



Bay St. Louis, Mississippi.

Current market data.

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

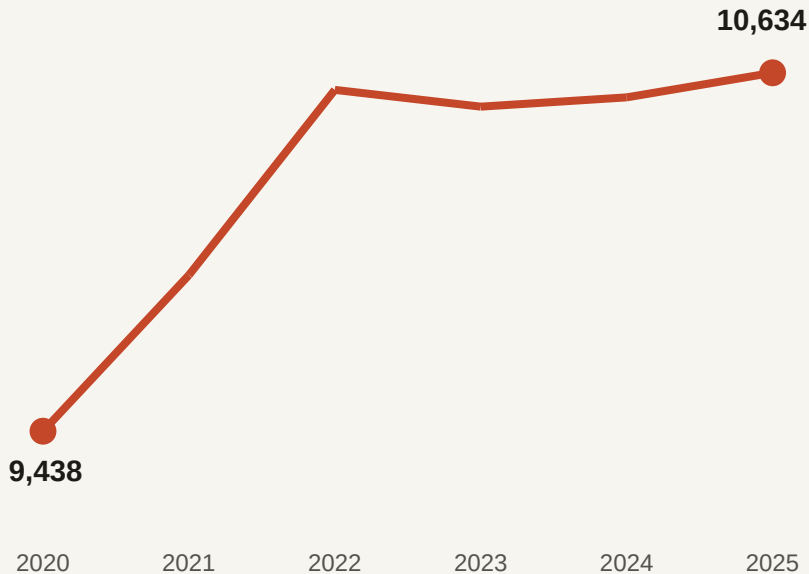


POPULATION

Growing. Up 12.7% since 2020.

10,634

people, the 40th-largest of Mississippi's cities and towns.



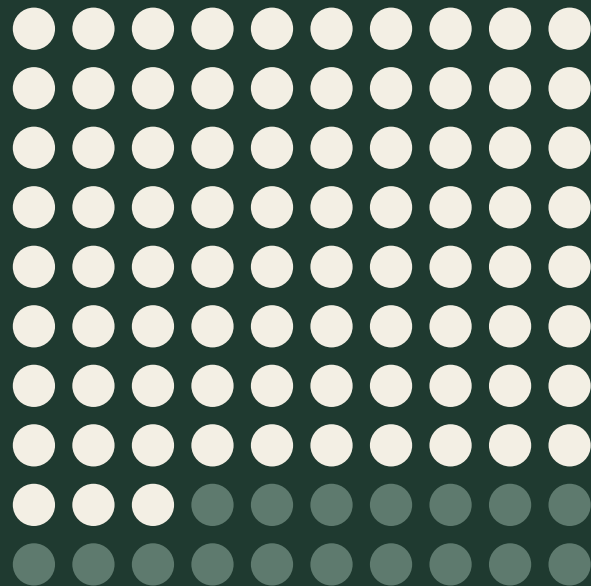
THE WORKDAY

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

83.1%

of 4,103 jobs located in Bay St. Louis are filled by
in-commuters.

Source: Census LEHD LODES, 2023



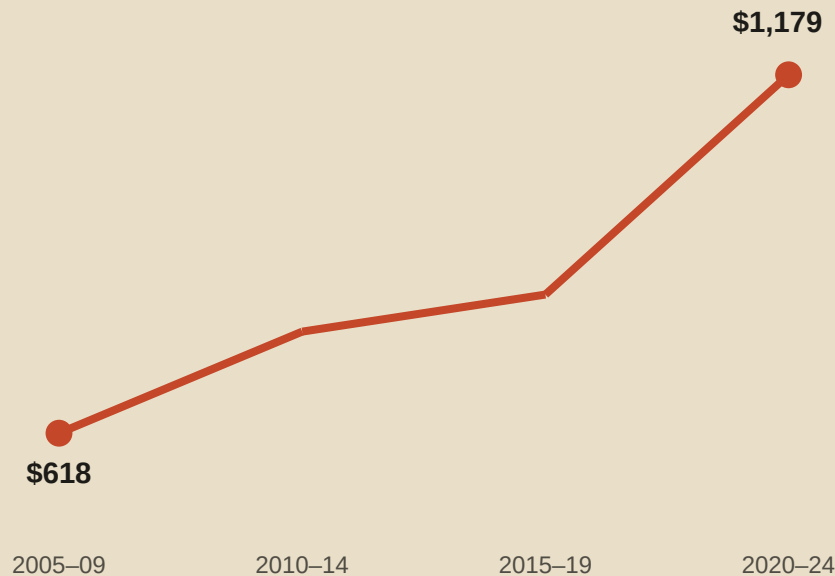
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

**Median rent is up 91%
since the 2005–2009
survey, before inflation.**

\$1,179

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



THE SEAM

Cross one tract line and median rent doubles.

A \$869 gap between neighbors, the sharpest rent edge between adjacent tracts in Hancock County.

TRACT 304

\$822

TRACT 305.03

\$1,691

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$832–\$1,248



is the monthly rent range local workforce wages support.

BUILDING

55% of the housing here was built before 2000.

3,666

homes permitted in ten years,
2016–2025

28%

of those were in multifamily
buildings

55%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.6% to the 6,418 homes here.

10–41

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



HOME VALUE

**A median home costs 53%
more than Mississippi's.**

\$260,200

median home value in Bay St. Louis.

Bay St. Louis



\$260,200

Mississippi



\$169,800

U.S.



\$332,700

THAT WAS BAY ST. LOUIS'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/bay-st-louis/

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