



Picayune, Mississippi.

Current market data.

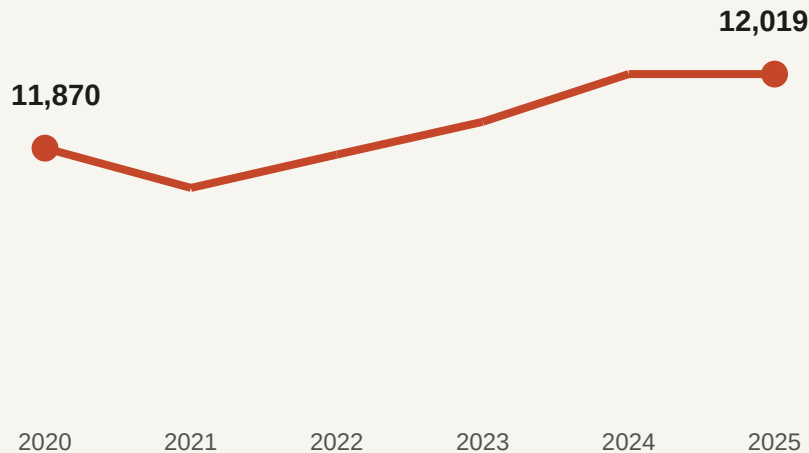
10 cards. Every number sourced and dated. Data as of Oct 31, 2026.

POPULATION

Growing. Up 1.3% since 2020.

12,019

people, the 33rd-largest of Mississippi's cities and towns.



THE WORKDAY

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

82.6%

of 6,009 jobs located in Picayune are filled by in-commuters.



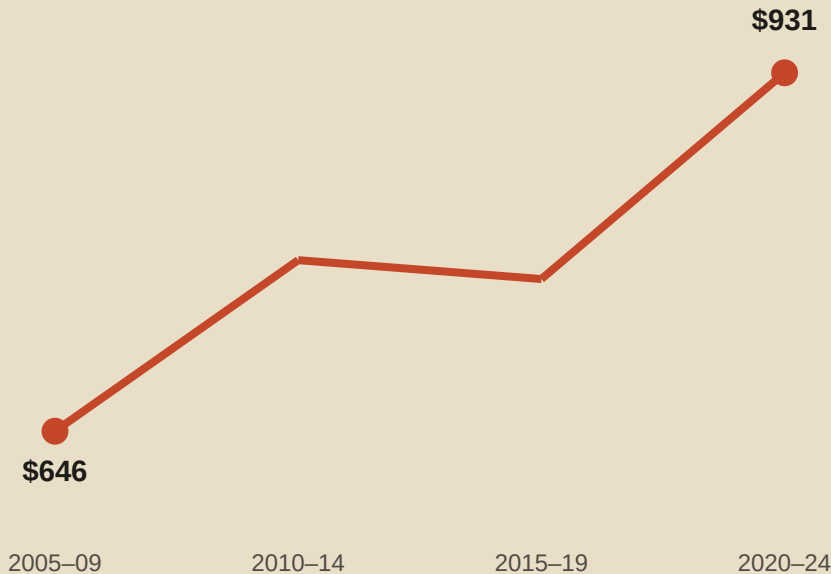
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 44%
since the 2005–2009
survey, before inflation.

\$931

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





THE SEAM

Cross one tract line and median rent jumps \$692.

A \$692 gap between neighbors, the sharpest rent edge between adjacent tracts in Pearl River County.

TRACT 9504.06

\$781

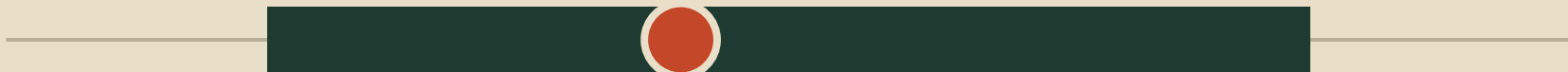
TRACT 9505.05

\$1,473

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$777–\$1,165



\$931 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

307

homes permitted in ten years,
2016–2025

18%

of those were in multifamily
buildings

84%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–1.1% to the 5,574 homes here.

21–60

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



HOME VALUE

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

\$157,100

median home value in Picayune.

Picayune



\$157,100

Mississippi



\$169,800

U.S.



\$332,700

THAT WAS PICAYUNE'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/picayune/**](https://almanacdata.ai/e/ms/picayune/)

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