



Edwards, Mississippi.

Current market data.

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

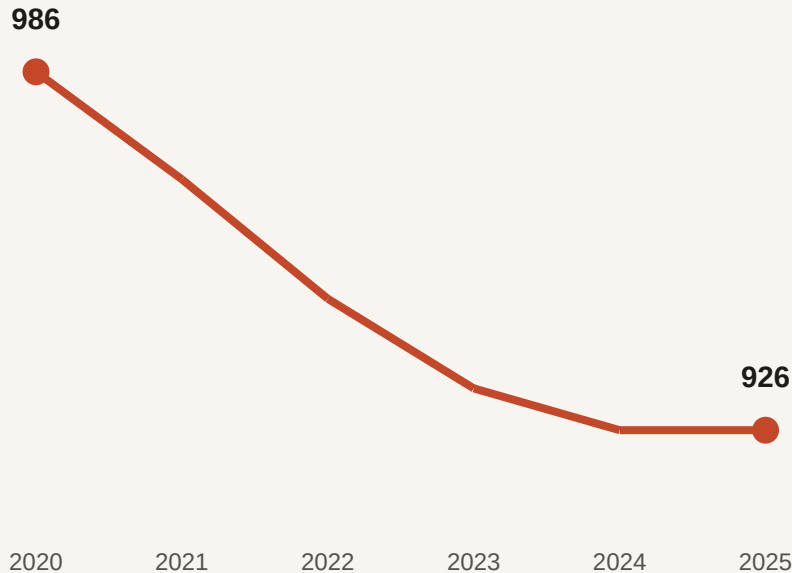


POPULATION

Down 6.1% since 2020.

926

people, the 151st-largest of Mississippi's cities and towns.



THE WORKDAY

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

87.8%

of 49 jobs located in Edwards are filled by in-commuters.



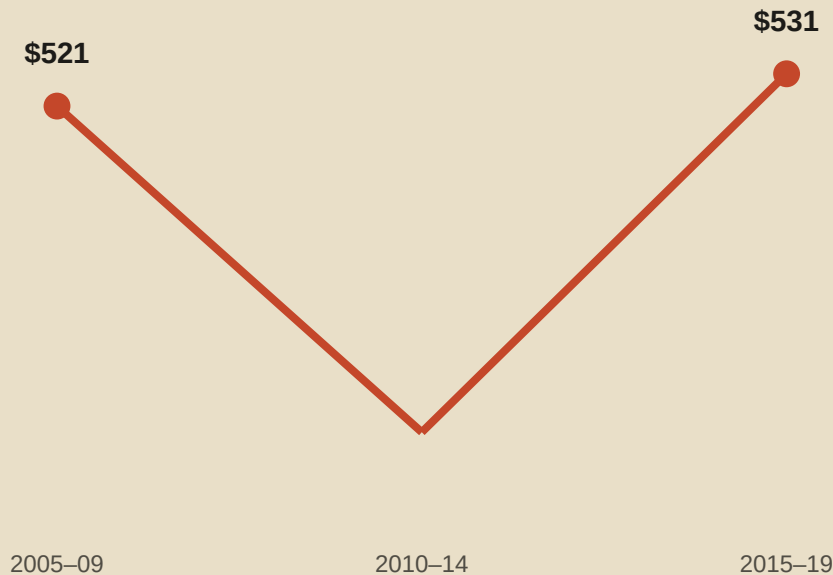
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 2%
since the 2005–2009
survey, before inflation.

\$531

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





THE SEAM

Cross one tract line and median rent doubles.

A \$926 gap between neighbors, the sharpest rent edge between adjacent tracts in Hinds County.

TRACT 107

\$739

TRACT 108.06

\$1,665



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.

1

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

80%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–0.2% to the 472 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 45% less than Mississippi's.

\$93,400

median home value in Edwards.

Edwards



\$93,400

Mississippi



\$169,800

U.S.



\$332,700

THAT WAS EDWARDS'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/edwards/**](https://almanacdata.ai/e/ms/edwards/)

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