Oakland, Mississippi.

Current market data.

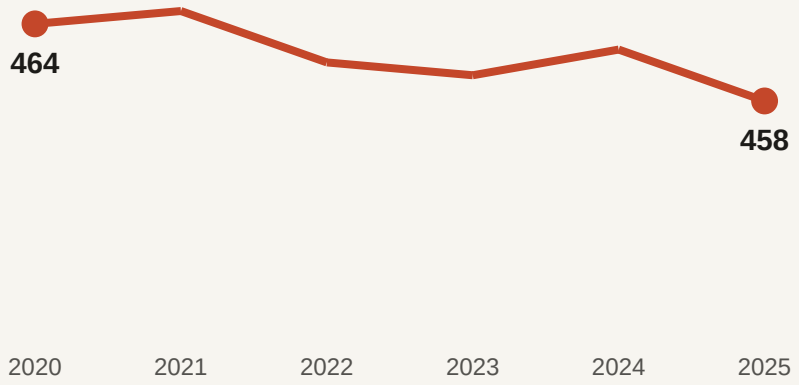
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 1.3% since 2020.

458

people, the 206th-largest of Mississippi's cities and towns.



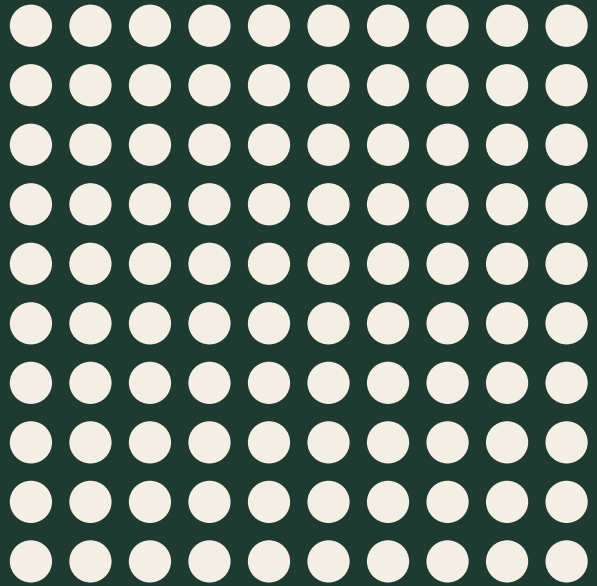
Source: Census Population Estimates, 2025

THE WORKDAY

Every job here goes to someone who lives somewhere else.

100.0%

of 51 jobs located in Oakland are filled by in-commuters.



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

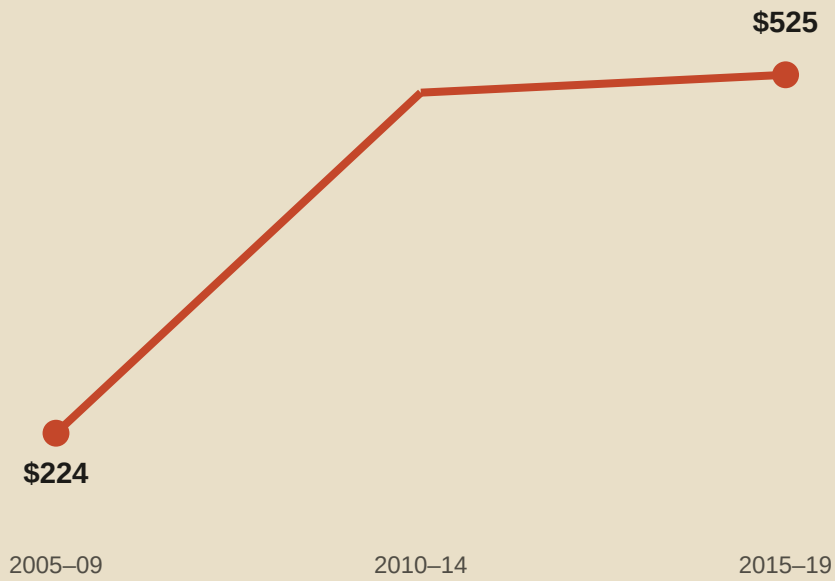
Source: Census LEHD LODES, 2023

RENT

Median rent is up 134% since the 2005–2009 survey, before inflation.

