



Greenville, Mississippi.

Current market data.

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

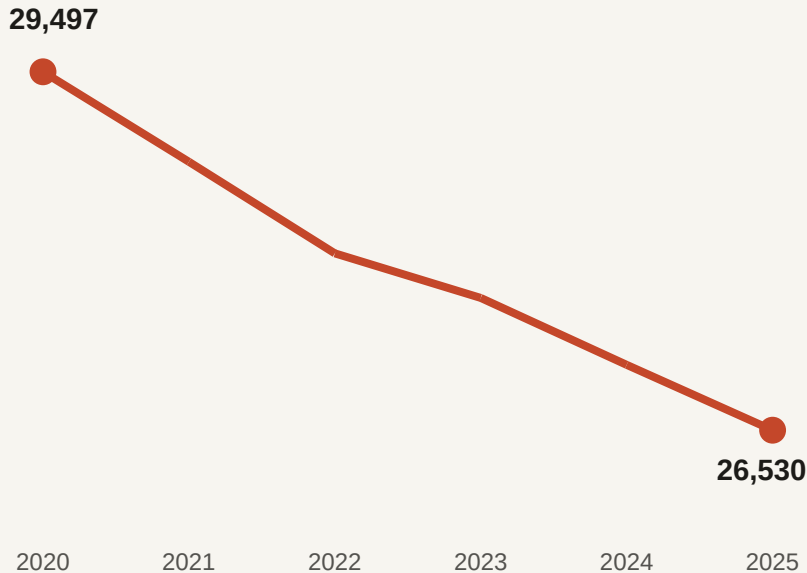


POPULATION

Down 10.1% since 2020.

26,530

people, the 14th-largest of Mississippi's cities and towns.

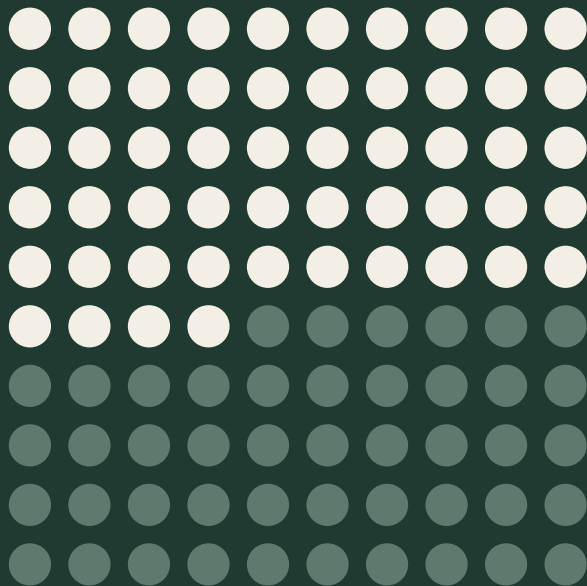


THE WORKDAY

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

53.8%

of 10,950 jobs located in Greenville are filled by in-commuters.



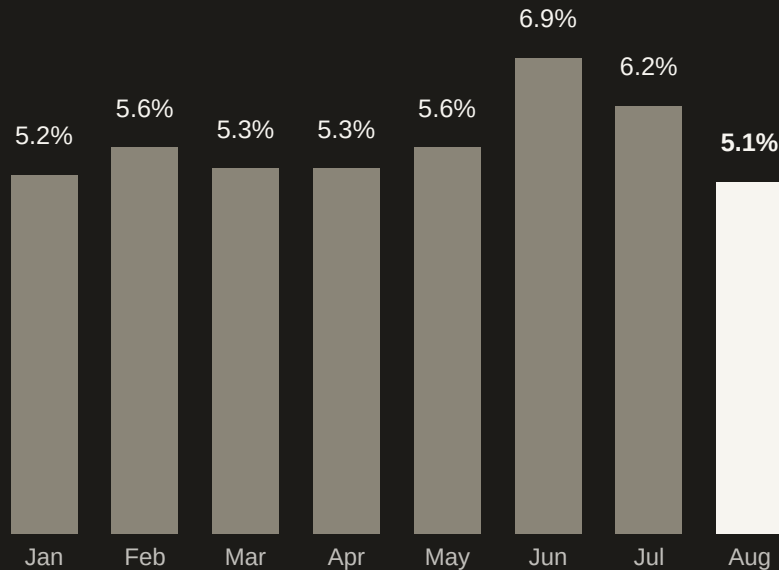
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in August:
5.1%.

5.1%

in August 2026, the latest month released. A year earlier it was 5.6%.

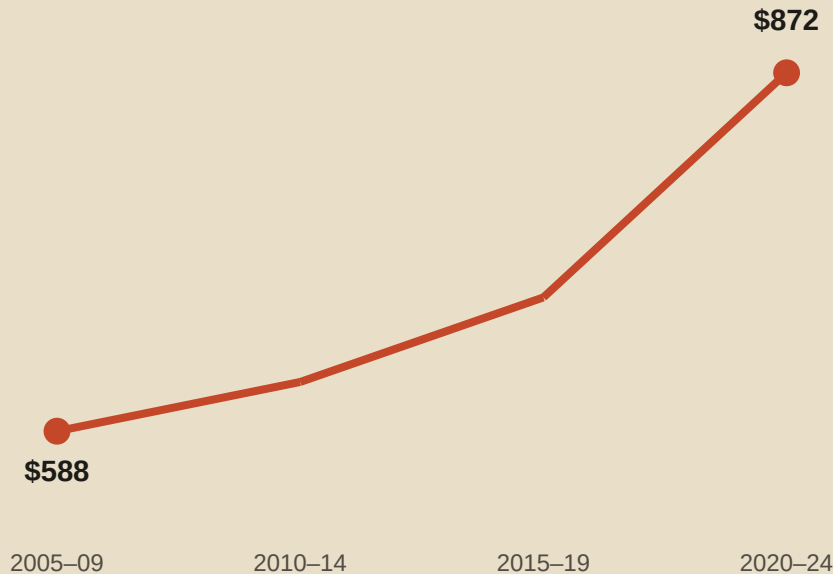


RENT

Median rent is up 48%
since the 2005–2009
survey, before inflation.

\$872

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





THE SEAM

Cross one tract line and median rent jumps \$488.

A \$488 gap between neighbors, the sharpest rent edge between adjacent tracts in Washington County.

TRACT 13

\$640

TRACT 14

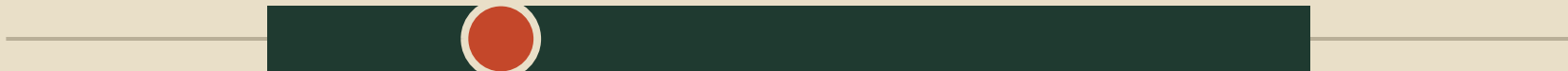
\$1,128



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$784–\$1,176



\$872 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

125

homes permitted in ten years,
2016–2025

69%

of those were in multifamily
buildings

92%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–0.8% to the 13,918 homes here.

51–110

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



HOME VALUE

A median home costs 39% less than Mississippi's.

\$103,800

median home value in Greenville.

Greenville



\$103,800

Mississippi



\$169,800

U.S.



\$332,700

THAT WAS GREENVILLE'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/greenville/**](https://almanacdata.ai/e/ms/greenville/)

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