



Pearl, Mississippi.

Current market data.

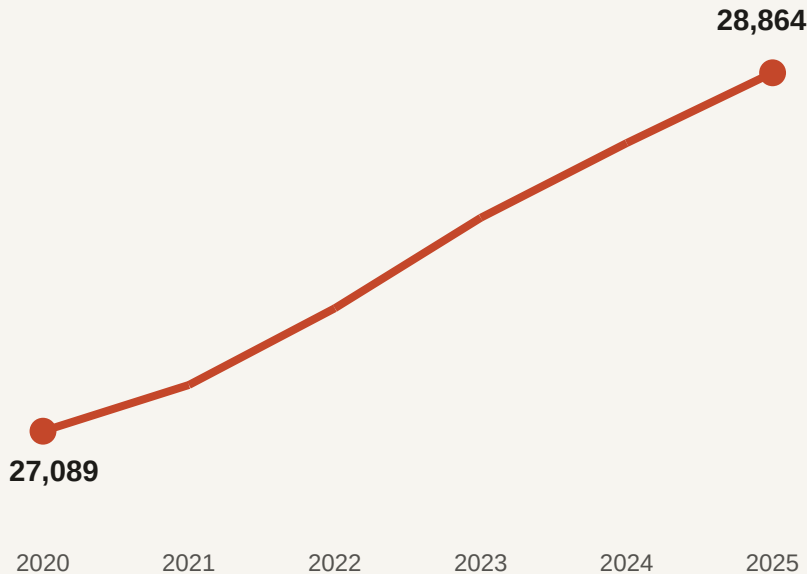
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 6.6% since 2020.

28,864

people, the 9th-largest of Mississippi's cities and towns.



THE WORKDAY

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

87.9%

of 14,097 jobs located in Pearl are filled by in-commuters.



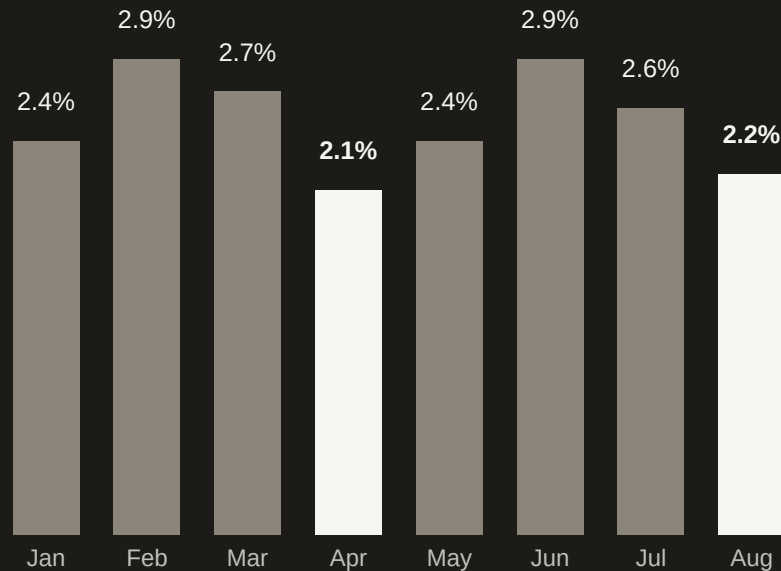
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
2.1%.

2.2%

in August 2026, the latest month released. A year earlier it was 2.9%.



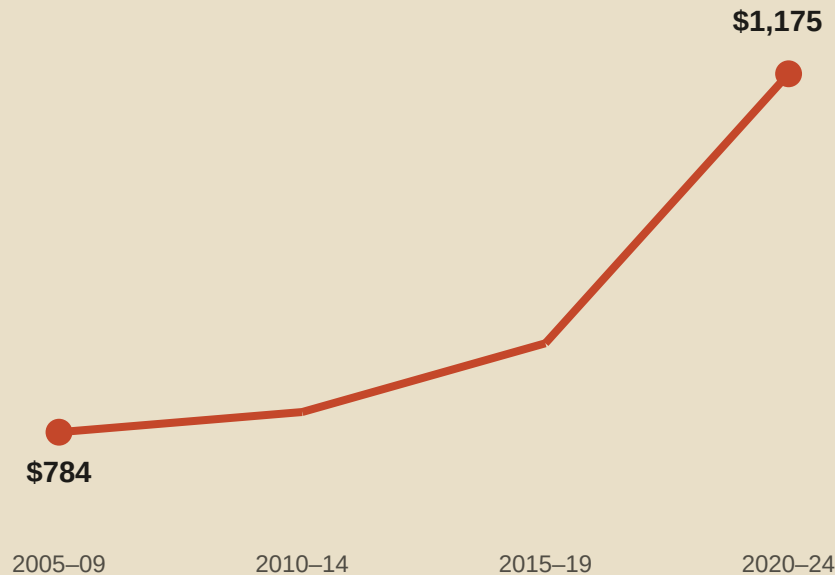


RENT

Median rent is up 50%
since the 2005–2009
survey, before inflation.

\$1,175

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





THE SEAM

Cross one tract line and median rent doubles.

A \$1,254 gap between neighbors, the sharpest rent edge between adjacent tracts in Rankin County.

TRACT 202.10

\$485

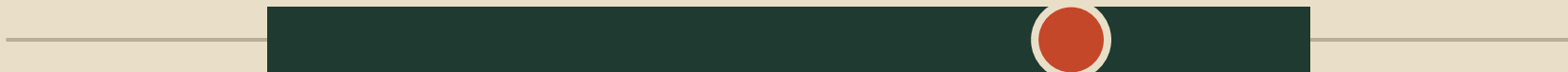
TRACT 202.09

\$1,739

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$848–\$1,272



\$1,175 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

978

homes permitted in ten years,
2016–2025

3%

of those were in multifamily
buildings

78%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.4–1.2% to the 12,059 homes here.

46–141

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



HOME VALUE

A median home costs 7% more than Mississippi's.

\$182,500

median home value in Pearl.

Pearl



\$182,500

Mississippi



\$169,800

U.S.



\$332,700

THAT WAS PEARL'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/pearl/

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