



Caledonia, Mississippi.

Current market data.

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

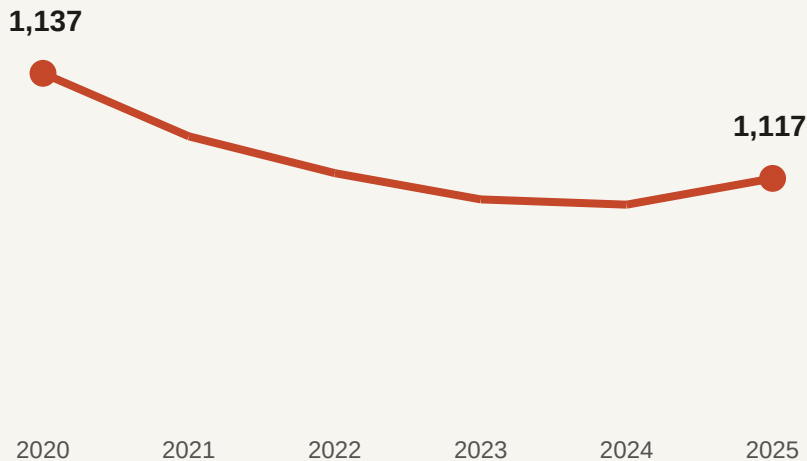


POPULATION

Down 1.8% since 2020.

1,117

people, the 142nd-largest of Mississippi's cities and towns.



THE WORKDAY

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

93.2%

of 206 jobs located in Caledonia are filled by in-commuters.



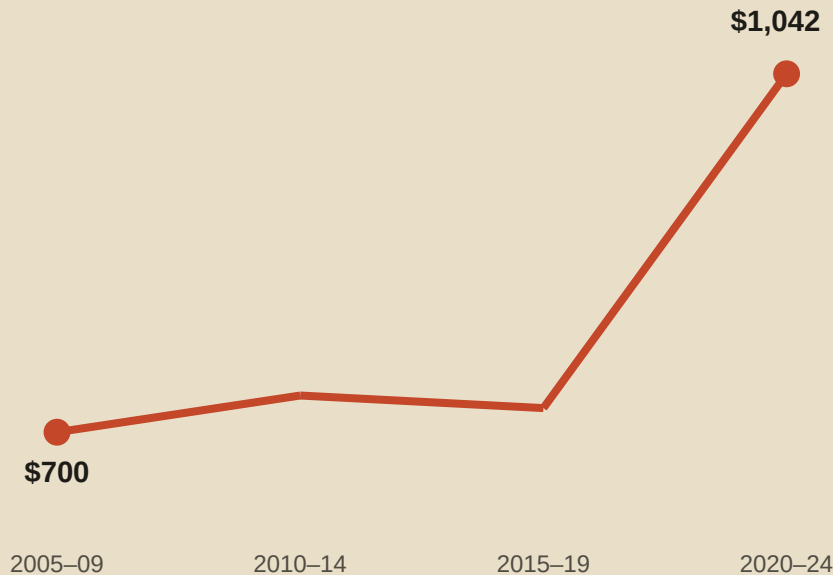
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 49%
since the 2005–2009
survey, before inflation.

\$1,042

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





THE SEAM

Cross one tract line and median rent jumps \$653.

A \$653 gap between neighbors, the sharpest rent edge between adjacent tracts in Lowndes County.

TRACT 1.02

\$847

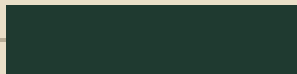
TRACT 9800

\$1,500

ROOM TO BUILD

The median rent is above what local wages can carry.

\$361–\$541



\$1,042 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

76%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.4% to the 529 homes here.

1–2

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



HOME VALUE

A median home costs 20% more than Mississippi's.

\$203,300

median home value in Caledonia.

Caledonia



Mississippi



U.S.



THAT WAS CALEDONIA'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/caledonia/**](https://almanacdata.ai/e/ms/caledonia/)

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