



# Morgan City, Mississippi.

Current market data.

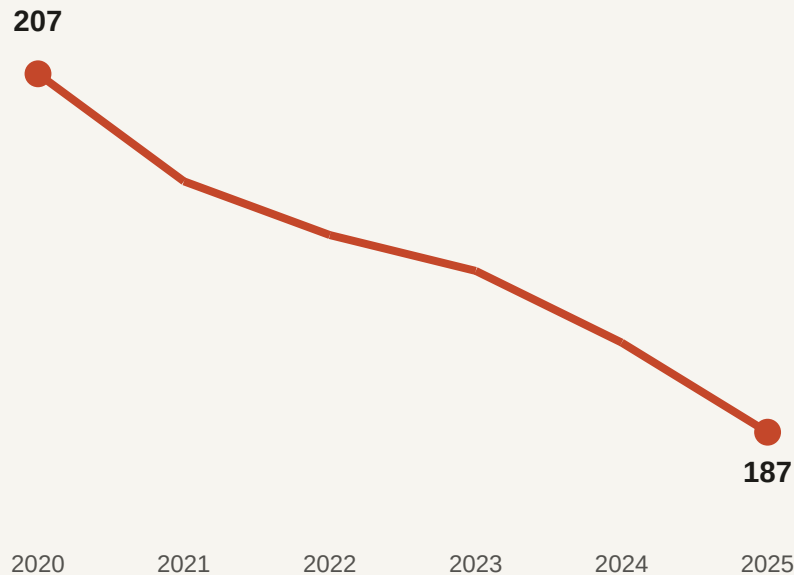
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 9.7% since 2020.

187

people, the 270th-largest of Mississippi's cities and towns.



THE WORKDAY

Every job here goes to  
someone who lives  
somewhere else.

100.0%

of 13 jobs located in Morgan City are filled by in-commuters.



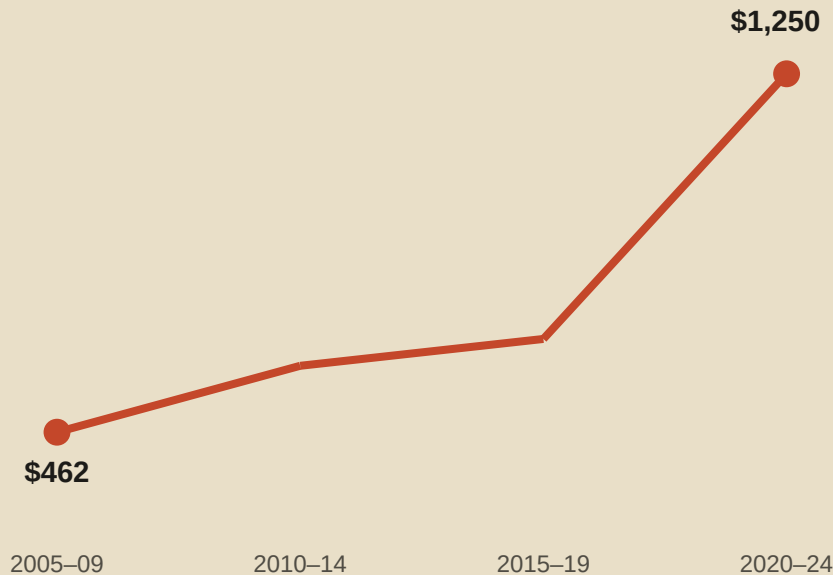
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 171%  
since the 2005–2009  
survey, before inflation.

**\$1,250**

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





## THE SEAM

# Cross one tract line and median rent doubles.

A \$723 gap between neighbors, the sharpest rent edge between adjacent tracts in Leflore County.

TRACT 9502

**\$370**

TRACT 9506

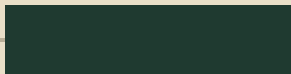
**\$1,093**



## ROOM TO BUILD

# The median rent is above what local wages can carry.

**\$427–\$641**



**\$1,250 median**

is the monthly rent range local workforce wages support.



BUILDING

# Most of the housing here is older than 2000.

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# 78%

of all homes were built before 2000



UNITS NEEDED

**None of three estimates finds a housing shortfall here.**

0

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



## HOME VALUE

A median home costs 47% less than Mississippi's.

**\$89,400**

median home value in Morgan City.

Morgan City



\$89,400

Mississippi



\$169,800

U.S.



\$332,700

THAT WAS MORGAN CITY'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/morgan-city/\*\*](https://almanacdata.ai/e/ms/morgan-city/)

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