



Decatur, Mississippi.

Current market data.

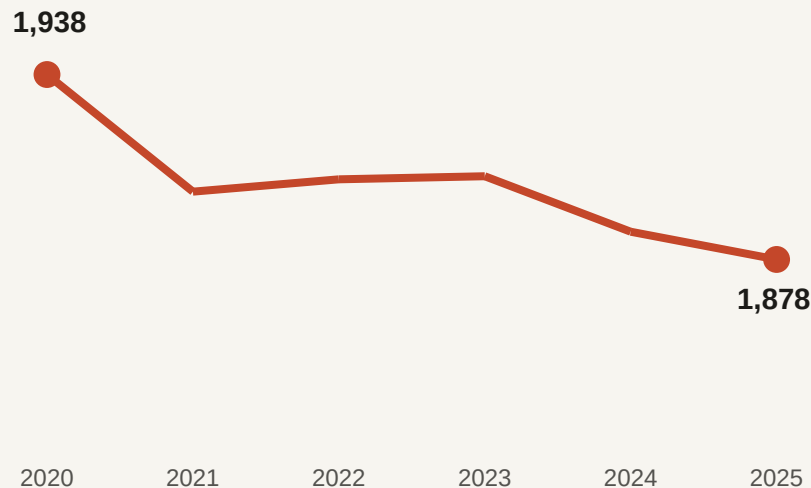
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 3.1% since 2020.

1,878

people, the 101st-largest of Mississippi's cities and towns.



THE WORKDAY

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

92.1%

of 758 jobs located in Decatur are filled by in-commuters.



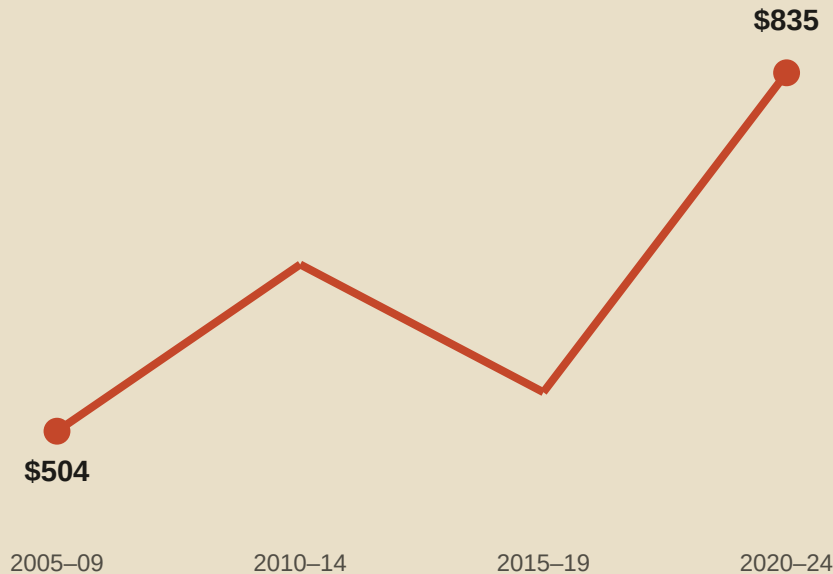
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

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

\$835

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



THE SEAM

Cross one tract line and median rent jumps \$422.

A \$422 gap between neighbors, the sharpest rent edge between adjacent tracts in Newton County.

TRACT 503.02

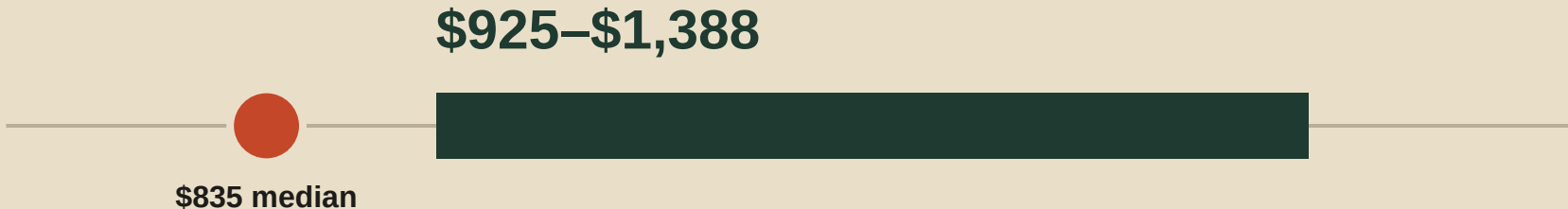
\$478

TRACT 504

\$900

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, 2024–2025

76%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–1.2% to the 661 homes here.

2–8

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



HOME VALUE

A median home costs 24% less than Mississippi's.

\$128,900

median home value in Decatur.

Decatur



\$128,900

Mississippi



\$169,800

U.S.



\$332,700

THAT WAS DECATUR'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/decaturl**](https://almanacdata.ai/e/ms/decaturl)

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