$525

a month. Mississippi's median is $954.

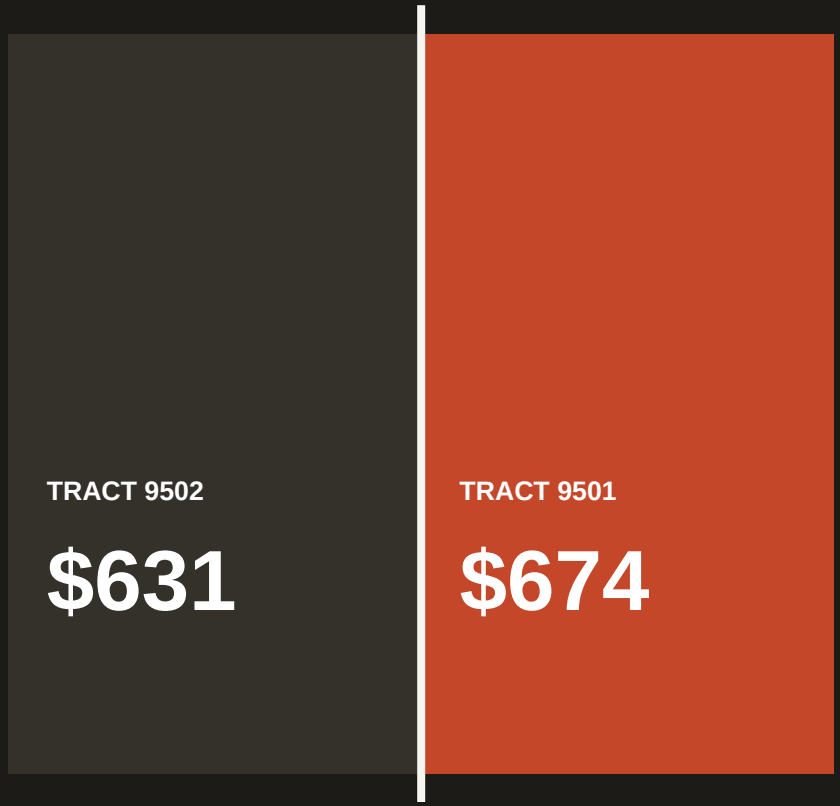


Source: Census ACS 5-year, 2015-2019

THE SEAM

Cross one tract line and median rent jumps $43.

A $43 gap between neighbors, the sharpest rent edge between adjacent tracts in Yalobusha County.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent is above what local wages can carry.

is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2015-2019

BUILDING

65% of the housing here was built before 2000.

65%

of all homes were built before 2000

Source: Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0–0.5% to the 221 homes here.

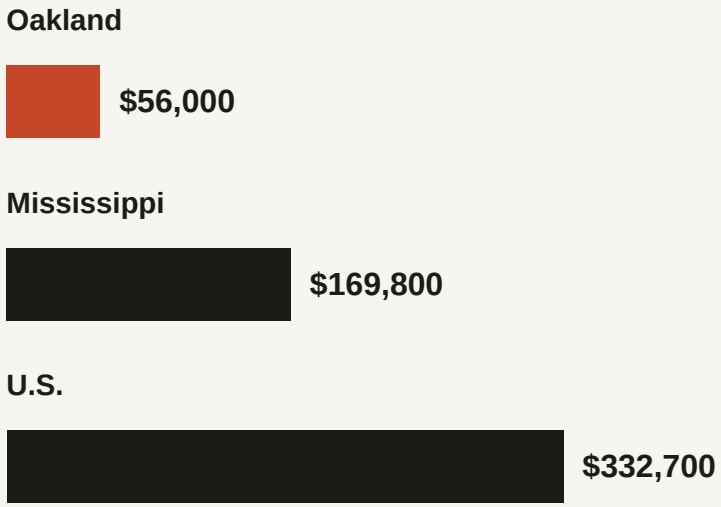
0–1

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 67% less than Mississippi's.



$56,000

median home value in Oakland.

Source: Census ACS 5-year, 2015-2019

THAT WAS OAKLAND'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/oakland/**