New Albany, Mississippi.

Current market data.

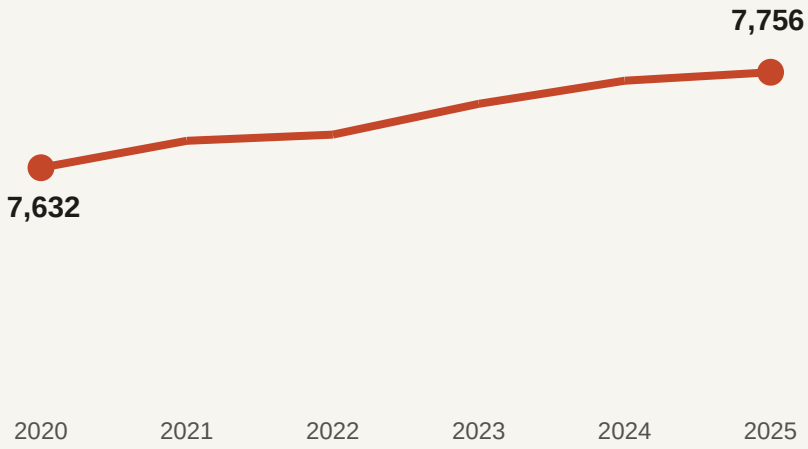
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 1.6% since 2020.

7,756

people, the 48th-largest of Mississippi's cities and towns.



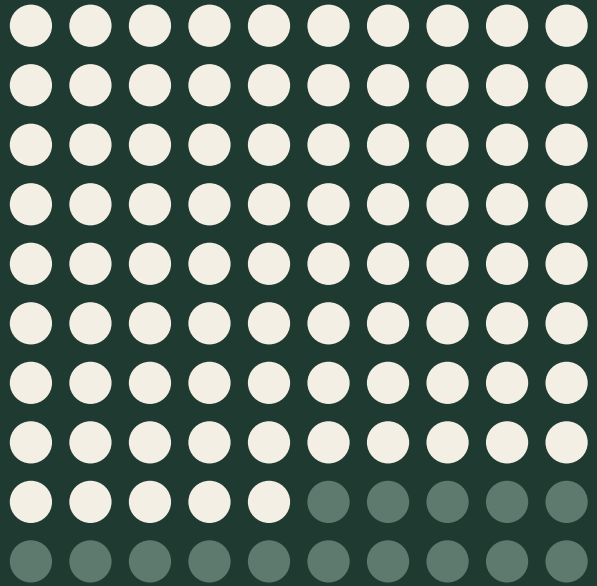
Source: Census Population Estimates, 2025

THE WORKDAY

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

84.6%

of 7,124 jobs located in New Albany are filled by in-commuters.



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

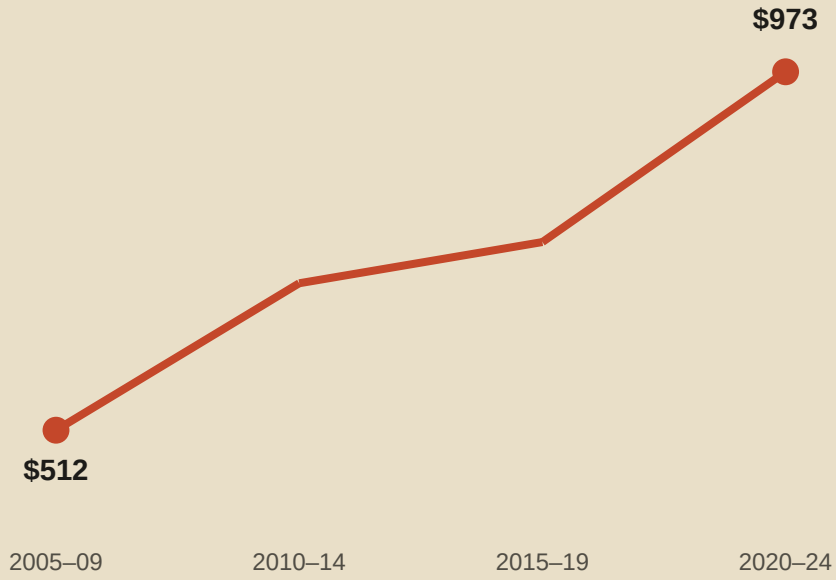
Source: Census LEHD LODES, 2023

RENT

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

$973

a month. Mississippi's median is $954.

