



Metcalfe, Mississippi.

Current market data.

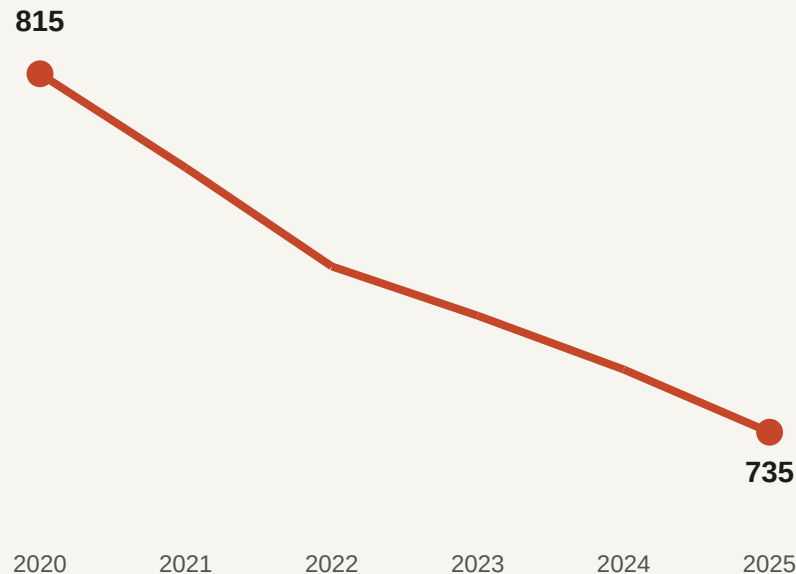
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 9.8% since 2020.

735

people, the 174th-largest of Mississippi's cities and towns.

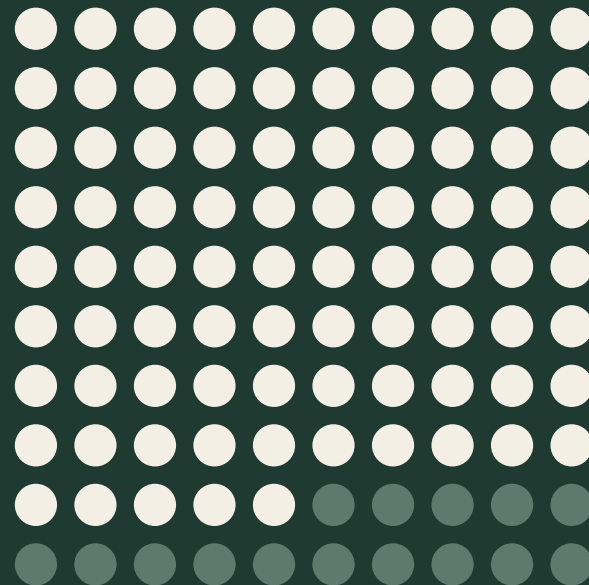


THE WORKDAY

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

85.0%

of 60 jobs located in Metcalfe are filled by in-commuters.



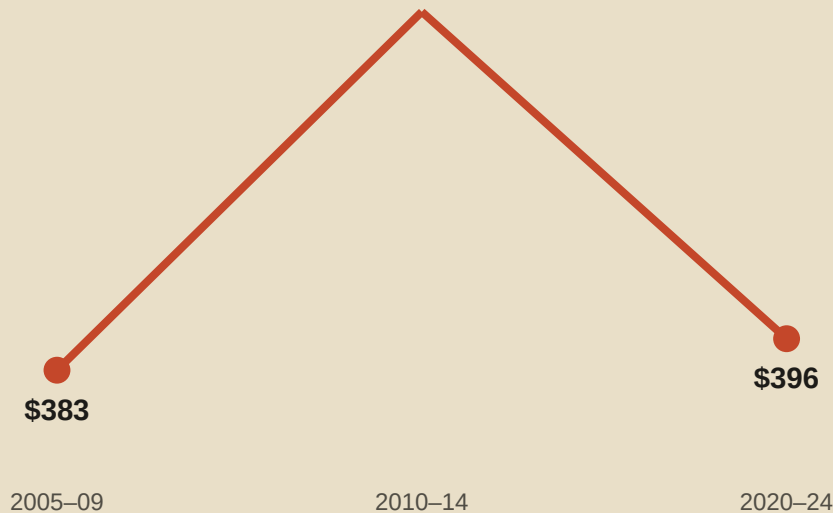
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 3%
since the 2005–2009
survey, before inflation.

\$396

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





THE SEAM

Cross one tract line and median rent jumps \$488.

A \$488 gap between neighbors, the sharpest rent edge between adjacent tracts in Washington County.

TRACT 13

\$640

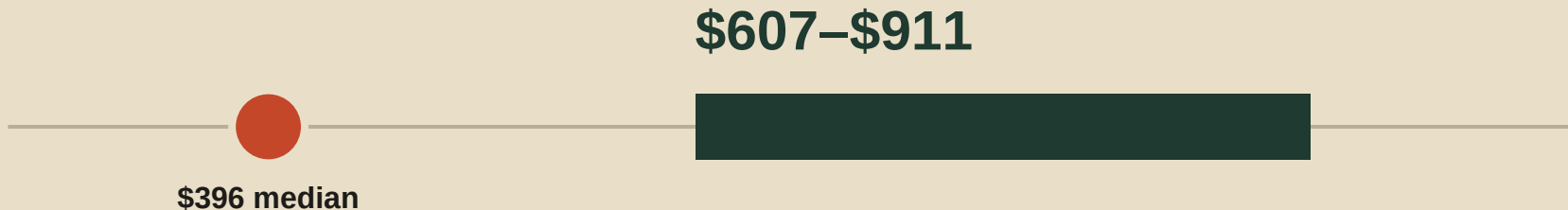
TRACT 14

\$1,128



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.

3

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

91%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.2% to the 443 homes here.

1

is the estimated number of missing housing units; all three estimates agree.



HOME VALUE

A median home costs 58%
less than Mississippi's.

\$71,800

median home value in Metcalfe.

Metcalfe



\$71,800

Mississippi



\$169,800

U.S.



\$332,700

THAT WAS METCALFE'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/metcalfe/

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