



Beauregard, Mississippi.

Current market data.

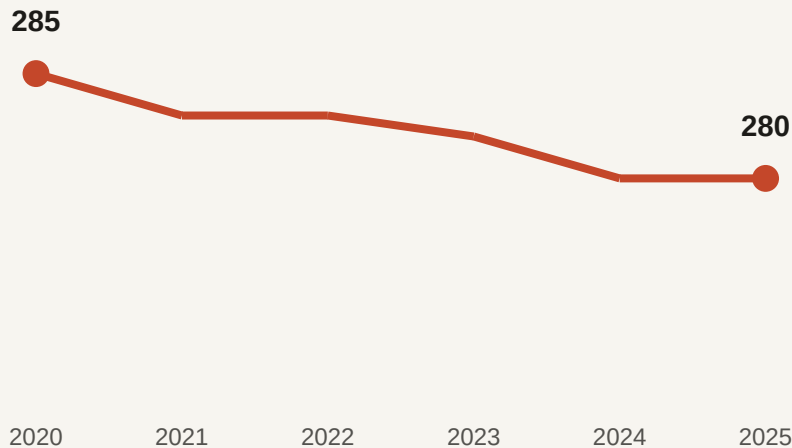
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 1.8% since 2020.

280

people, the 247th-largest of Mississippi's cities and towns.



THE WORKDAY

Every job here goes to
someone who lives
somewhere else.

100.0%

of 1 jobs located in Beauregard are filled by in-commuters.



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

RENT

**Median rent is up 1%
since the 2010–2014
survey, before inflation.**

\$1,121

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





THE SEAM

Cross one tract line and median rent jumps \$238.

A \$238 gap between neighbors, the sharpest rent edge between adjacent tracts in Copiah County.

TRACT 9506

\$814

TRACT 9505.01

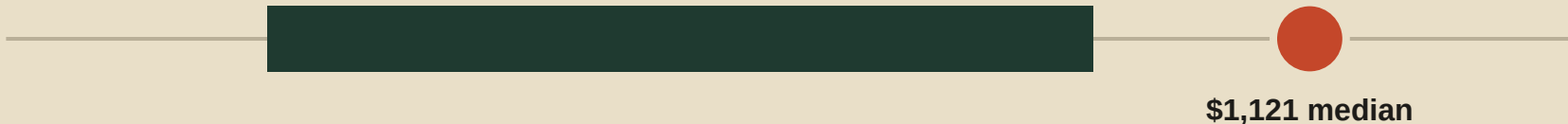
\$1,052



ROOM TO BUILD

The median rent is above what local wages can carry.

\$688–\$1,031



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

0

homes permitted, 2022–2025

75%

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 49%
less than Mississippi's.

\$87,000

median home value in Beauregard.

Beauregard



\$87,000

Mississippi



\$169,800

U.S.



\$332,700

THAT WAS BEAUREGARD'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/beauregard/

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