



Clarksdale, Mississippi.

Current market data.

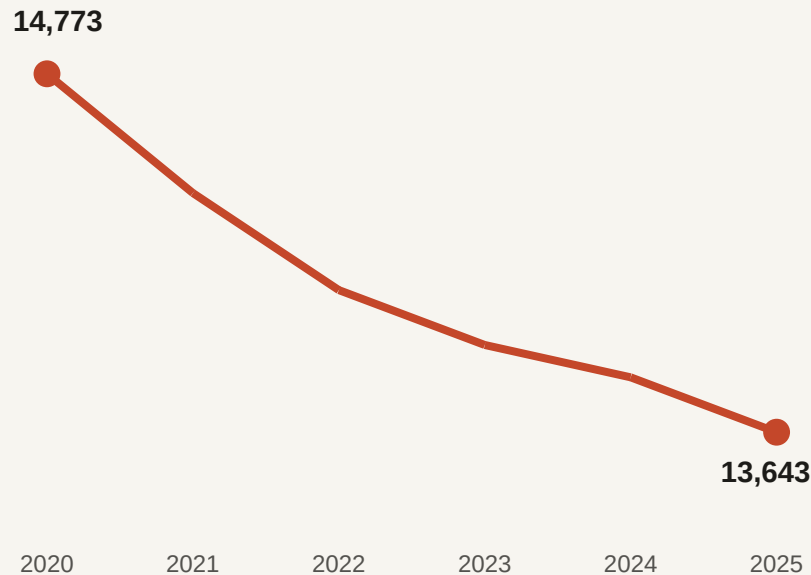
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 7.6% since 2020.

13,643

people, the 28th-largest of Mississippi's cities and towns.

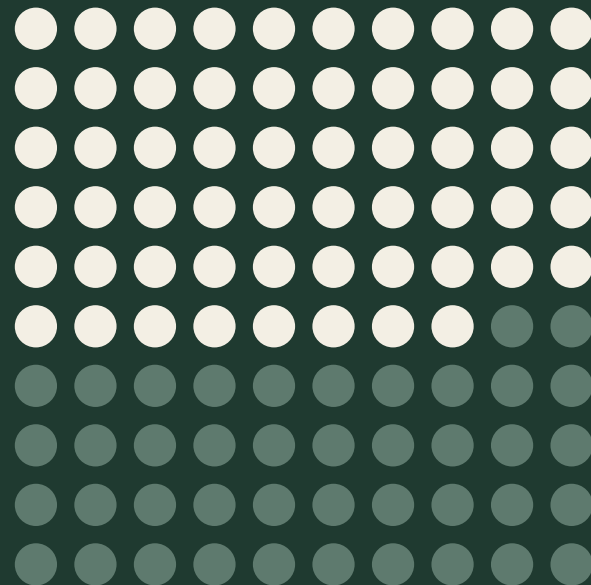


THE WORKDAY

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

57.6%

of 5,374 jobs located in Clarksdale are filled by in-commuters.



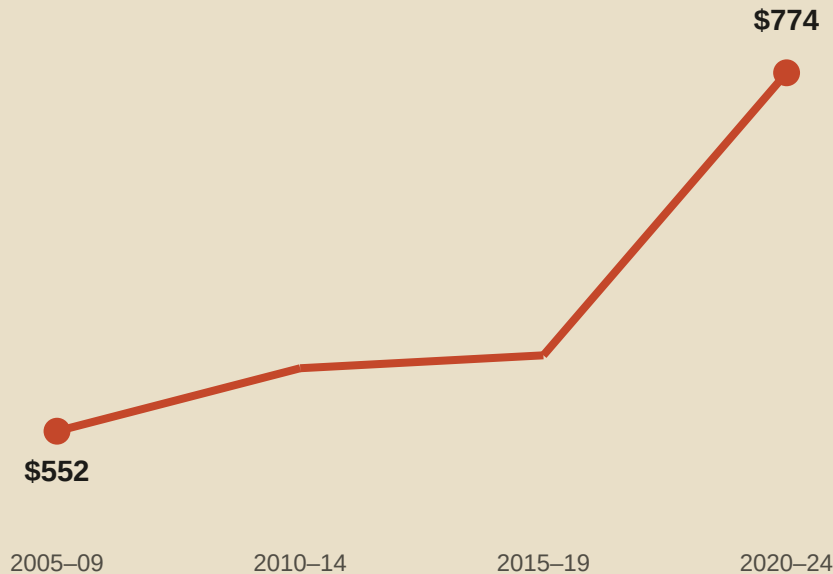
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 40%
since the 2005–2009
survey, before inflation.

\$774

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





THE SEAM

Cross one tract line and median rent jumps \$418.

A \$418 gap between neighbors, the sharpest rent edge between adjacent tracts in Coahoma County.

TRACT 9507

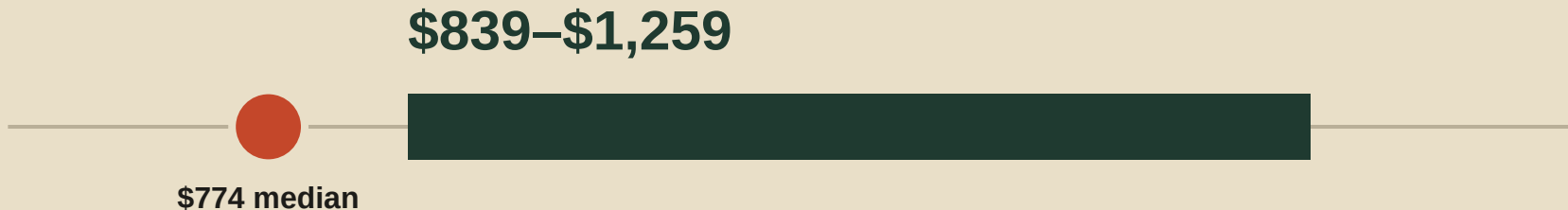
\$601

TRACT 9504

\$1,019

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.

11

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

88%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–0.8% to the 7,082 homes here.

31–54

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



HOME VALUE

A median home costs 51%
less than Mississippi's.

\$83,900

median home value in Clarksdale.

Clarksdale



\$83,900

Mississippi



\$169,800

U.S.



\$332,700

THAT WAS CLARKSDALE'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/clarksdale/

The Almanac · your hyper-diligent research partner