Seminary, Mississippi.

Current market data.

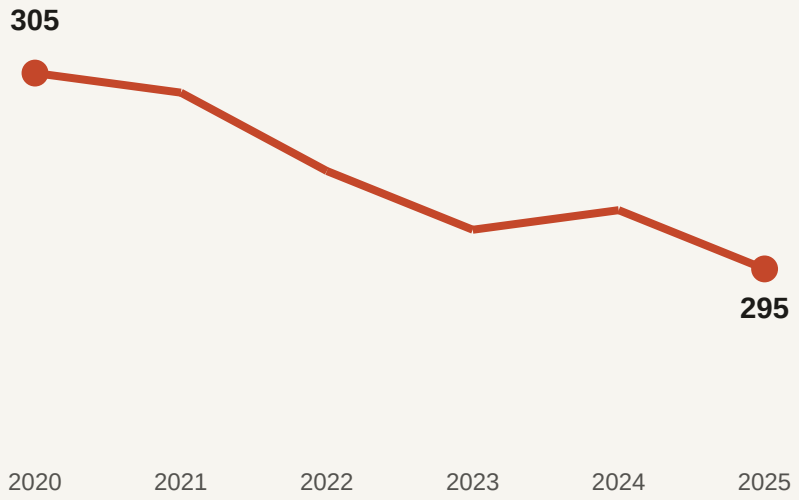
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 3.3% since 2020.

295

people, the 242nd-largest of Mississippi's cities and towns.



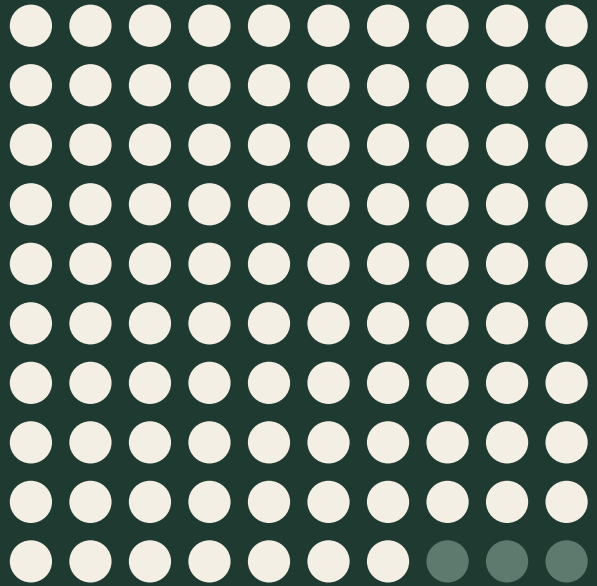
Source: Census Population Estimates, 2025

THE WORKDAY

Nearly every job here goes to someone who lives somewhere else.

96.8%

of 222 jobs located in Seminary are filled by in-commuters.



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

Source: Census LEHD LODES, 2023

RENT

Median rent is down 68% since the 2005–2009 survey, before inflation.

