



Macon, Mississippi.

Current market data.

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

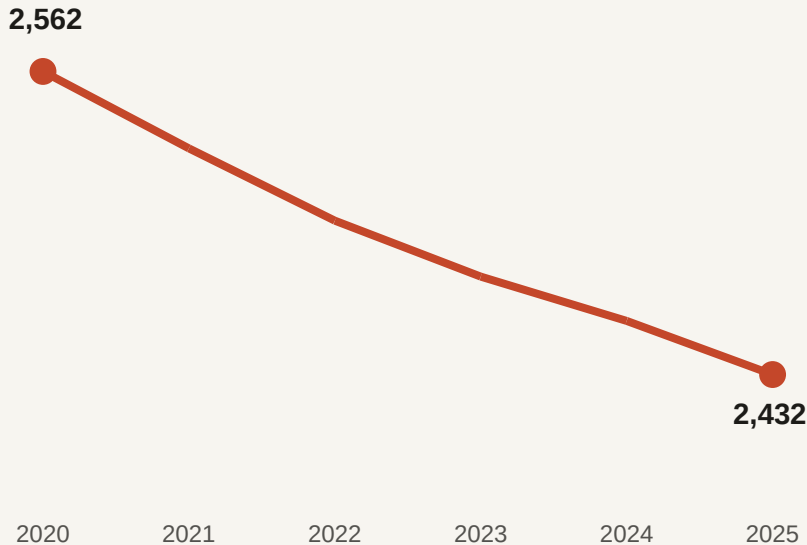


POPULATION

Down 5.1% since 2020.

2,432

people, the 87th-largest of Mississippi's cities and towns.

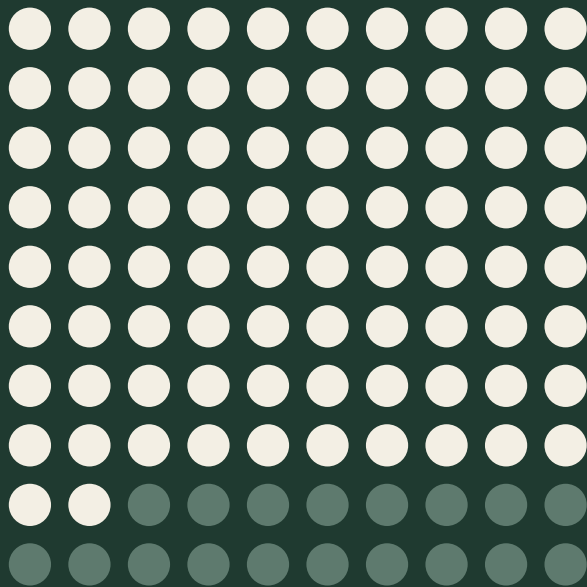


THE WORKDAY

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

82.5%

of 1,140 jobs located in Macon are filled by in-commuters.



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

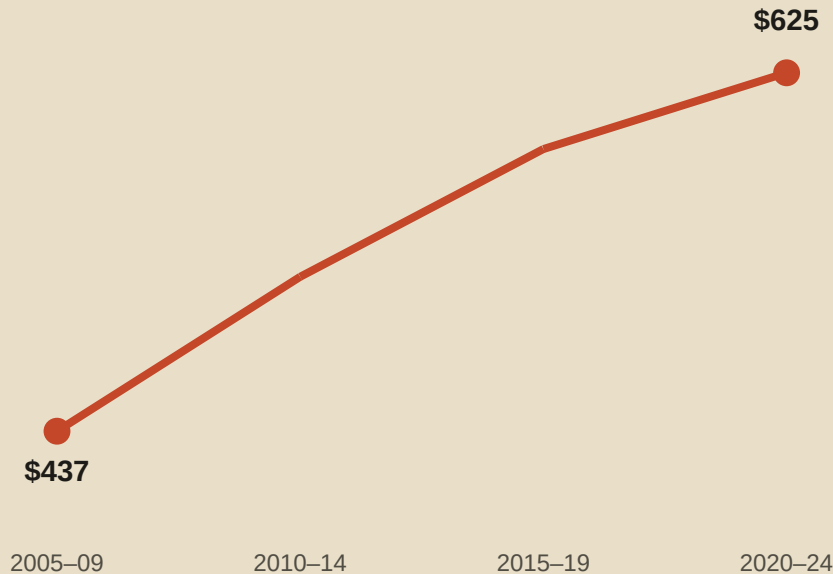


RENT

Median rent is up 43%
since the 2005–2009
survey, before inflation.

\$625

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





THE SEAM

Cross one tract line and median rent jumps \$473.

A \$473 gap between neighbors, the sharpest rent edge between adjacent tracts in Noxubee County.

TRACT 9501

\$624

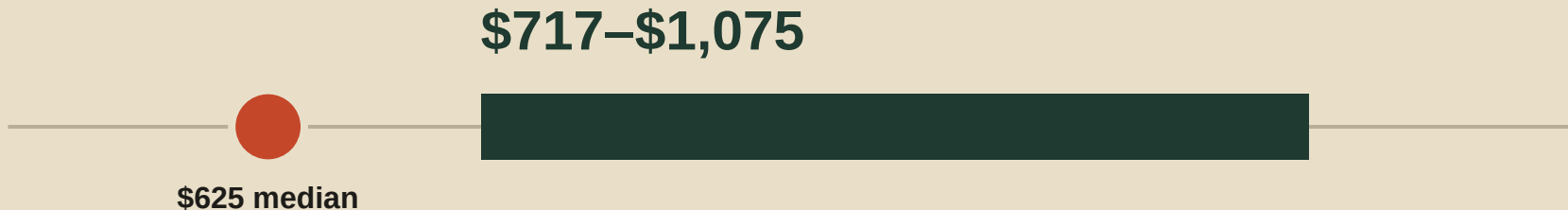
TRACT 9502

\$1,097



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

89%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.8% to the 1,311 homes here.

2–11

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



HOME VALUE

A median home costs 43%
less than Mississippi's.

\$97,400

median home value in Macon.

Macon



\$97,400

Mississippi



\$169,800

U.S.



\$332,700

THAT WAS MACON'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/macon/**](https://almanacdata.ai/e/ms/macon/)

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