



Gloster, Mississippi.

Current market data.

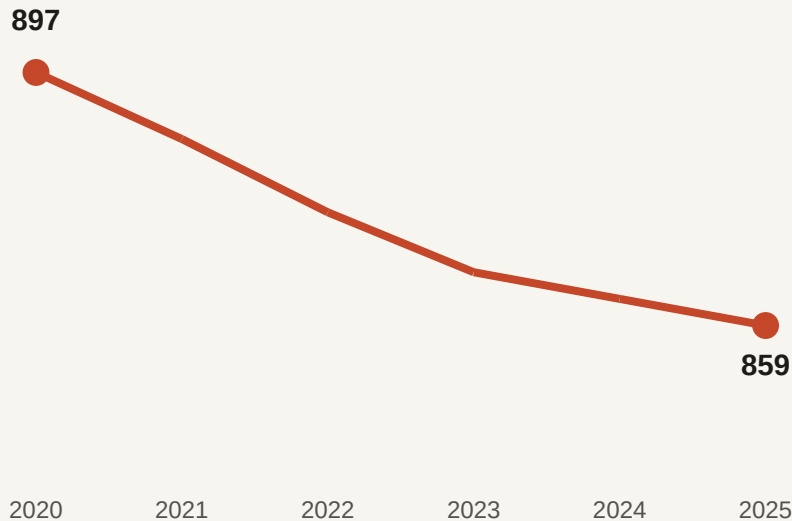
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 4.2% since 2020.

859

people, the 160th-largest of Mississippi's cities and towns.



THE WORKDAY

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

91.7%

of 216 jobs located in Gloster are filled by in-commuters.



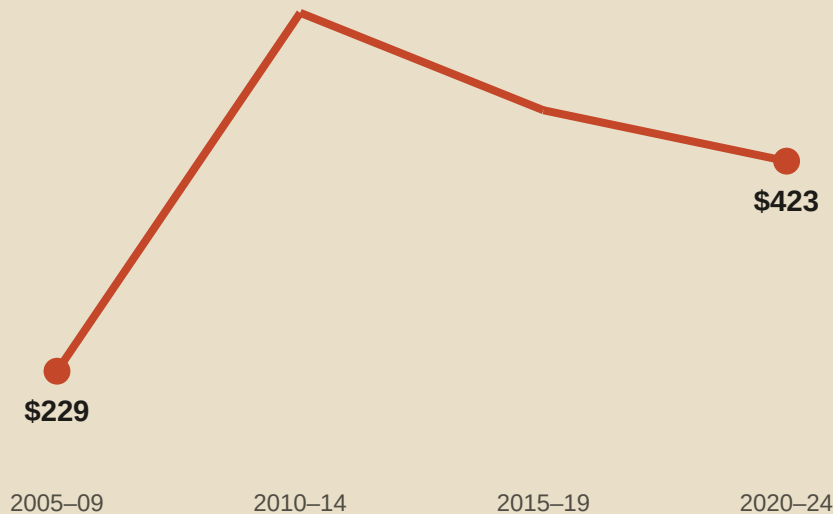
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 85%
since the 2005–2009
survey, before inflation.

\$423

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





THE SEAM

Cross one tract line and median rent doubles.

A \$439 gap between neighbors, the sharpest rent edge between adjacent tracts in Amite County.

TRACT 9502

\$431

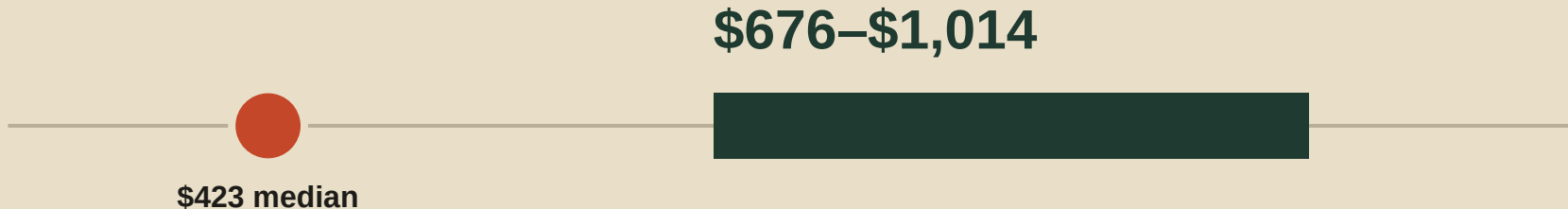
TRACT 9503.02

\$870



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

91%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.4% to the 527 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 57%
less than Mississippi's.

\$73,000

median home value in Gloster.

Gloster



\$73,000

Mississippi



\$169,800

U.S.



\$332,700



THAT WAS GLOSTER'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/gloster/

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