Beaumont, Mississippi.

Current market data.

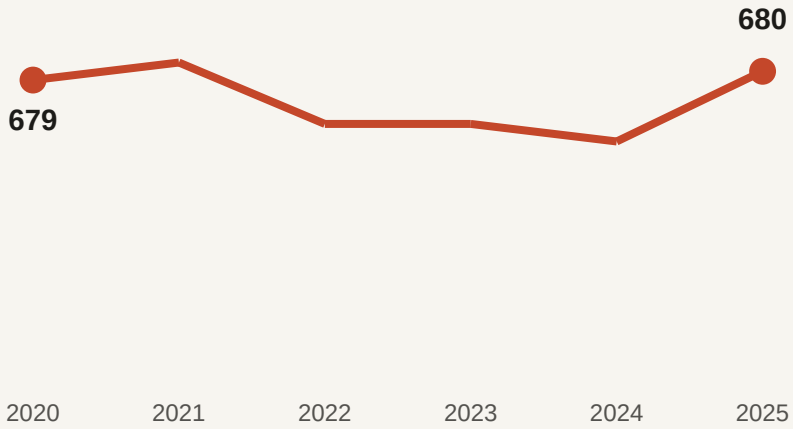
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 0.1% since 2020.

680

people, the 178th-largest of Mississippi's cities and towns.



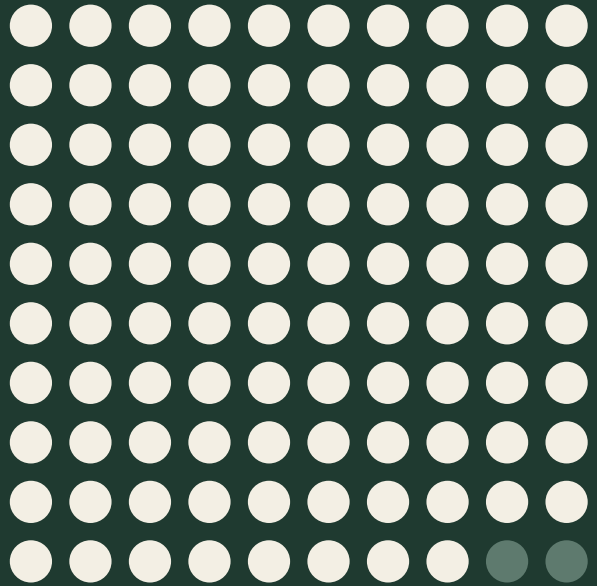
Source: Census Population Estimates, 2025

THE WORKDAY

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

98.3%

of 116 jobs located in Beaumont are filled by in-commuters.



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

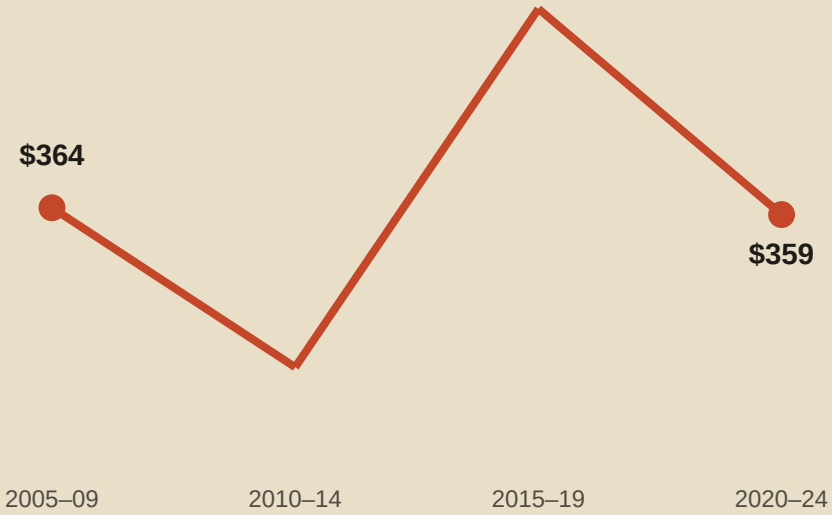
Source: Census LEHD LODES, 2023

RENT

Median rent is down 1% since the 2005–2009 survey, before inflation.

$359

a month. Mississippi's median is $954.

