



Florence, Mississippi.

Current market data.

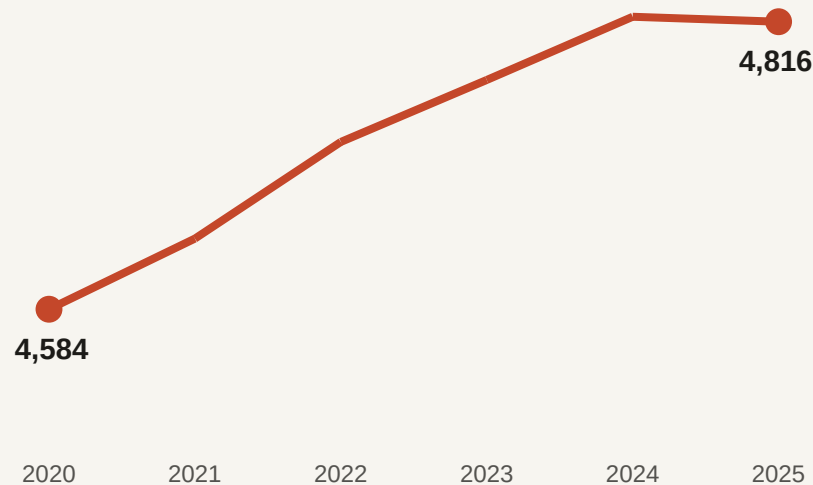
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 5.1% since 2020.

4,816

people, the 64th-largest of Mississippi's cities and towns.

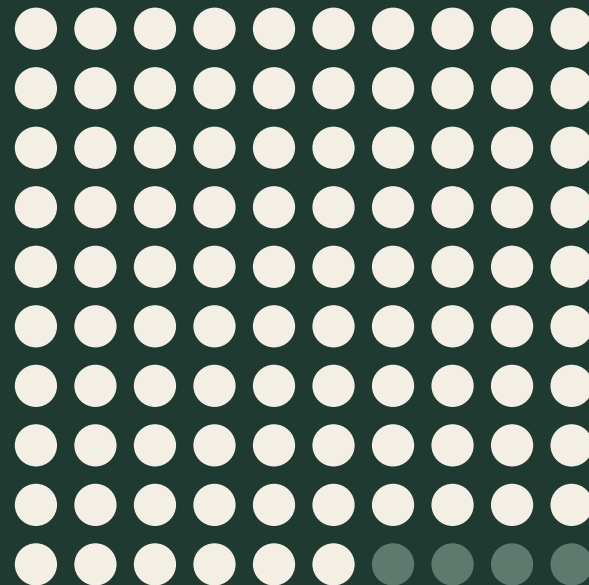


THE WORKDAY

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

96.4%

of 2,842 jobs located in Florence are filled by in-commuters.



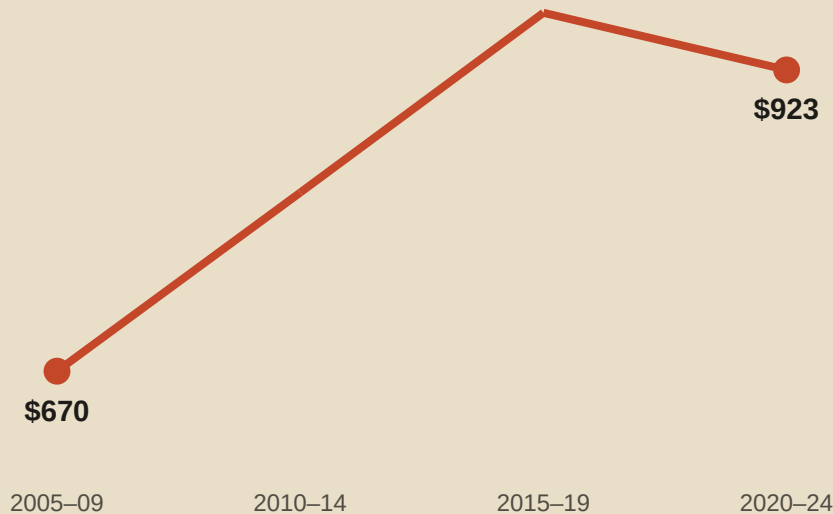
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 38%
since the 2005–2009
survey, before inflation.

\$923

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,254 gap between neighbors, the sharpest rent edge between adjacent tracts in Rankin County.

TRACT 202.10

\$485

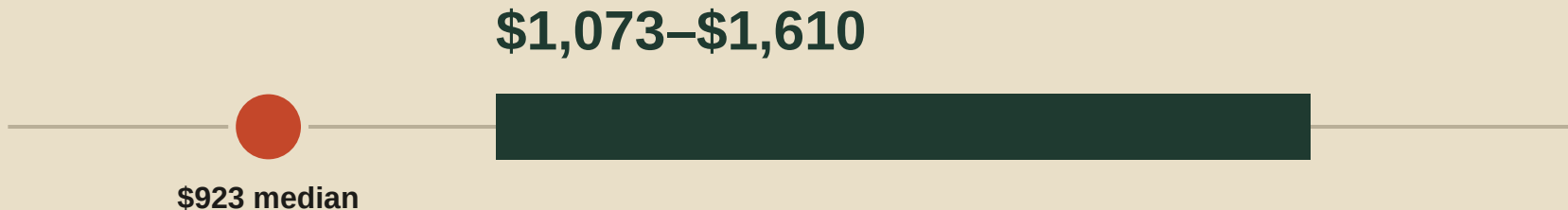
TRACT 202.09

\$1,739



ROOM TO BUILD

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



is the monthly rent range local workforce wages support.

BUILDING

51% of the housing here was built before 2000.

48

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

51%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.2–1.5% to the 1,860 homes here.

4–28

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



HOME VALUE

A median home costs 36% more than Mississippi's.

\$230,800

median home value in Florence.

Florence



\$230,800

Mississippi



\$169,800

U.S.



\$332,700

THAT WAS FLORENCE'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/florence/**](https://almanacdata.ai/e/ms/florence/)

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