$289

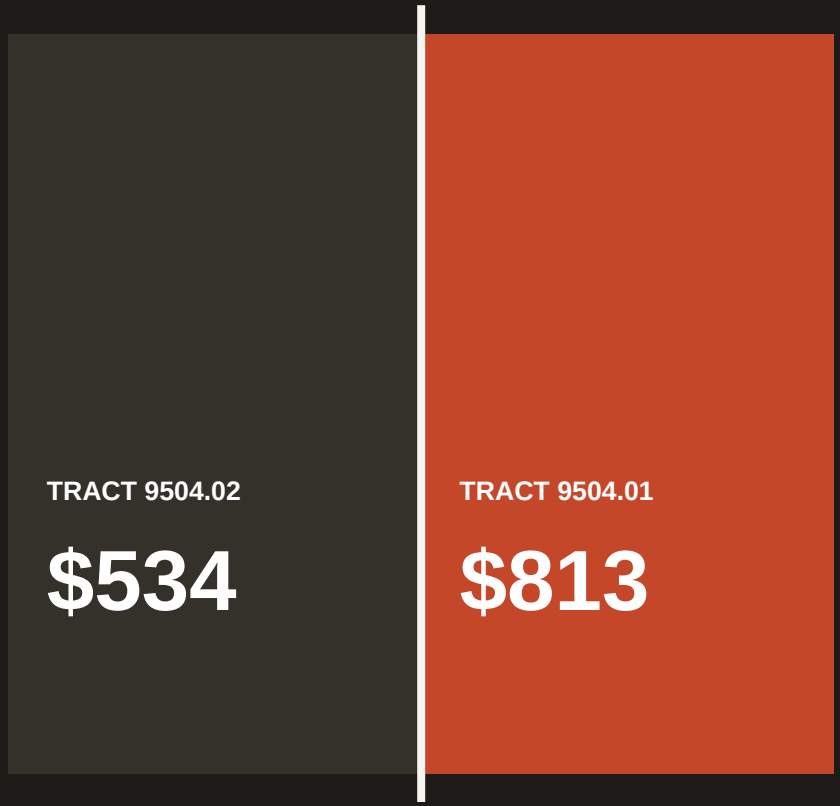
a month. Mississippi's median is $954.

Source: Census ACS 5-year, 2010-2014

THE SEAM

Cross one tract line and median rent jumps $279.

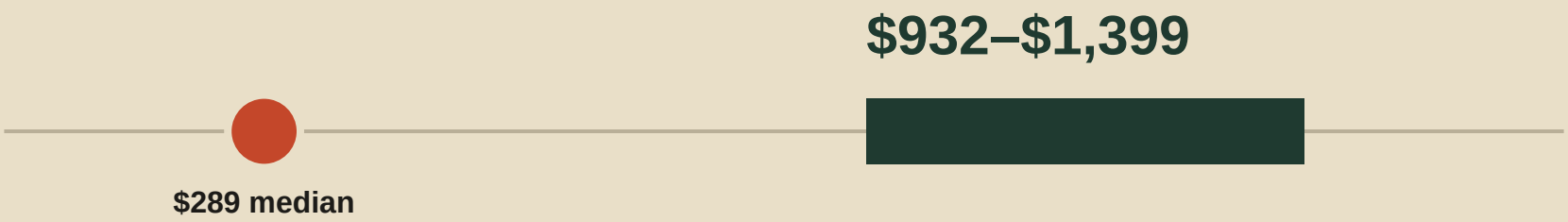
A $279 gap between neighbors, the sharpest rent edge between adjacent tracts in Covington County.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

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



is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2010-2014

BUILDING

Most of the housing here is older than 2000.

89%

of all homes were built before 2000

Source: Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0–2% to the 132 homes here.

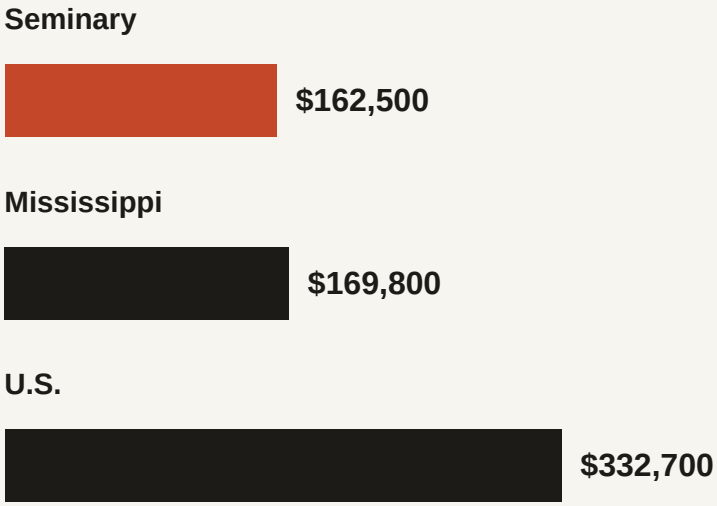
0–2

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

Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 4% less than Mississippi's.



$162,500

median home value in Seminary.

Source: Census ACS 5-year, 2020-2024

THAT WAS SEMINARY'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/seminary/**