



Long Beach, Mississippi.

Current market data.

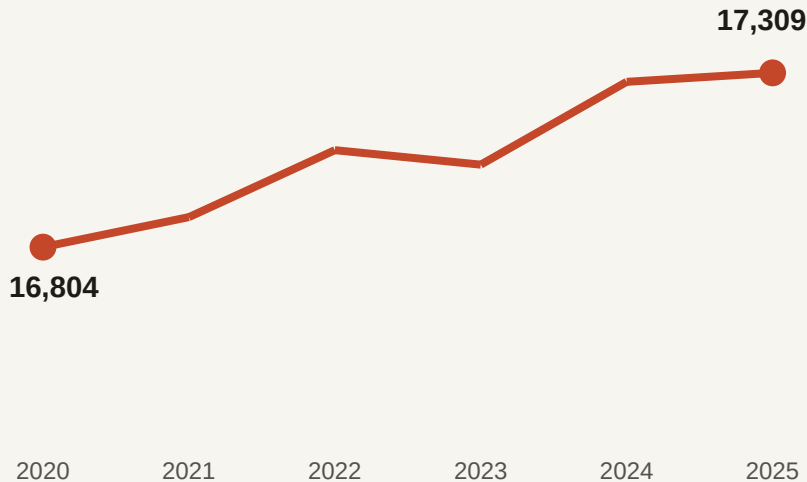
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 3.0% since 2020.

17,309

people, the 25th-largest of Mississippi's cities and towns.



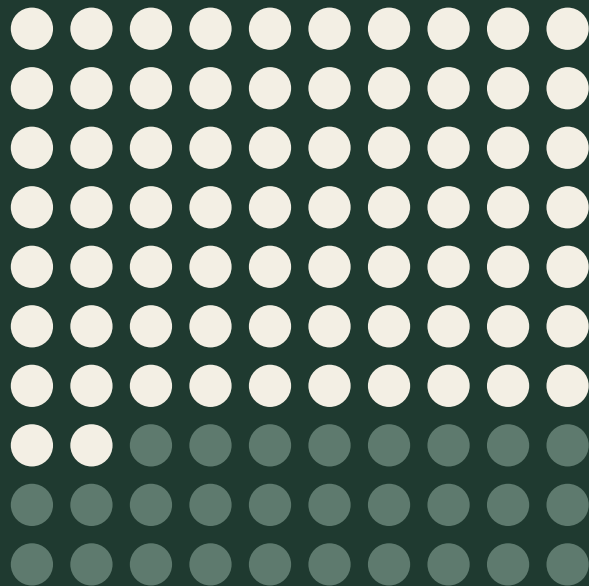
THE WORKDAY

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

72.0%

of 2,594 jobs located in Long Beach are filled by in-commuters.

Source: Census LEHD LODES, 2023



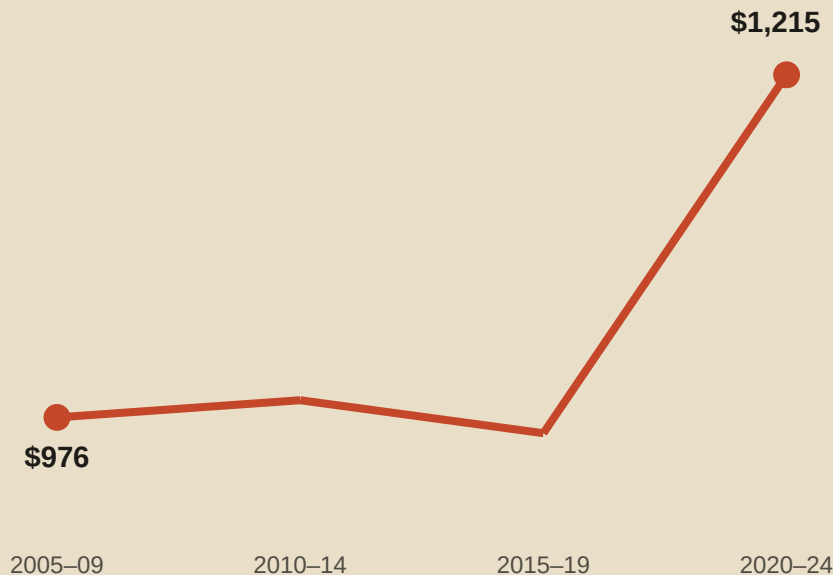
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 24%
since the 2005–2009
survey, before inflation.

\$1,215

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





THE SEAM

Cross one tract line and median rent doubles.

A \$949 gap between neighbors, the sharpest rent edge between adjacent tracts in Harrison County.

TRACT 39.02

\$810

TRACT 9

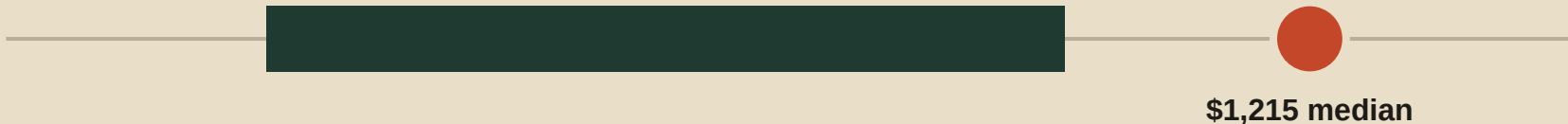
\$1,759



ROOM TO BUILD

The median rent is above what local wages can carry.

\$734–\$1,102



is the monthly rent range local workforce wages support.

BUILDING

64% of the housing here was built before 2000.

1,230

homes permitted in ten years,
2016–2025

4%

of those were in multifamily
buildings

64%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–0.4% to the 7,785 homes here.

25–28

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



HOME VALUE

A median home costs 27% more than Mississippi's.

\$215,200

median home value in Long Beach.

Long Beach



\$215,200

Mississippi



\$169,800

U.S.



\$332,700

THAT WAS LONG BEACH'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/long-beach/

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