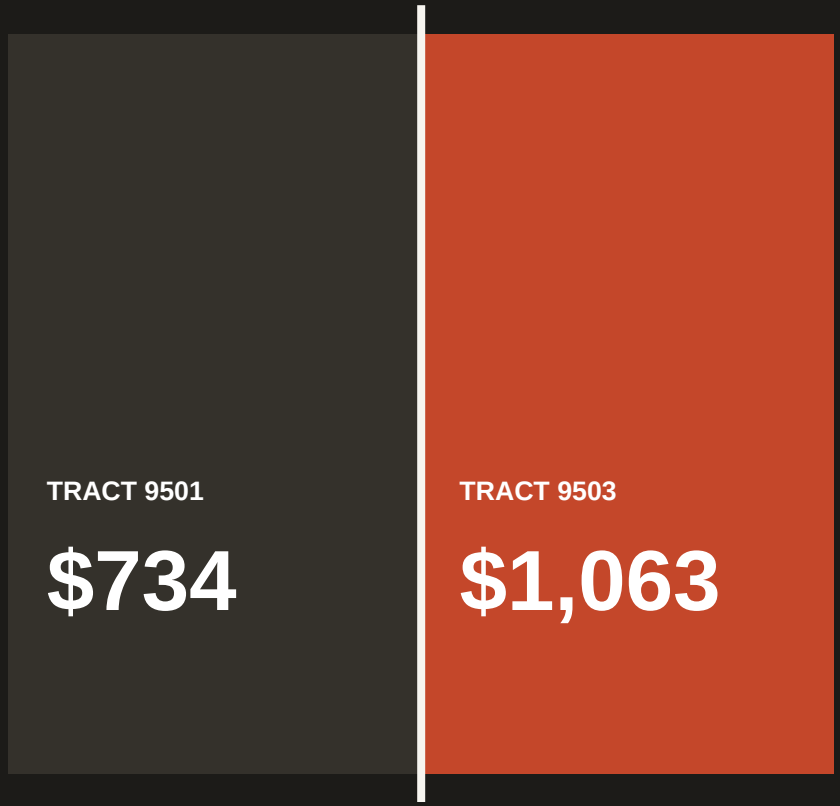


Source: Census ACS 5-year, 2020-2024

THE SEAM

Cross one tract line and median rent jumps $329.

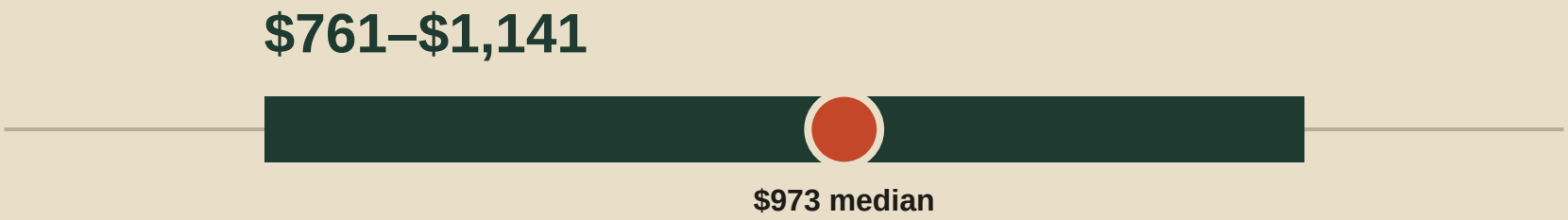
A $329 gap between neighbors, the sharpest rent edge between adjacent tracts in Union County.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent sits inside what local wages can carry.



is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

Most of the housing here is older than 2000.

169

homes permitted in ten years, 2016–2025

13%

of those were in multifamily buildings

85%

of all homes were built before 2000

Source: Census Building Permits Survey, 2016-2025; Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.3–2.0% to the 3,620 homes here.

12–71

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

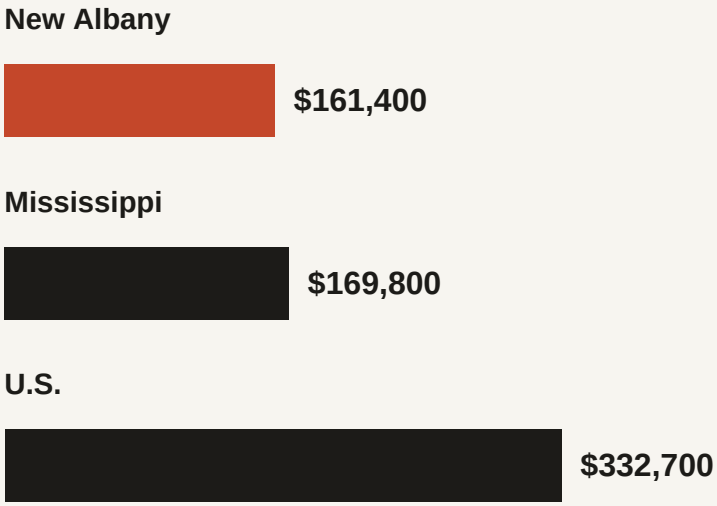
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 5% less than Mississippi's.

$161,400

median home value in New Albany.



Source: Census ACS 5-year, 2020-2024

THAT WAS NEW ALBANY'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/new-albany/**