



Cary, Mississippi.

Current market data.

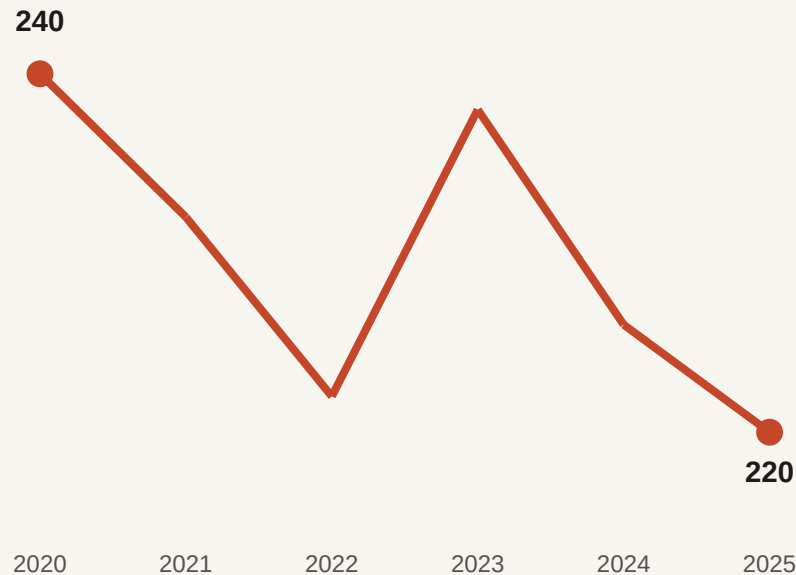
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 8.3% since 2020.

220

people, the 262nd-largest of Mississippi's cities and towns.



THE WORKDAY

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

98.1%

of 54 jobs located in Cary are filled by in-commuters.



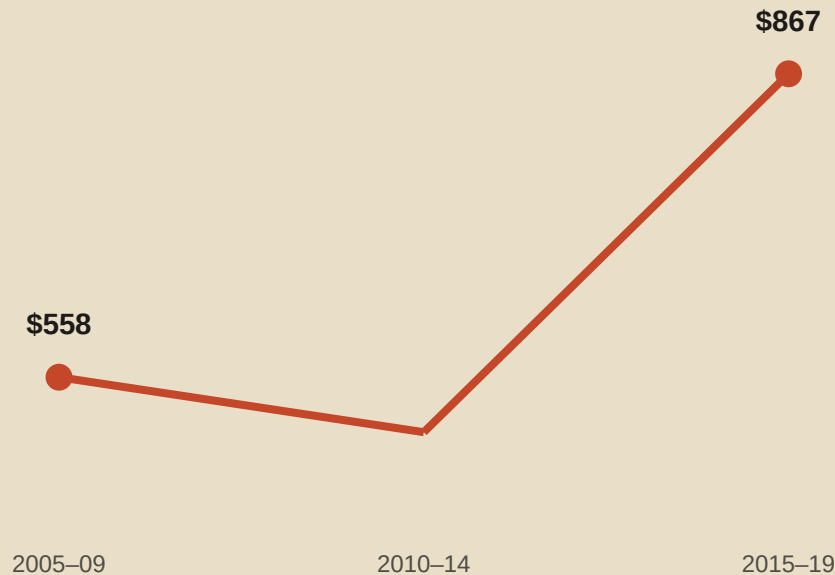
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

**Median rent is up 55%
since the 2005–2009
survey, before inflation.**

\$867

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





THE SEAM

Cross one tract line and median rent jumps \$102.

A \$102 gap between neighbors, the sharpest rent edge between adjacent tracts in Sharkey County.

TRACT 9502

\$586

TRACT 9501

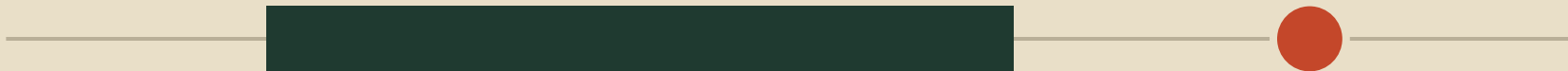
\$688



ROOM TO BUILD

The median rent is above what local wages can carry.

\$511–\$766



\$867 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

94%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–1.0% to the 104 homes here.

0–1

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



HOME VALUE

A median home costs 81% less than Mississippi's.

\$31,500

median home value in Cary.

Cary



\$31,500

Mississippi



\$169,800

U.S.



\$332,700

THAT WAS CARY'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/cary/**](https://almanacdata.ai/e/ms/cary/)

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