



Duncan, Mississippi.

Current market data.

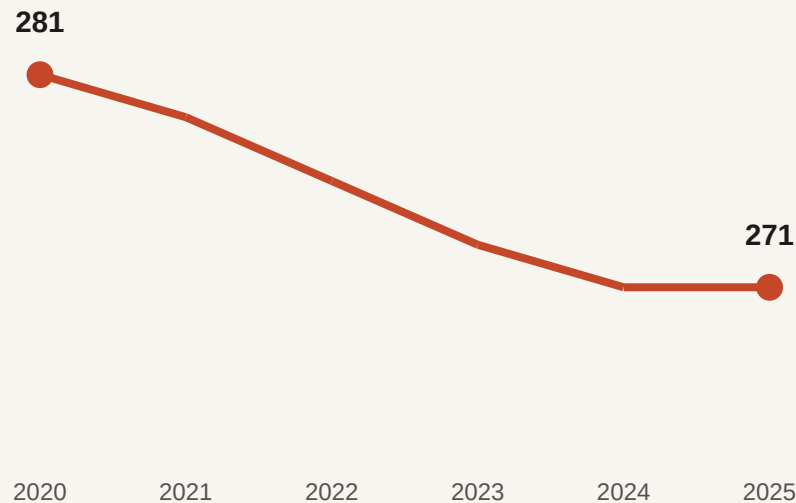
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 3.6% since 2020.

271

people, the 250th-largest of Mississippi's cities and towns.



THE WORKDAY

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

98.3%

of 60 jobs located in Duncan are filled by in-commuters.



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

RENT

**Median rent is up 4%
since the 2005–2009
survey, before inflation.**

\$583

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





THE SEAM

Cross one tract line and median rent jumps \$479.

A \$479 gap between neighbors, the sharpest rent edge between adjacent tracts in Bolivar County.

TRACT 9507.01

\$644

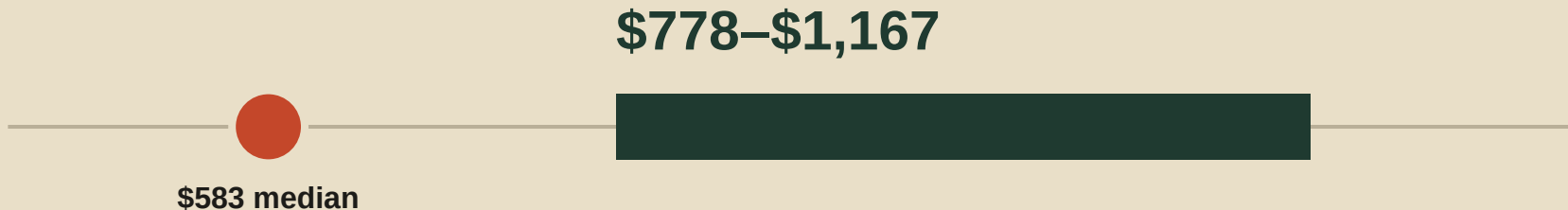
TRACT 9506.01

\$1,123



ROOM TO BUILD

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



is the monthly rent range local workforce wages support.

BUILDING

50% of the housing here was built before 2000.

0

homes permitted, 2022–2025

50%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–0.6% to the 172 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 74% less than Mississippi's.

\$44,400

median home value in Duncan.

Duncan



\$44,400

Mississippi



\$169,800

U.S.



\$332,700

THAT WAS DUNCAN'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/duncan/**](https://almanacdata.ai/e/ms/duncan/)

The Almanac · your hyper-diligent research partner