



# Pickens, Mississippi.

Current market data.

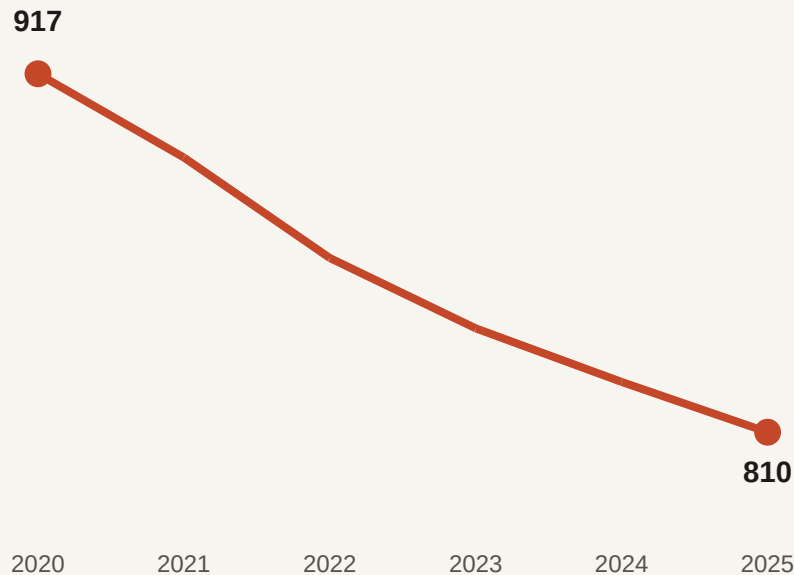
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 11.7% since 2020.

810

people, the 168th-largest of Mississippi's cities and towns.



## THE WORKDAY

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

92.6%

of 27 jobs located in Pickens are filled by in-commuters.



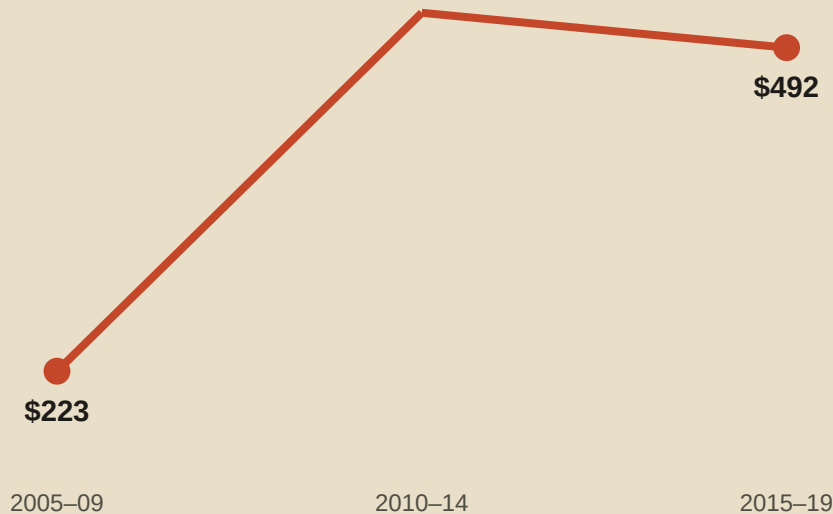
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 121%  
since the 2005–2009  
survey, before inflation.

**\$492**

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





## THE SEAM

# Cross one tract line and median rent doubles.

A \$498 gap between neighbors, the sharpest rent edge between adjacent tracts in Holmes County.

TRACT 9504

**\$396**

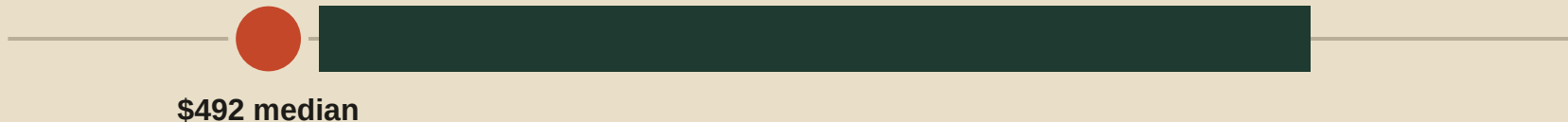
TRACT 9505.02

**\$894**

ROOM TO BUILD

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

**\$505–\$758**



is the monthly rent range local workforce wages support.

BUILDING

# Most of the housing here is older than 2000.

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2

homes permitted, 2022–2025

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0%

of those were in multifamily  
buildings

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78%

of all homes were built before 2000

## UNITS NEEDED

**Closing the gap would add 0–0.2% to the 487 homes here.**

**0–1**

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



## HOME VALUE

A median home costs 51% less than Mississippi's.

**\$83,400**

median home value in Pickens.

Pickens



\$83,400

Mississippi



\$169,800

U.S.



\$332,700

THAT WAS PICKENS'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/pickens/\*\*](https://almanacdata.ai/e/ms/pickens/)

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