



Natchez, Mississippi.

Current market data.

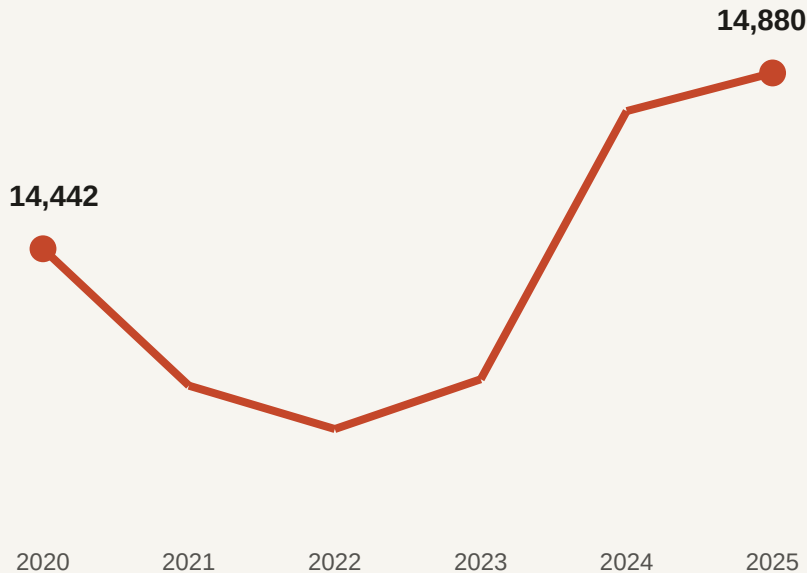
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 3.0% since 2020.

14,880

people, the 26th-largest of Mississippi's cities and towns.

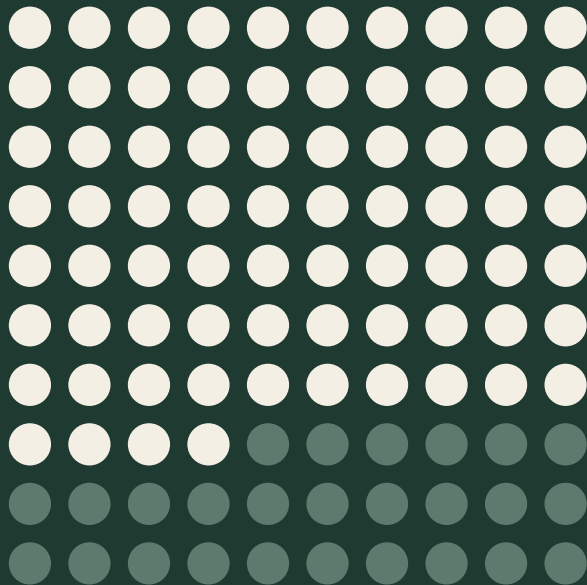


THE WORKDAY

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

73.6%

of 8,489 jobs located in Natchez are filled by in-commuters.



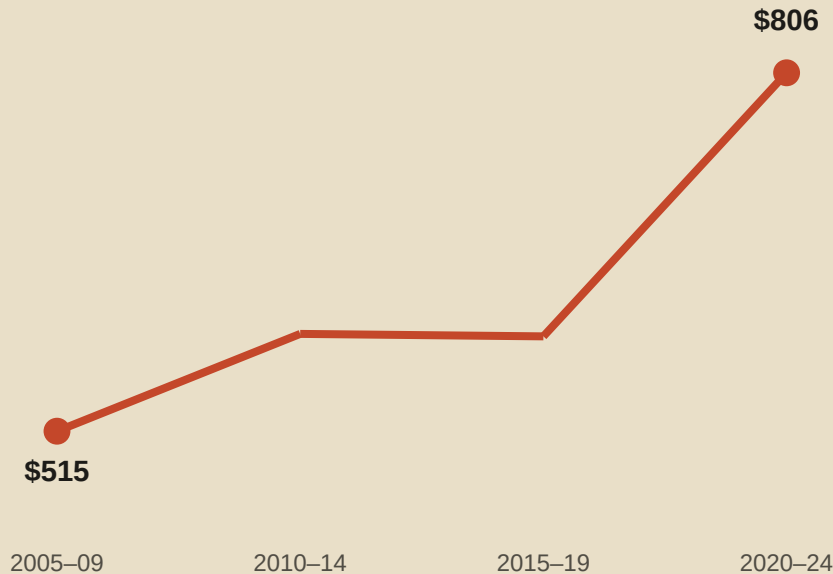
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 57%
since the 2005–2009
survey, before inflation.

\$806

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





THE SEAM

Cross one tract line and median rent doubles.

A \$710 gap between neighbors, the sharpest rent edge between adjacent tracts in Adams County.

TRACT 4

\$299

TRACT 6

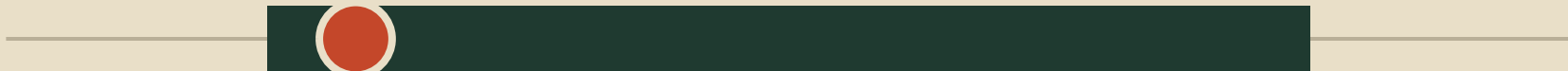
\$1,009



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$773–\$1,160



\$806 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

13

homes permitted, 2022–2025

0%of those were in multifamily
buildings

94%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.3–1.1% to the 7,813 homes here.

27–85

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



HOME VALUE

A median home costs 30% less than Mississippi's.

\$119,400

median home value in Natchez.

Natchez



\$119,400

Mississippi



\$169,800

U.S.



\$332,700

THAT WAS NATCHEZ'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/natchez/

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