



Hickory Flat, Mississippi.

Current market data.

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

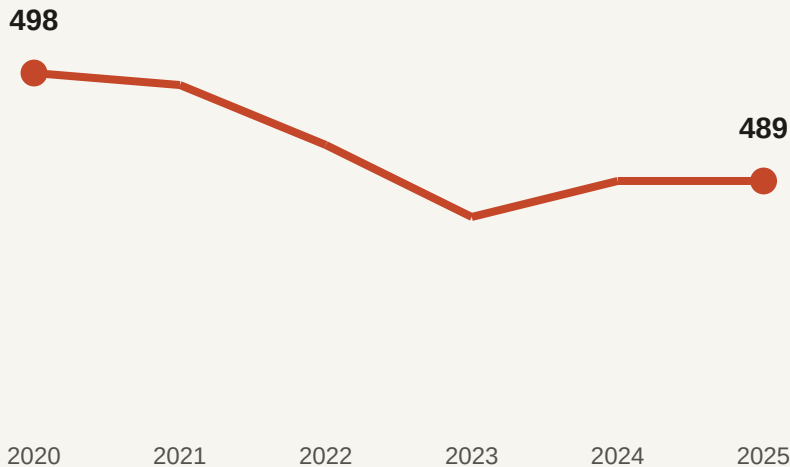


POPULATION

Down 1.8% since 2020.

489

people, the 196th-largest of Mississippi's cities and towns.



THE WORKDAY

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

96.3%

of 160 jobs located in Hickory Flat are filled by in-commuters.



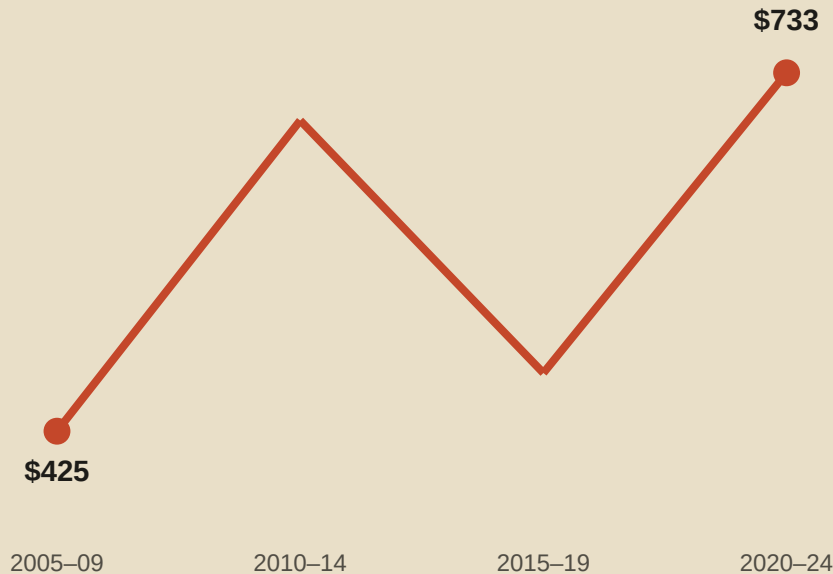
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 72%
since the 2005–2009
survey, before inflation.

\$733

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



THE SEAM

Cross one tract line and median rent jumps \$95.

A \$95 gap between neighbors, the sharpest rent edge between adjacent tracts in Benton County.

TRACT 9501.02

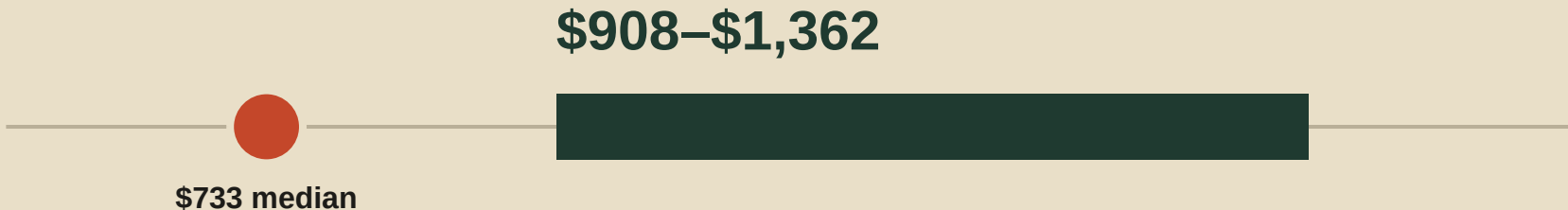
\$641

TRACT 9501.01

\$736

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.

1

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

88%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.3–0.6% to the 347 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 35% less than Mississippi's.

\$109,600

median home value in Hickory Flat.

Hickory Flat



\$109,600

Mississippi



\$169,800

U.S.



\$332,700

THAT WAS HICKORY FLAT'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/hickory-flat/**](https://almanacdata.ai/e/ms/hickory-flat/)

The Almanac · your hyper-diligent research partner