



Inverness, Mississippi.

Current market data.

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

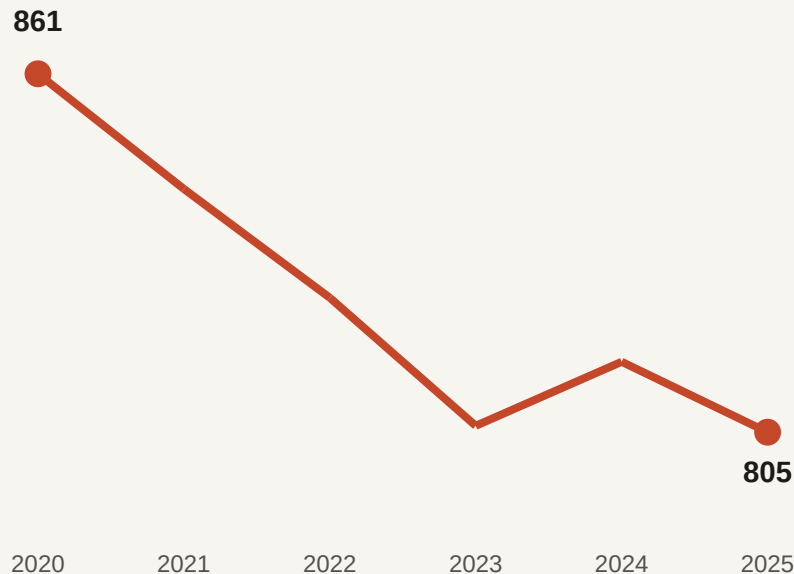


POPULATION

Down 6.5% since 2020.

805

people, the 170th-largest of Mississippi's cities and towns.



THE WORKDAY

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

92.1%

of 152 jobs located in Inverness are filled by in-commuters.



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

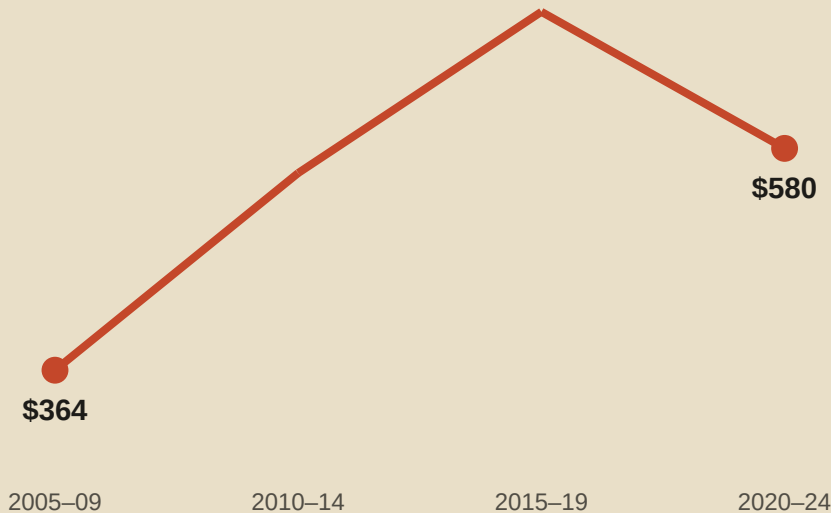


RENT

Median rent is up 59%
since the 2005–2009
survey, before inflation.

\$580

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





THE SEAM

Cross one tract line and median rent jumps \$328.

A \$328 gap between neighbors, the sharpest rent edge between adjacent tracts in Sunflower County.

TRACT 9503

\$554

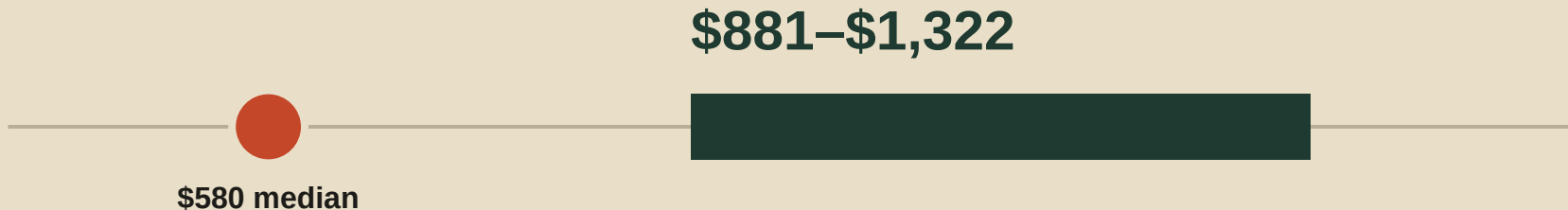
TRACT 9506

\$882



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.

12

homes permitted, 2022–2025

25%of those were in multifamily
buildings

83%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–0.5% to the 381 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 16% less than Mississippi's.

\$142,700

median home value in Inverness.

Inverness



\$142,700

Mississippi



\$169,800

U.S.



\$332,700

THAT WAS INVERNESS'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/inverness/

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