



Coldwater, Mississippi.

Current market data.

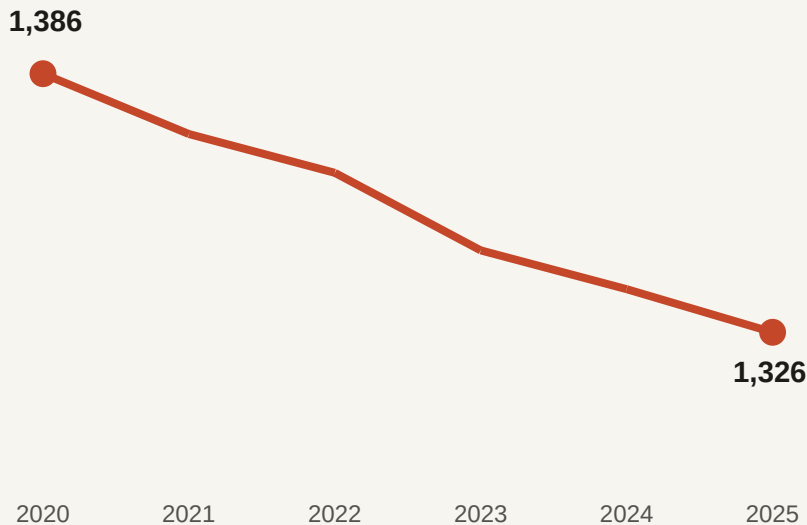
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 4.3% since 2020.

1,326

people, the 135th-largest of Mississippi's cities and towns.

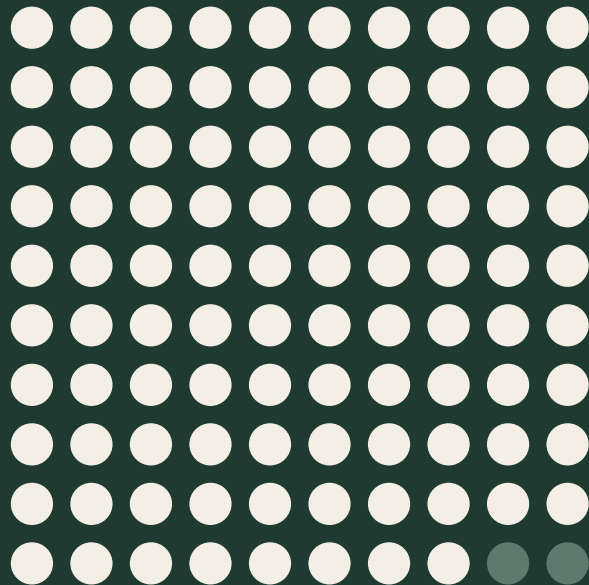


THE WORKDAY

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

97.7%

of 396 jobs located in Coldwater are filled by in-commuters.



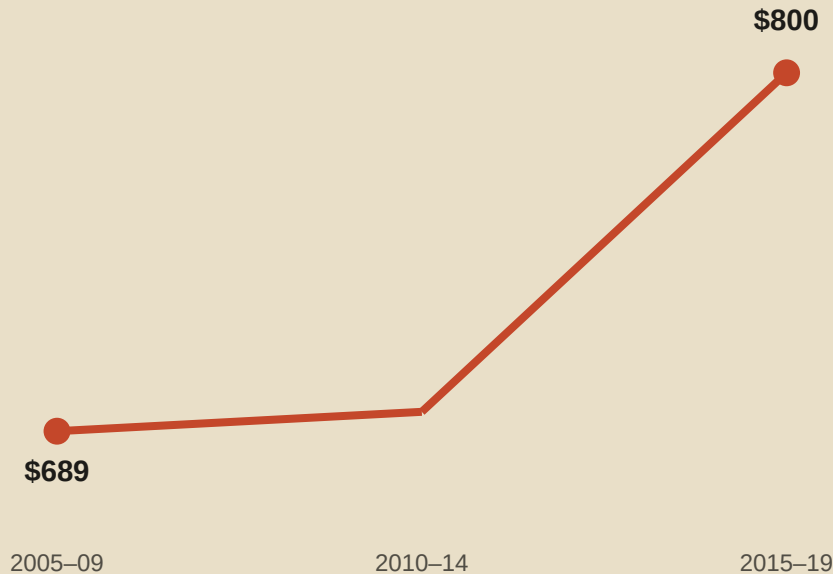
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 16%
since the 2005–2009
survey, before inflation.

\$800

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





THE SEAM

Cross one tract line and median rent jumps \$332.

A \$332 gap between neighbors, the sharpest rent edge between adjacent tracts in Tate County.

TRACT 9503.02

\$930

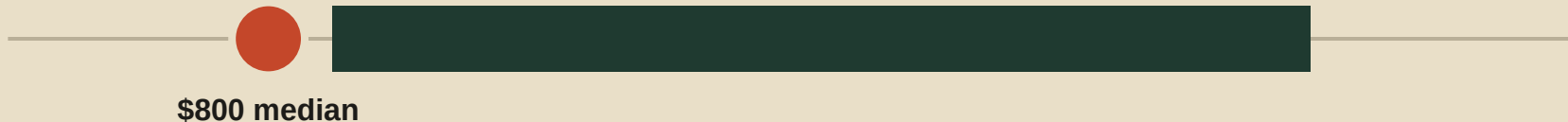
TRACT 9502.01

\$1,262

ROOM TO BUILD

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

\$827–\$1,240



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

22

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

84%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.7% to the 596 homes here.

1–4

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



HOME VALUE

A median home costs 46%
less than Mississippi's.

\$91,300

median home value in Coldwater.

Coldwater



\$91,300

Mississippi



\$169,800

U.S.



\$332,700

THAT WAS COLDWATER'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/coldwater/**](https://almanacdata.ai/e/ms/coldwater/)

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