



Hattiesburg, Mississippi.

Current market data.

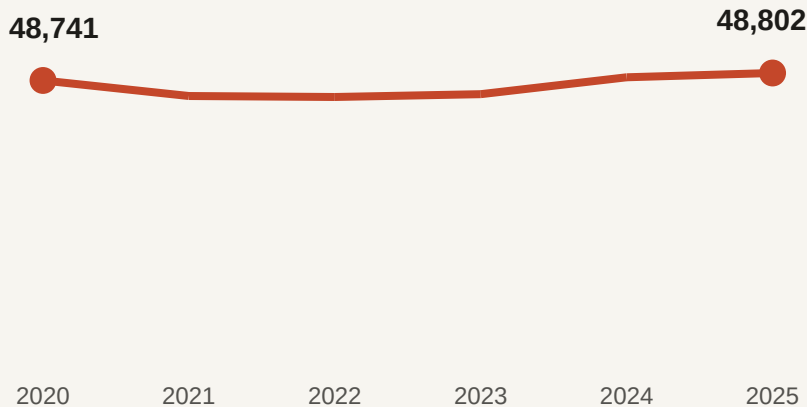
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

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

48,802

people, the 4th-largest of Mississippi's cities and towns.

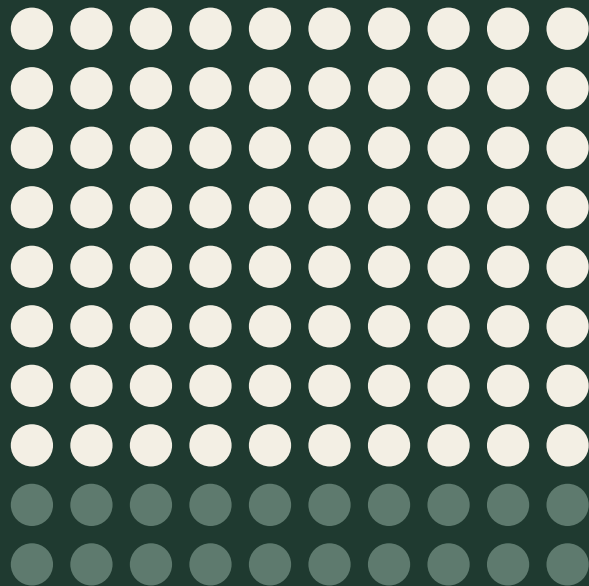


THE WORKDAY

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

79.5%

of 45,473 jobs located in Hattiesburg are filled by
in-commuters.



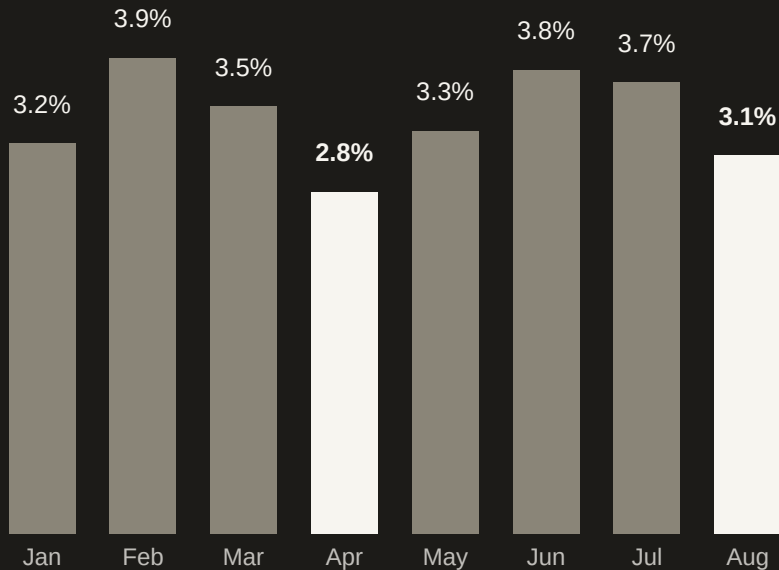
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
2.8%.

3.1%

in August 2026, the latest month released. A year earlier it was 4.0%.

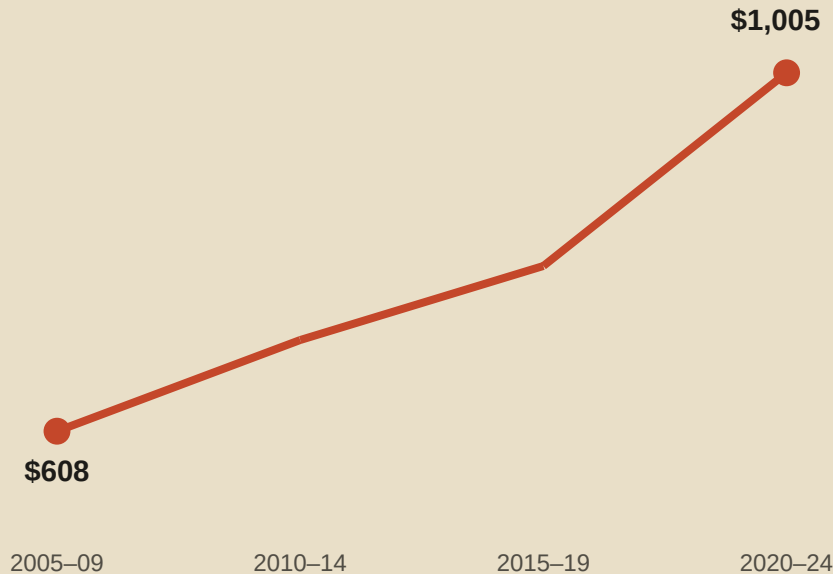


RENT

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

\$1,005

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





THE SEAM

Cross one tract line and median rent jumps \$521.

A \$521 gap between neighbors, the sharpest rent edge between adjacent tracts in Forrest County.

TRACT 101.04

\$842

TRACT 101.03

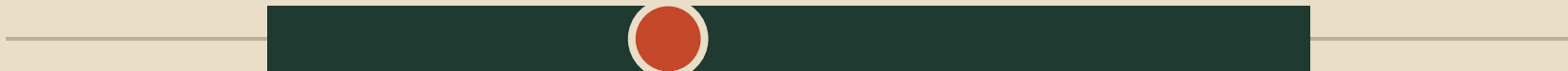
\$1,363



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$843–\$1,264



\$1,005 median

is the monthly rent range local workforce wages support.

BUILDING

71% of the housing here was built before 2000.

627

homes permitted in ten years,
2016–2025

22%

of those were in multifamily
buildings

71%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 1–2% to the 23,300 homes here.

127–455

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



HOME VALUE

A median home costs 2%
less than Mississippi's.

\$165,900

median home value in Hattiesburg.

Hattiesburg



\$165,900

Mississippi



\$169,800

U.S.



\$332,700

THAT WAS HATTIESBURG'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/hattiesburg/**](https://almanacdata.ai/e/ms/hattiesburg/)

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