



Nettleton, Mississippi.

Current market data.

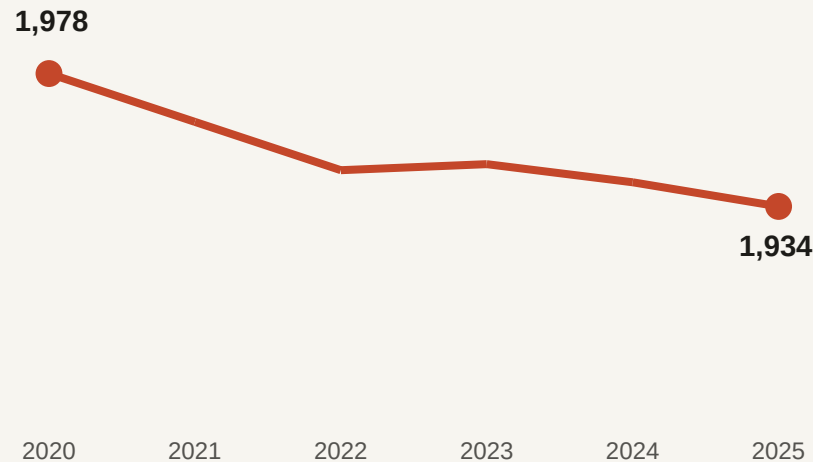
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 2.2% since 2020.

1,934

people, the 99th-largest of Mississippi's cities and towns.



THE WORKDAY

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

93.9%

of 408 jobs located in Nettleton are filled by in-commuters.



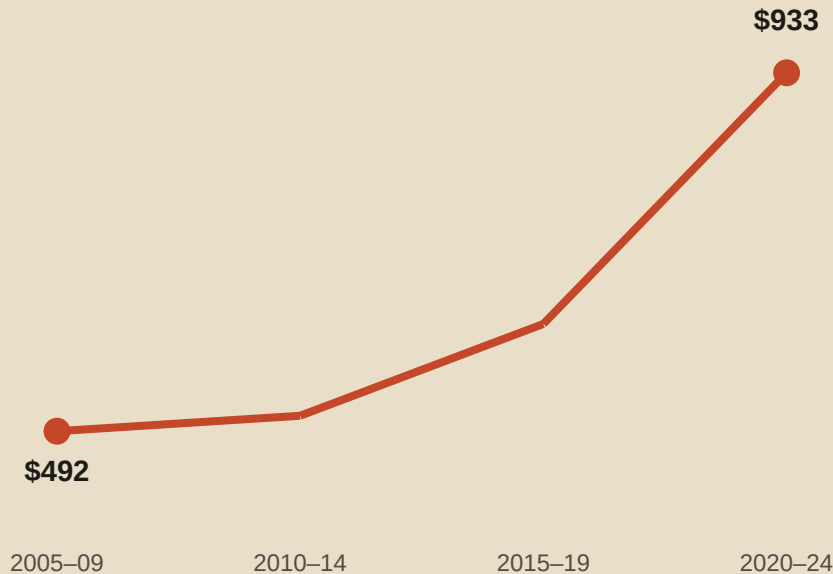
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 90%
since the 2005–2009
survey, before inflation.

\$933

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





THE SEAM

Cross one tract line and median rent jumps \$303.

A \$303 gap between neighbors, the sharpest rent edge between adjacent tracts in Monroe County.

TRACT 9502.02

\$725

TRACT 9503

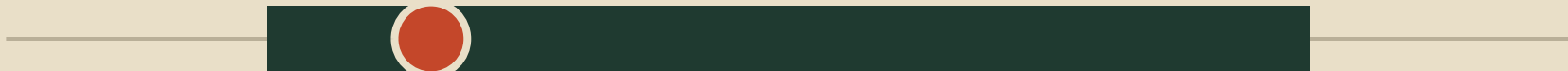
\$1,028



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$865–\$1,297



\$933 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

4

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

81%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.5% to the 882 homes here.

1–4

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



HOME VALUE

A median home costs 29%
less than Mississippi's.

\$119,900

median home value in Nettleton.

Nettleton



\$119,900

Mississippi



\$169,800

U.S.



\$332,700

THAT WAS NETTLETON'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/nettleton/**](https://almanacdata.ai/e/ms/nettleton/)

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