



Ocean Springs, Mississippi.

Current market data.

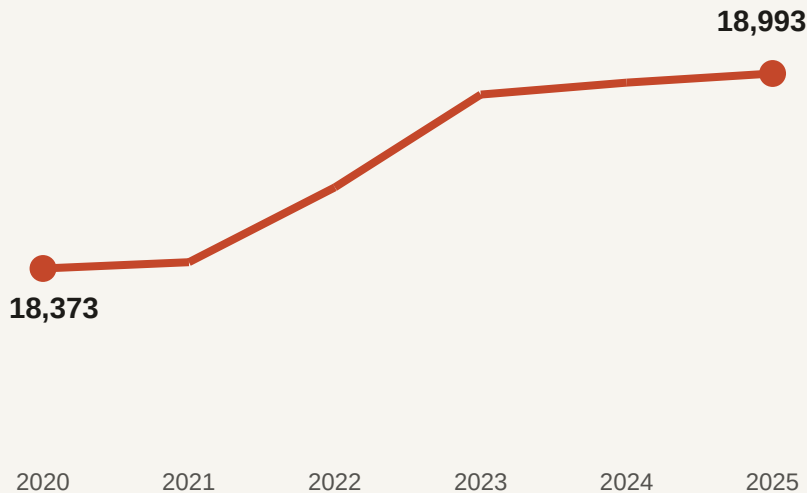
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 3.4% since 2020.

18,993

people, the 22nd-largest of Mississippi's cities and towns.



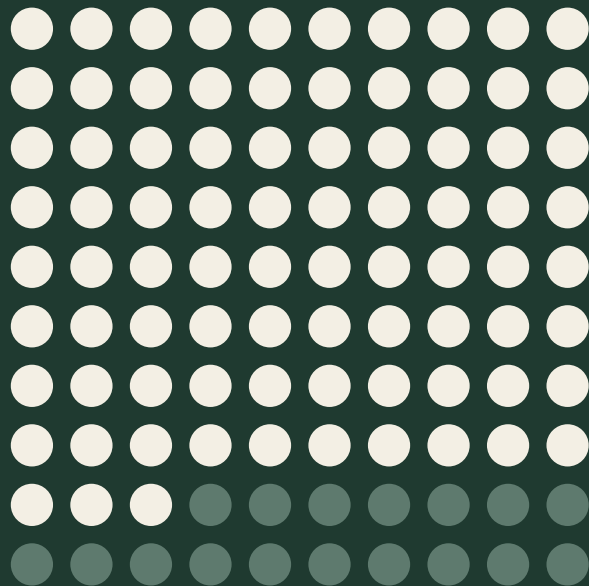
THE WORKDAY

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

82.7%

of 9,556 jobs located in Ocean Springs are filled by in-commuters.

Source: Census LEHD LODES, 2023



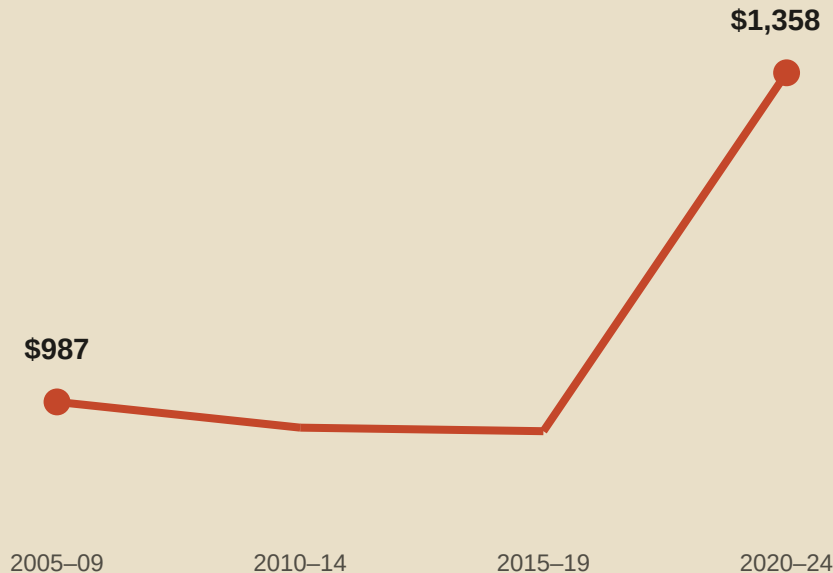
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 38%
since the 2005–2009
survey, before inflation.

\$1,358

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





THE SEAM

Cross one tract line and median rent doubles.

A \$793 gap between neighbors, the sharpest rent edge between adjacent tracts in Jackson County.

TRACT 411.01

\$336

TRACT 411.02

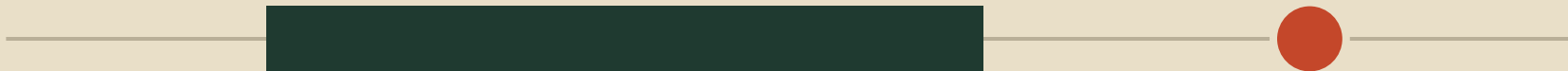
\$1,129



ROOM TO BUILD

The median rent is above what local wages can carry.

\$786–\$1,179



\$1,358 median

is the monthly rent range local workforce wages support.

BUILDING

75% of the housing here was built before 2000.

877

homes permitted in ten years,
2016–2025

39%

of those were in multifamily
buildings

75%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–1.1% to the 8,913 homes here.

25–96

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



HOME VALUE

A median home costs 53% more than Mississippi's.

\$259,400

median home value in Ocean Springs.

Ocean Springs



\$259,400

Mississippi



\$169,800

U.S.



\$332,700

THAT WAS OCEAN SPRINGS'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/ocean-springs/**](https://almanacdata.ai/e/ms/ocean-springs/)

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