Forest, Mississippi.

Current market data.

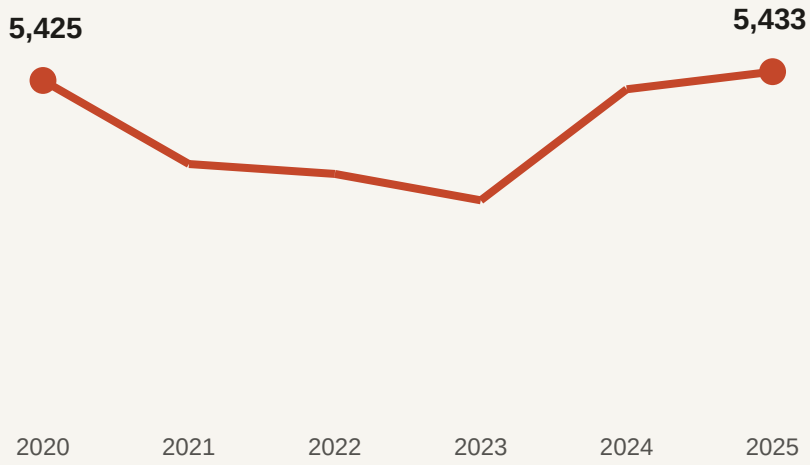
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 0.1% since 2020.

5,433

people, the 60th-largest of Mississippi's cities and towns.



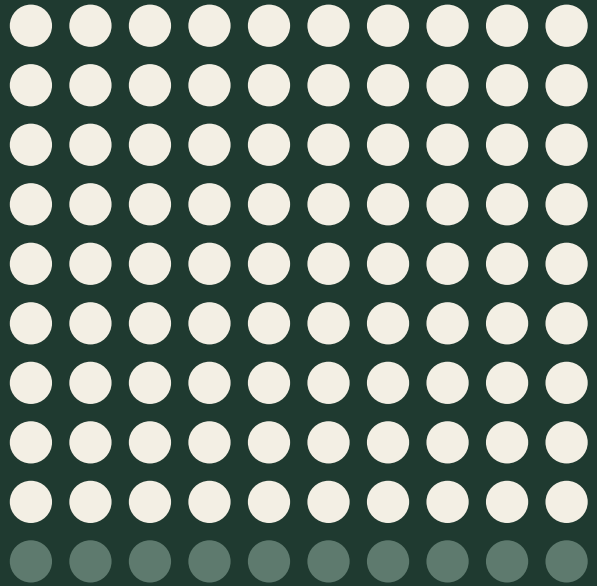
Source: Census Population Estimates, 2025

THE WORKDAY

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

90.3%

of 7,237 jobs located in Forest are filled by in-commuters.



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

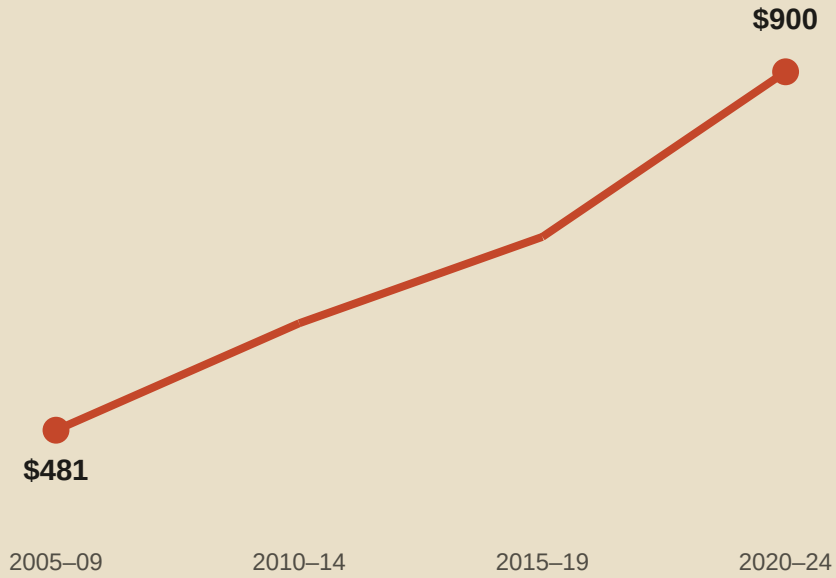
Source: Census LEHD LODES, 2023

RENT

Median rent is up 87% since the 2005–2009 survey, before inflation.

