



Madison, Mississippi.

Current market data.

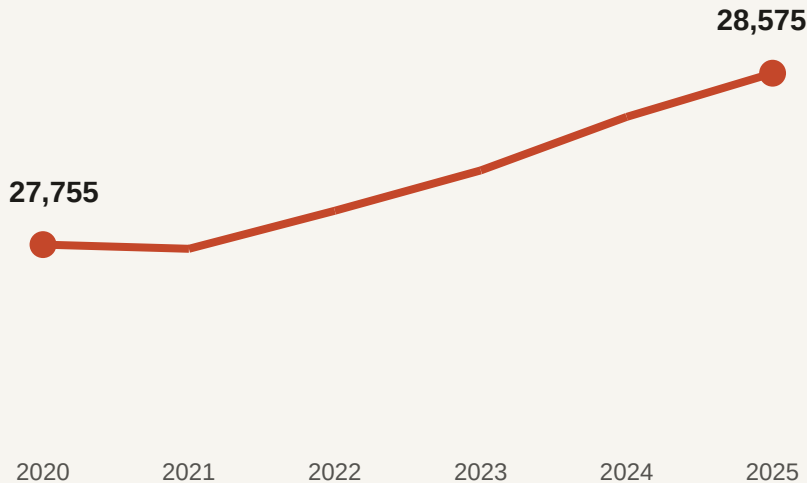
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 3.0% since 2020.

28,575

people, the 10th-largest of Mississippi's cities and towns.

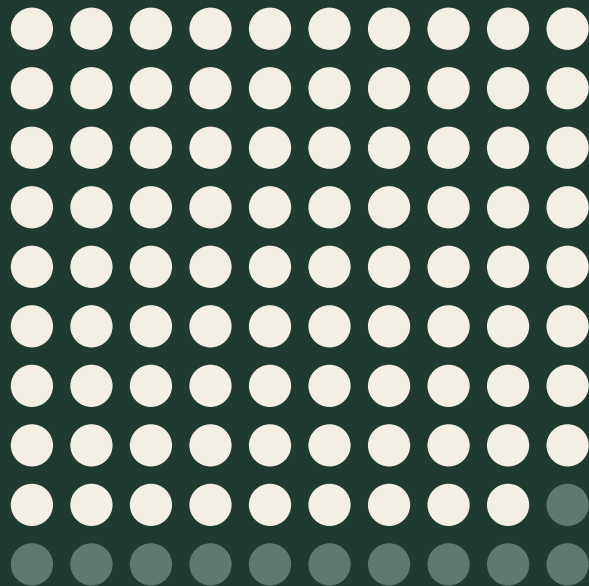


THE WORKDAY

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

88.9%

of 10,372 jobs located in Madison are filled by in-commuters.



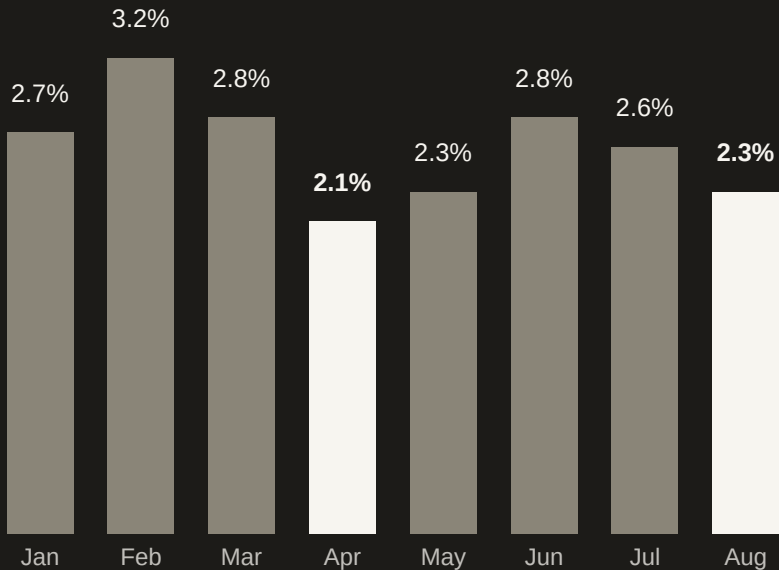
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
2.1%.

2.3%

in August 2026, the latest month released. A year earlier it was 2.9%.

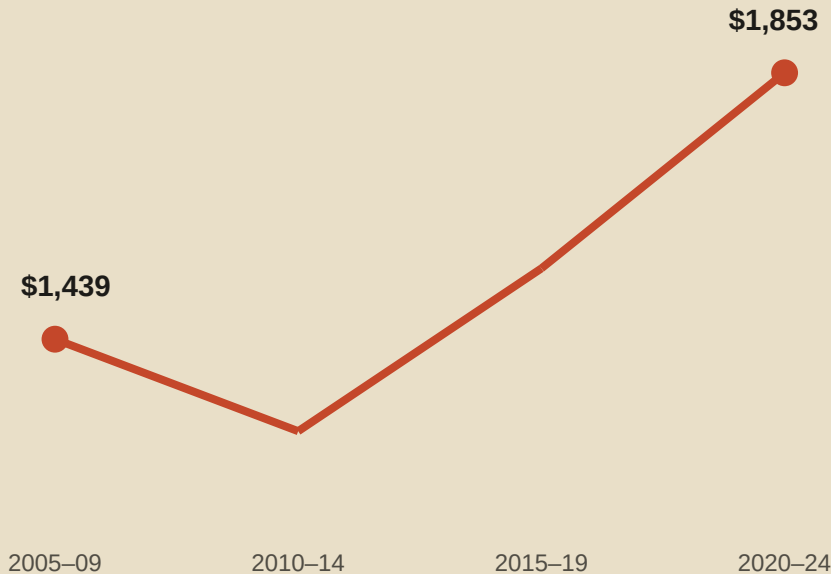


RENT

Median rent is up 29%
since the 2005–2009
survey, before inflation.

\$1,853

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,795 gap between neighbors, the sharpest rent edge between adjacent tracts in Madison County.

TRACT 303.02

\$706

TRACT 302.05

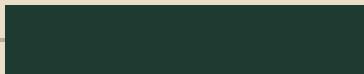
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$732–\$1,098



\$1,853 median

is the monthly rent range local workforce wages support.

BUILDING

61% of the housing here was built before 2000.

892

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

61%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–1.0% to the 10,214 homes here.

7–104

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



HOME VALUE

A median home costs
108% more than
Mississippi's.

\$352,900

median home value in Madison.

Madison



\$352,900

Mississippi



\$169,800

U.S.



\$332,700



THAT WAS MADISON'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/madison/**](https://almanacdata.ai/e/ms/madison/)

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