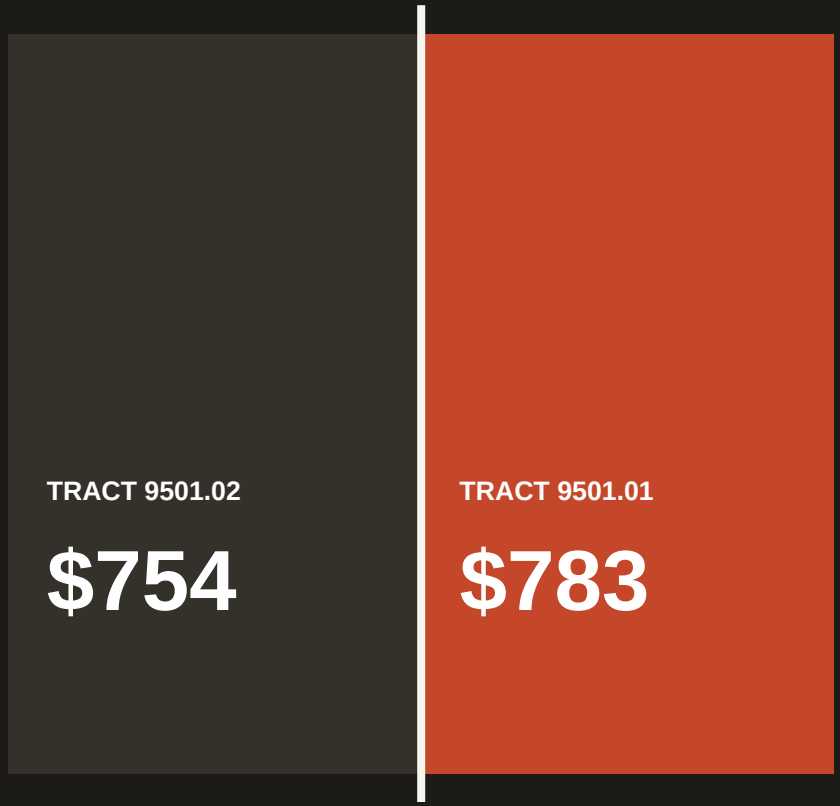


Source: Census ACS 5-year, 2020-2024

THE SEAM

Cross one tract line and median rent jumps $29.

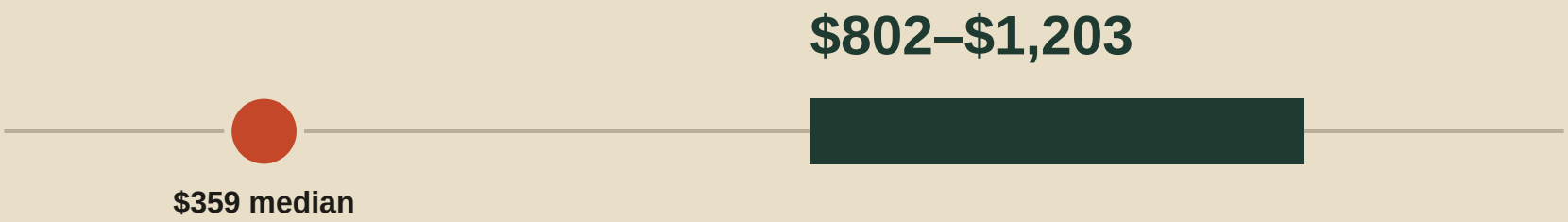
A $29 gap between neighbors, the sharpest rent edge between adjacent tracts in Perry County.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

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



is the monthly rent range local workforce wages support.

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

BUILDING

50% of the housing here was built before 2000.

0

homes permitted, 2022–2025

50%

of all homes were built before 2000

Source: Census Building Permits Survey, 2022-2025; Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0–0.2% to the 579 homes here.

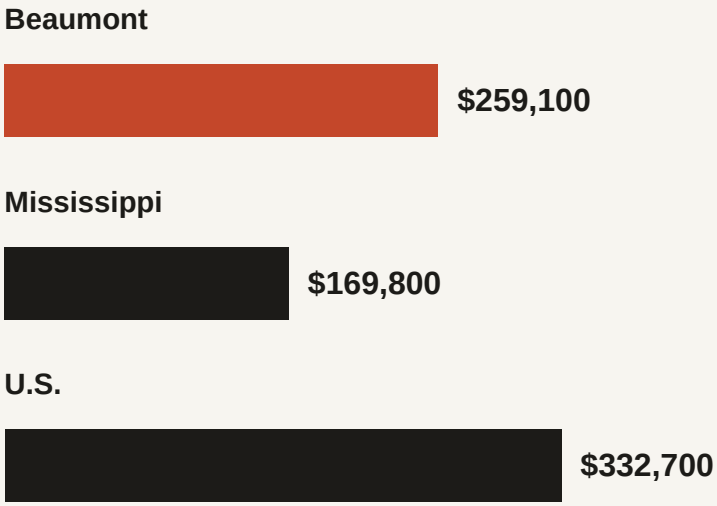
0–1

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 53% more than Mississippi's.



$259,100

median home value in Beaumont.

Source: Census ACS 5-year, 2020-2024

THAT WAS BEAUMONT'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/beaumont/**