



Friars Point, Mississippi.

Current market data.

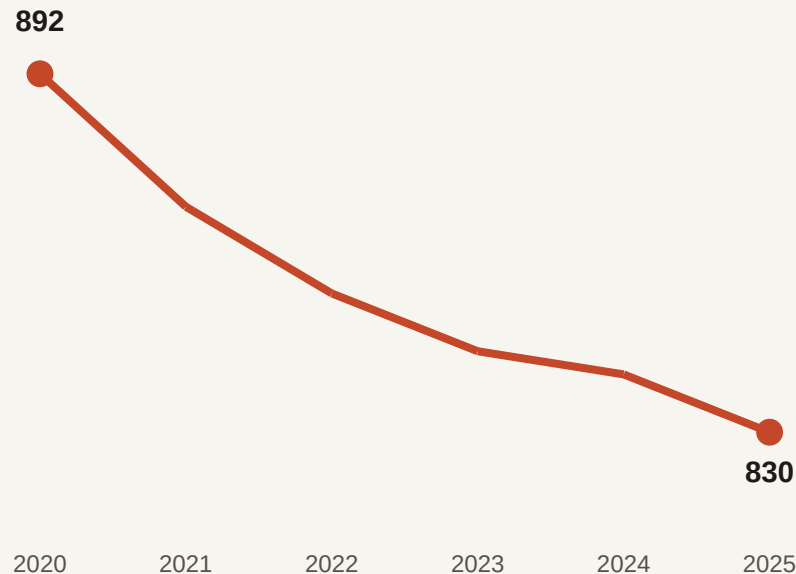
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 7.0% since 2020.

830

people, the 166th-largest of Mississippi's cities and towns.

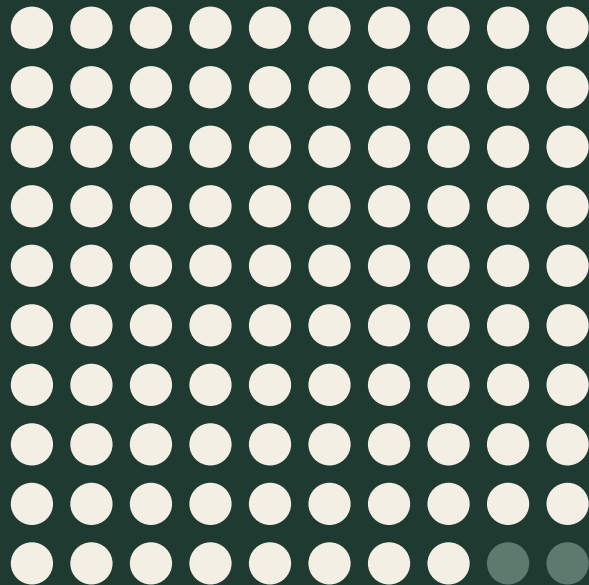


THE WORKDAY

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

98.5%

of 130 jobs located in Friars Point are filled by in-commuters.



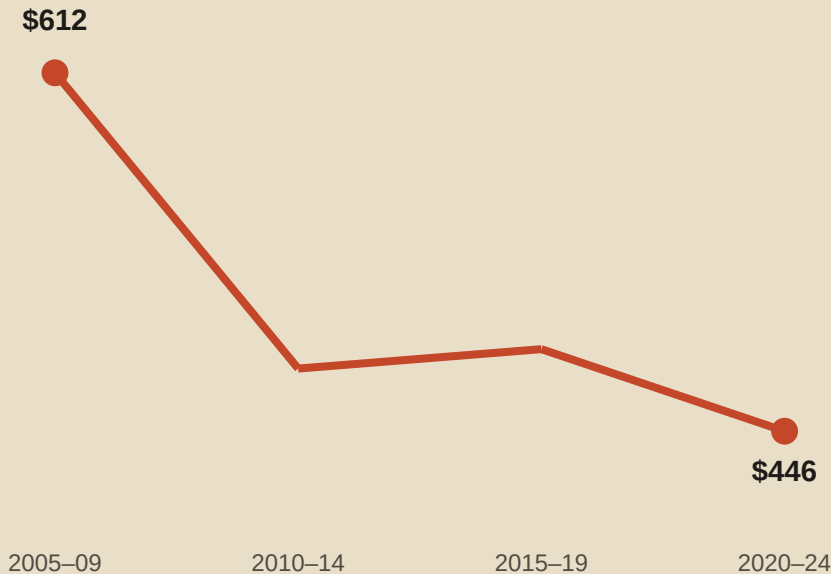
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is down 27%
since the 2005–2009
survey, before inflation.

\$446

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





THE SEAM

Cross one tract line and median rent jumps \$418.

A \$418 gap between neighbors, the sharpest rent edge between adjacent tracts in Coahoma County.

TRACT 9507

\$601

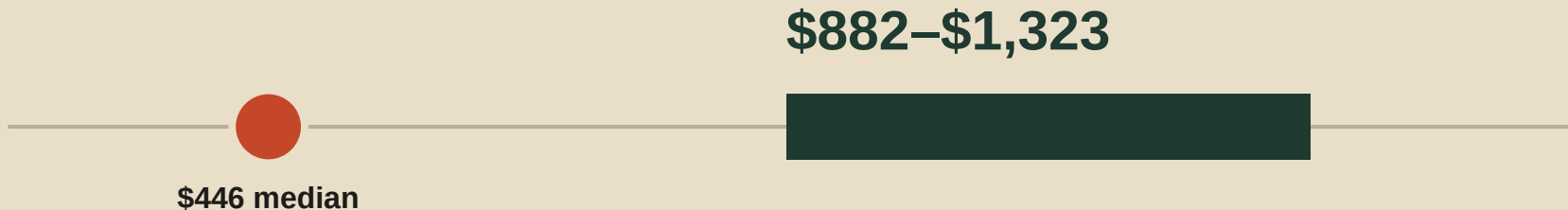
TRACT 9504

\$1,019



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, 2022–2025

85%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.5% to the 411 homes here.

1–2

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



HOME VALUE

A median home costs 67% less than Mississippi's.

\$56,400

median home value in Friars Point.

Friars Point



\$56,400

Mississippi



\$169,800

U.S.



\$332,700

THAT WAS FRIARS POINT'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/friars-point/**](https://almanacdata.ai/e/ms/friars-point/)

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