



Kosciusko, Mississippi.

Current market data.

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

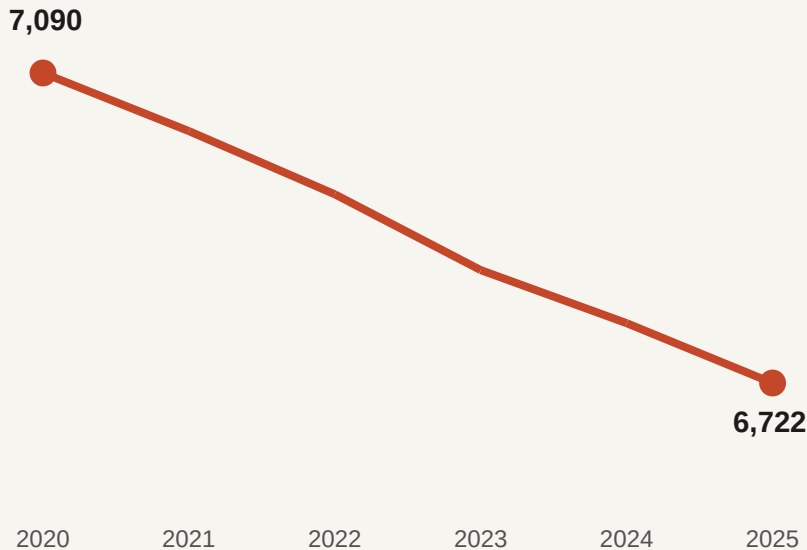


POPULATION

Down 5.2% since 2020.

6,722

people, the 53rd-largest of Mississippi's cities and towns.

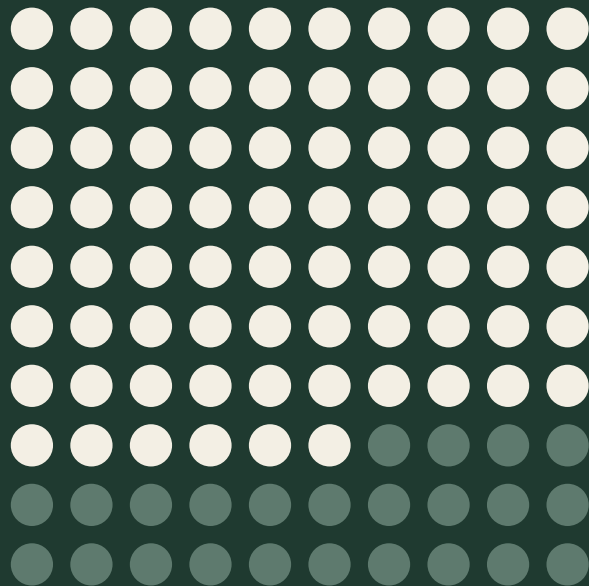


THE WORKDAY

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

76.3%

of 3,492 jobs located in Kosciusko are filled by in-commuters.



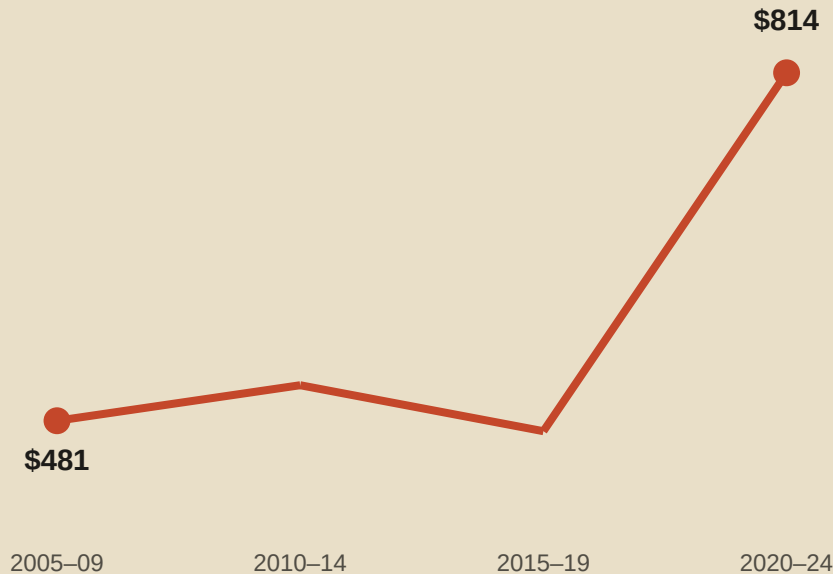
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 69%
since the 2005–2009
survey, before inflation.

\$814

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





THE SEAM

Cross one tract line and median rent jumps \$97.

A \$97 gap between neighbors, the sharpest rent edge between adjacent tracts in Attala County.

TRACT 605

\$808

TRACT 601

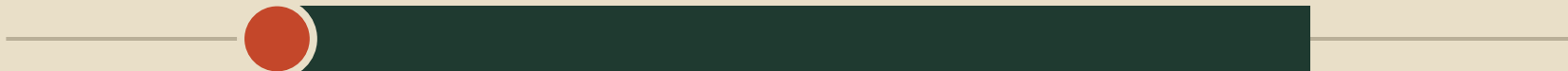
\$905



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$810–\$1,216



\$814 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

30

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 0.4–1.2% to the 2,886 homes here.

12–35

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



HOME VALUE

A median home costs 34% less than Mississippi's.

\$112,400

median home value in Kosciusko.

Kosciusko



\$112,400

Mississippi



\$169,800

U.S.



\$332,700

THAT WAS KOSCIUSKO'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/kosciusko/

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