



Hickory, Mississippi.

Current market data.

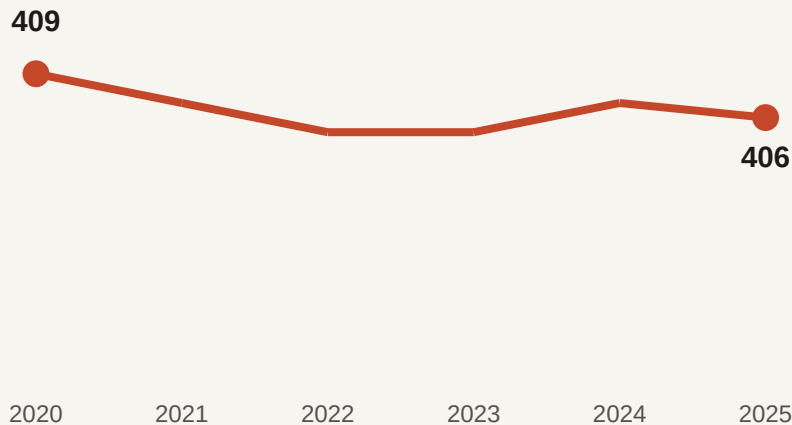
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

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

406

people, the 219th-largest of Mississippi's cities and towns.



THE WORKDAY

Every job here goes to
someone who lives
somewhere else.

100.0%

of 51 jobs located in Hickory are filled by in-commuters.



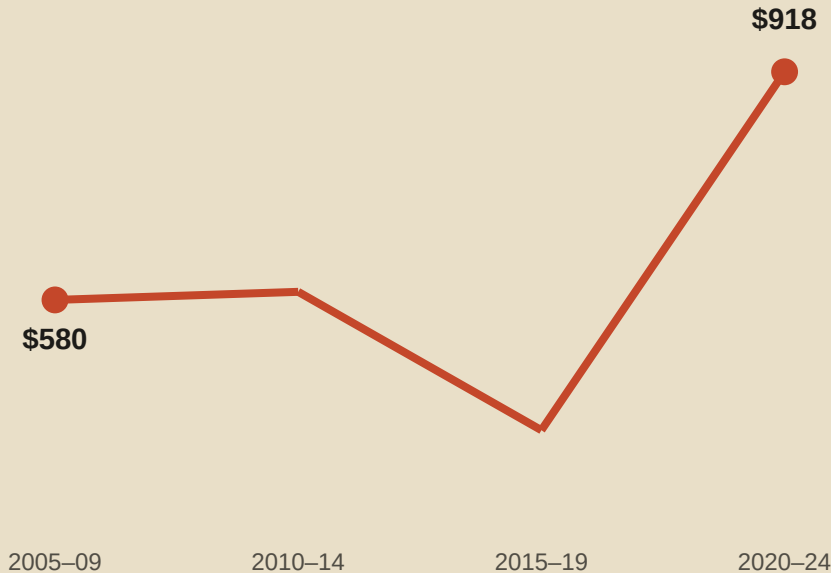
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 58%
since the 2005–2009
survey, before inflation.

\$918

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





THE SEAM

Cross one tract line and median rent jumps \$422.

A \$422 gap between neighbors, the sharpest rent edge between adjacent tracts in Newton County.

TRACT 503.02

\$478

TRACT 504

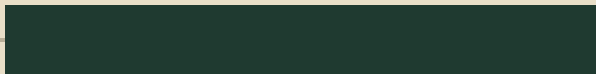
\$900



ROOM TO BUILD

The median rent is above what local wages can carry.

\$474–\$712



\$918 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

75%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0–0.5% to the 213 homes here.

0–1

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



HOME VALUE

A median home costs 37%
less than Mississippi's.

\$107,800

median home value in Hickory.

Hickory



\$107,800

Mississippi



\$169,800

U.S.



\$332,700

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

The Almanac · your hyper-diligent research partner