



McLain, Mississippi.

Current market data.

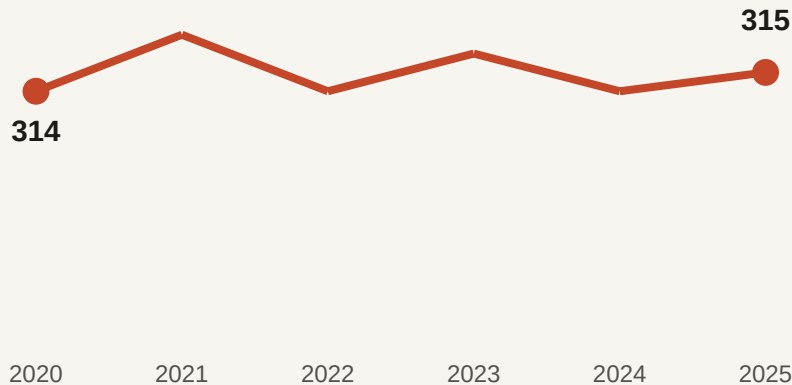
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Steady. Within 1% of 2020,
every year since.**

315

people, the 239th-largest of Mississippi's cities and towns.



THE WORKDAY

Every job here goes to
someone who lives
somewhere else.

100.0%

of 3 jobs located in McLain are filled by in-commuters.



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

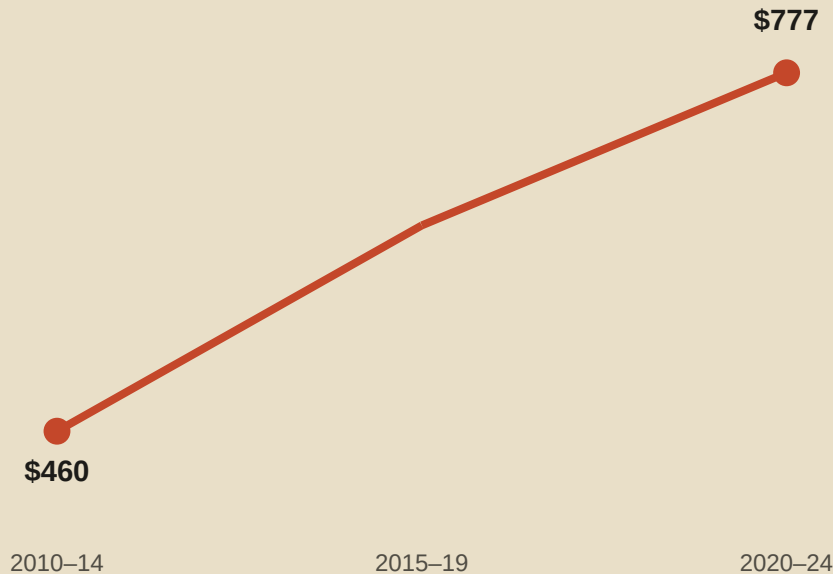


RENT

**Median rent is up 69%
since the 2010–2014
survey, before inflation.**

\$777

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



THE SEAM

Cross one tract line and median rent jumps \$162.

A \$162 gap between neighbors, the sharpest rent edge between adjacent tracts in Greene County.

TRACT 9501.01

\$625

TRACT 9502.02

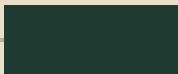
\$787



ROOM TO BUILD

The median rent is above what local wages can carry.

\$188–\$281



\$777 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

83%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–0.5% to the 196 homes here.

0–1

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



HOME VALUE

A median home costs 62% less than Mississippi's.

\$64,300

median home value in McLain.

McLain



\$64,300

Mississippi



\$169,800

U.S.



\$332,700

THAT WAS MCLAIN'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/mclain/**](https://almanacdata.ai/e/ms/mclain/)

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