



Guntown, Mississippi.

Current market data.

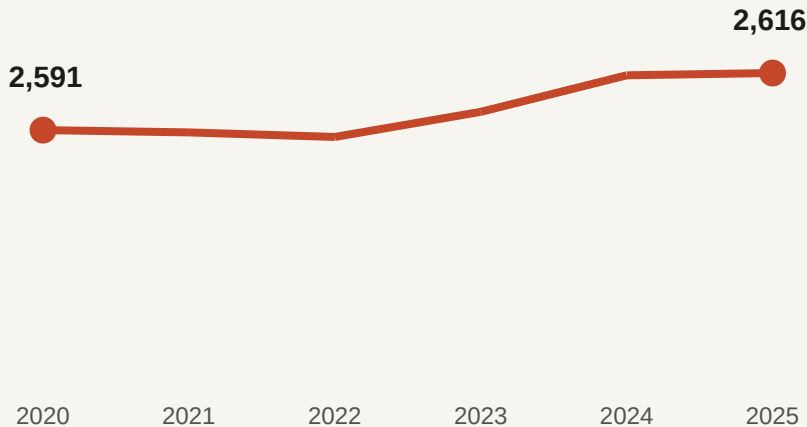
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Steady. Within 1% of 2020,
every year since.**

2,616

people, the 86th-largest of Mississippi's cities and towns.



THE WORKDAY

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

96.9%

of 963 jobs located in Guntown are filled by in-commuters.



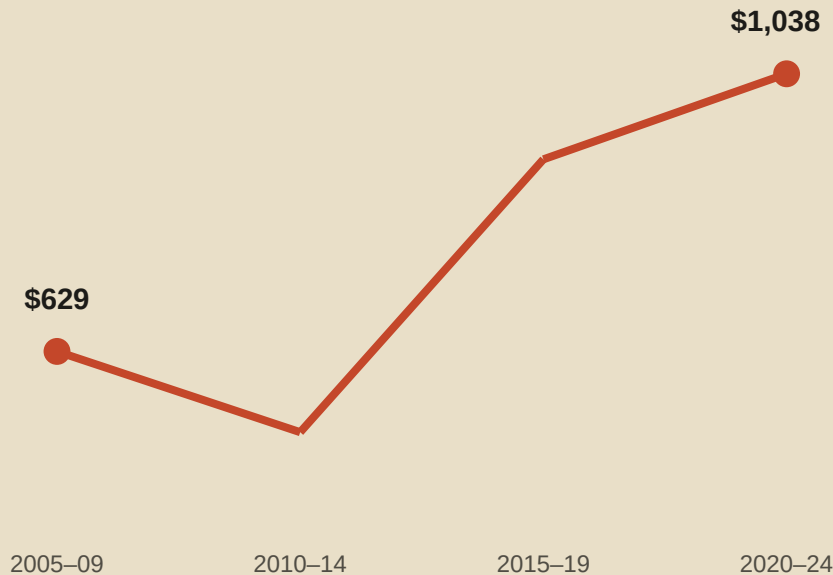
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 65%
since the 2005–2009
survey, before inflation.

\$1,038

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



THE SEAM

Cross one tract line and median rent doubles.

A \$781 gap between neighbors, the sharpest rent edge between adjacent tracts in Lee County.

TRACT 9506.02

\$789

TRACT 9509.01

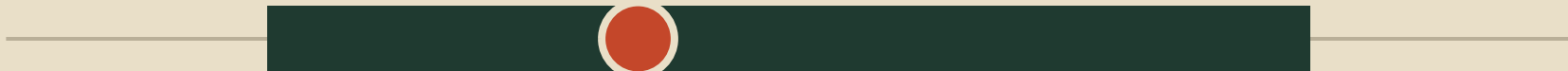
\$1,570



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$881–\$1,322



\$1,038 median

is the monthly rent range local workforce wages support.

BUILDING

45% of the housing here was built before 2000.

103

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

45%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–1.1% to the 941 homes here.

1–10

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



HOME VALUE

A median home costs 24% more than Mississippi's.

\$210,600

median home value in Guntown.

Guntown



Mississippi



U.S.



THAT WAS GUNTOWN'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/guntown/**](https://almanacdata.ai/e/ms/guntown/)

The Almanac · your hyper-diligent research partner