



Carthage, Mississippi.

Current market data.

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

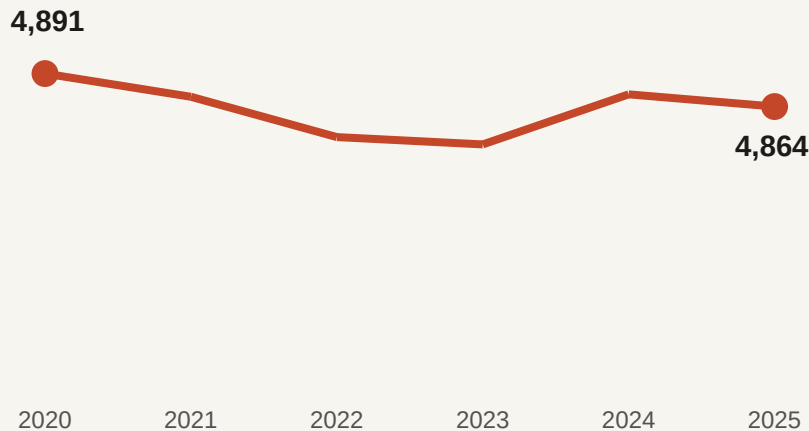


POPULATION

Down 0.6% since 2020.

4,864

people, the 63rd-largest of Mississippi's cities and towns.

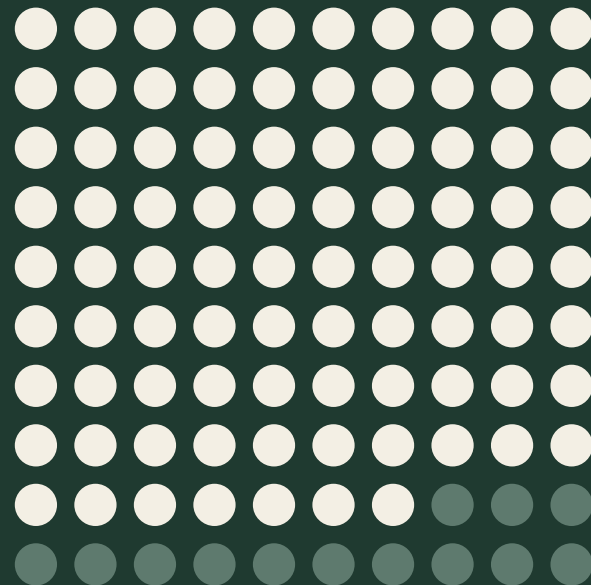


THE WORKDAY

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

86.5%

of 2,982 jobs located in Carthage are filled by in-commuters.



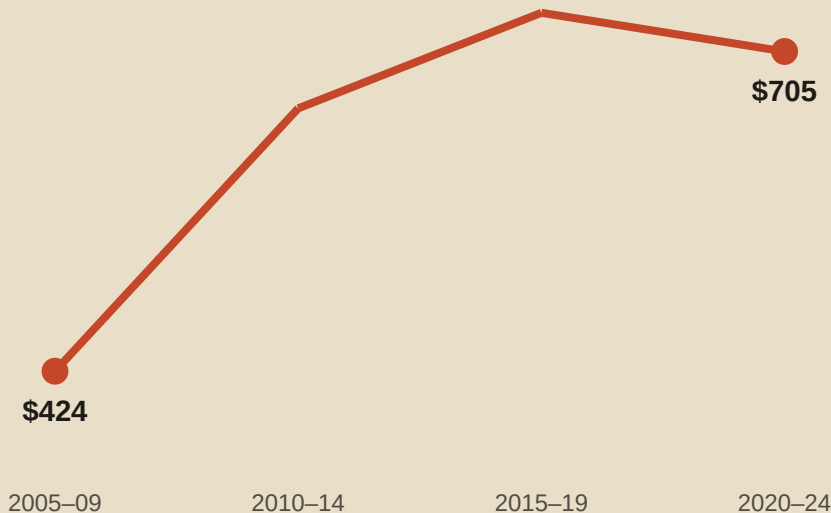
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 66%
since the 2005–2009
survey, before inflation.

\$705

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





THE SEAM

Cross one tract line and median rent jumps \$220.

A \$220 gap between neighbors, the sharpest rent edge between adjacent tracts in Leake County.

TRACT 406

\$703

TRACT 405

\$923

ROOM TO BUILD

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



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

0

homes permitted, 2022–2025

86%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.3–1.9% to the 1,565 homes here.

4–30

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



HOME VALUE

A median home costs 9%
less than Mississippi's.

\$154,800

median home value in Carthage.

Carthage



\$154,800

Mississippi



\$169,800

U.S.



\$332,700

THAT WAS CARTHAGE'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/carthage/

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