$900

a month. Mississippi's median is $954.

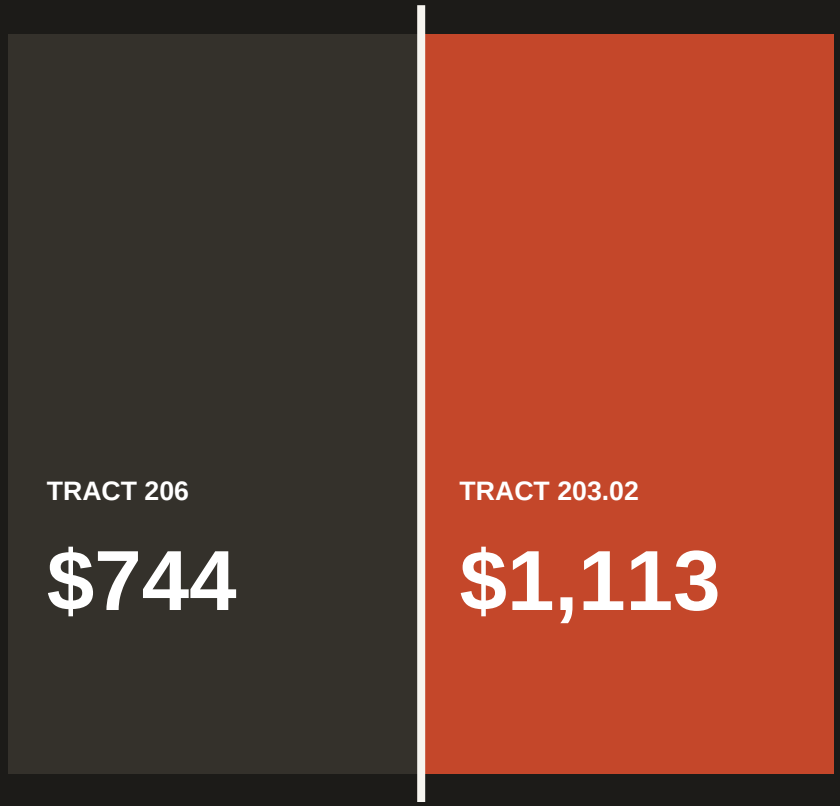


Source: Census ACS 5-year, 2020-2024

THE SEAM

Cross one tract line and median rent jumps $369.

A $369 gap between neighbors, the sharpest rent edge between adjacent tracts in Scott County.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent sits inside what local wages can carry.

is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

Most of the housing here is older than 2000.

26

homes permitted, 2022–2025

42%

of those were in multifamily buildings

84%

of all homes were built before 2000

Source: Census Building Permits Survey, 2022-2025; Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 1–4% to the 1,983 homes here.

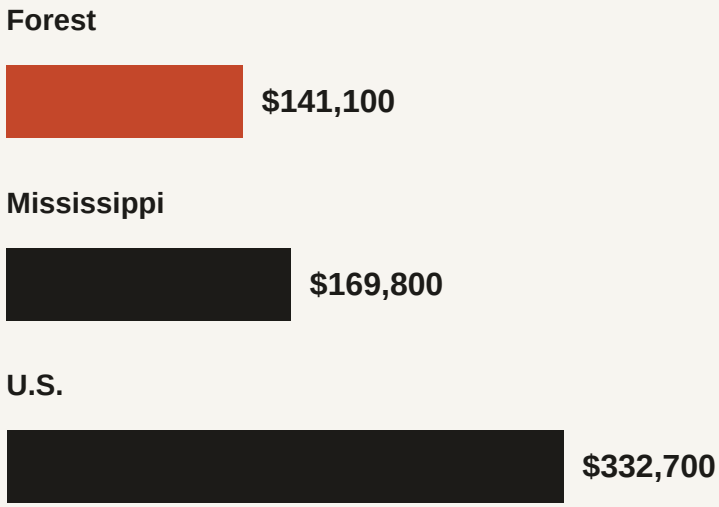
11–72

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

Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 17% less than Mississippi's.



$141,100

median home value in Forest.

Source: Census ACS 5-year, 2020-2024

THAT WAS FOREST'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/forest/**