



Mendenhall, Mississippi.

Current market data.

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

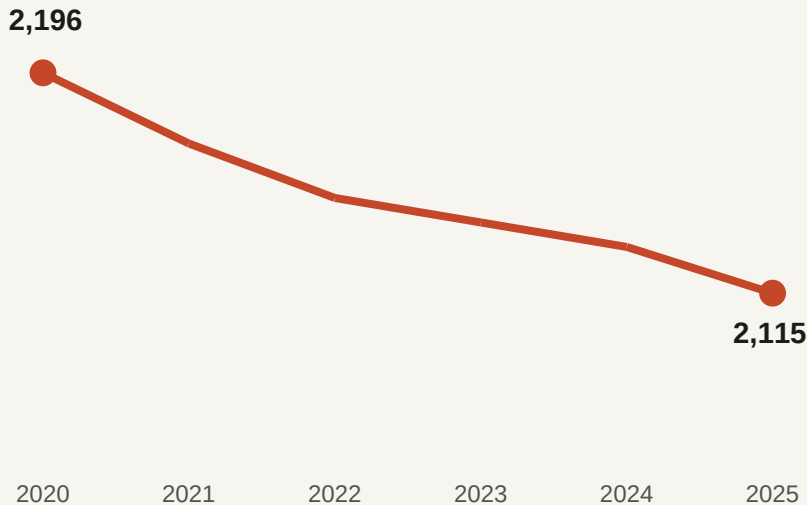


POPULATION

Down 3.7% since 2020.

2,115

people, the 93rd-largest of Mississippi's cities and towns.



THE WORKDAY

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

93.6%

of 1,486 jobs located in Mendenhall are filled by in-commuters.



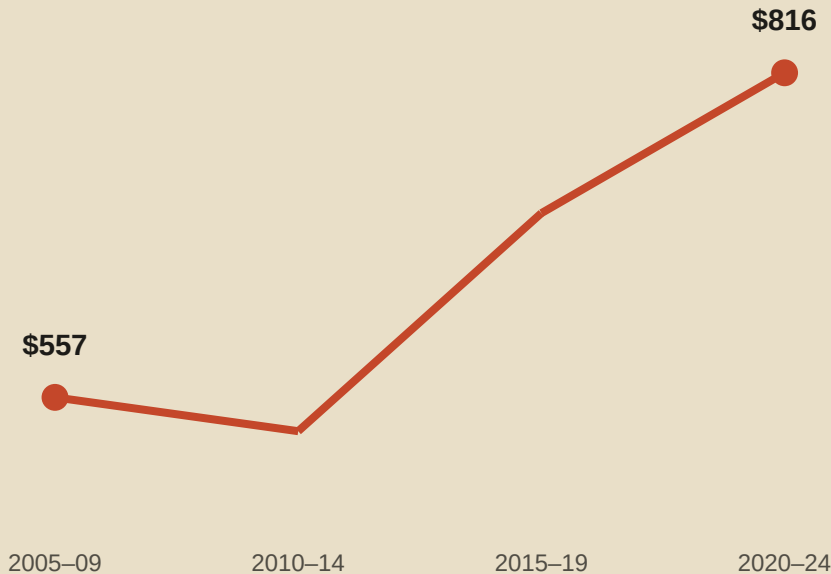
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 46%
since the 2005–2009
survey, before inflation.

\$816

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





THE SEAM

Cross one tract line and median rent jumps \$448.

A \$448 gap between neighbors, the sharpest rent edge between adjacent tracts in Simpson County.

TRACT 9502

\$831

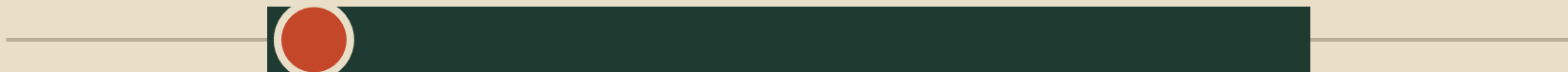
TRACT 9503.02

\$1,279

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$798–\$1,196



\$816 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

6

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

96%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.2–1.4% to the 1,089 homes here.

2–15

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



HOME VALUE

A median home costs 26% less than Mississippi's.

\$125,900

median home value in Mendenhall.

Mendenhall



\$125,900

Mississippi



\$169,800

U.S.



\$332,700

THAT WAS MENDENHALL'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/mendenhall/**](https://almanacdata.ai/e/ms/mendenhall/)

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