homes permitted, 2022–2025

60%

of all homes were built before 2000



UNITS NEEDED

None of three estimates finds a housing shortfall here.

0

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



HOME VALUE

A median home costs 66% less than Mississippi's.

\$58,200

median home value in Alligator.

Alligator



\$58,200

Mississippi



\$169,800

U.S.



\$332,700



THAT WAS ALLIGATOR'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/ms/alligator/**](https://almanacdata.ai/e/ms/alligator/)

The Almanac · your hyper-diligent research partner