



Philadelphia, Mississippi.

Current market data.

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

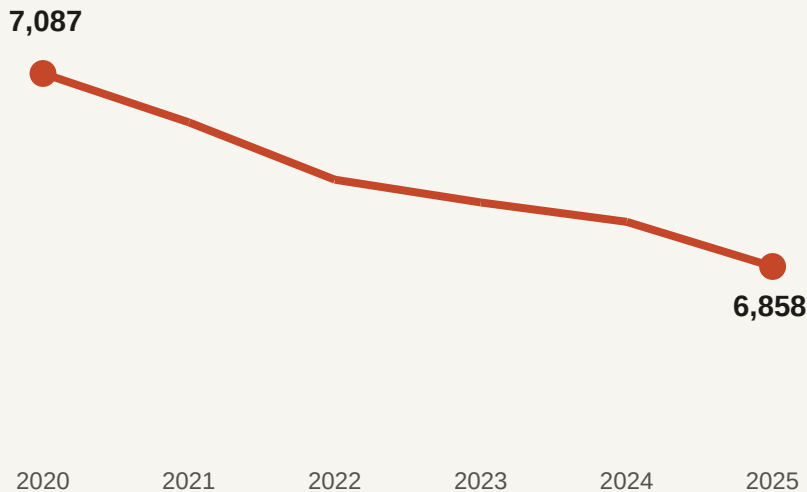


POPULATION

Down 3.2% since 2020.

6,858

people, the 52nd-largest of Mississippi's cities and towns.

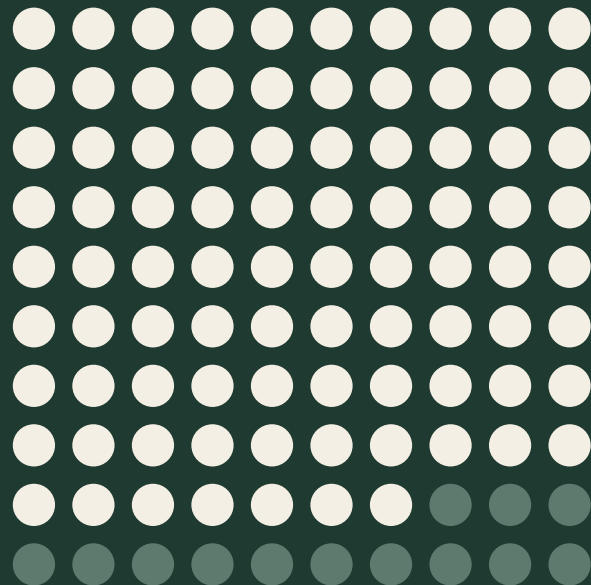


THE WORKDAY

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

86.7%

of 6,736 jobs located in Philadelphia are filled by
in-commuters.



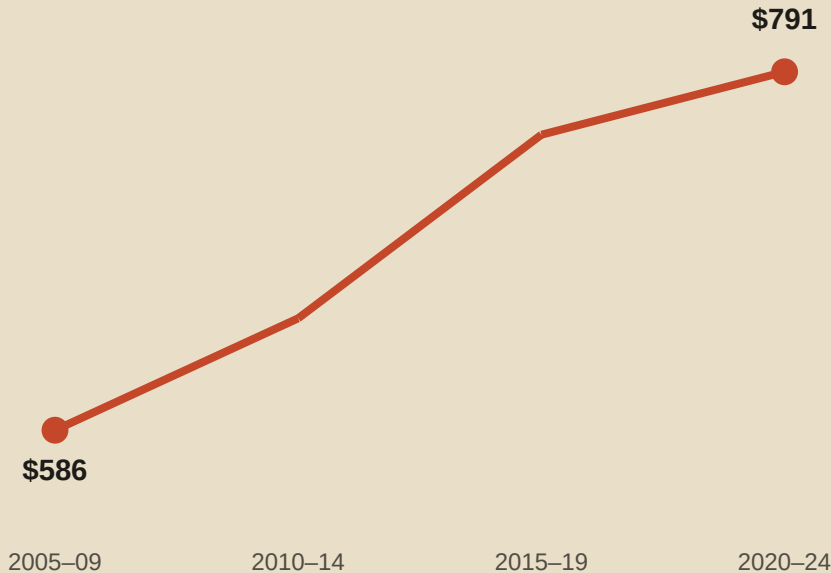
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 35%
since the 2005–2009
survey, before inflation.

\$791

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





THE SEAM

Cross one tract line and median rent doubles.

A \$688 gap between neighbors, the sharpest rent edge between adjacent tracts in Neshoba County.

TRACT 9401

\$571

TRACT 102

\$1,259

ROOM TO BUILD

Local wages can carry more rent than the median charged today.



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

2

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

88%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.3–2.1% to the 3,156 homes here.

8–67

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



HOME VALUE

A median home costs 43%
less than Mississippi's.

\$97,300

median home value in Philadelphia.

Philadelphia



\$97,300

Mississippi



\$169,800

U.S.



\$332,700

THAT WAS PHILADELPHIA'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/philadelphia/

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