



Shannon, Mississippi.

Current market data.

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

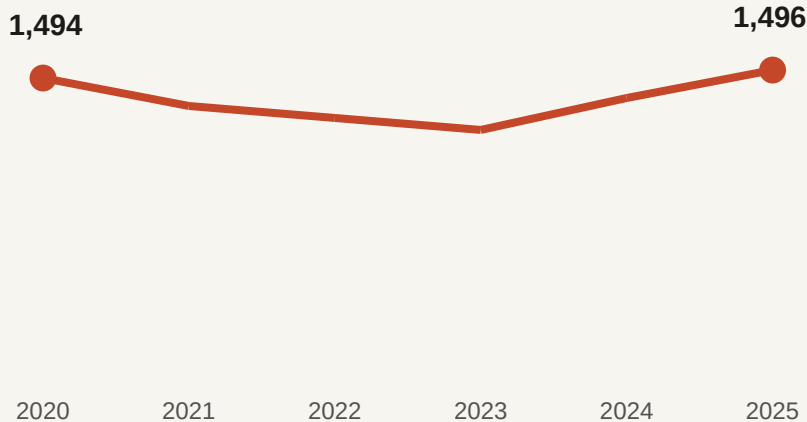


POPULATION

**Steady. Within 1% of 2020,
every year since.**

1,496

people, the 119th-largest of Mississippi's cities and towns.



THE WORKDAY

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

97.8%

of 1,067 jobs located in Shannon are filled by in-commuters.



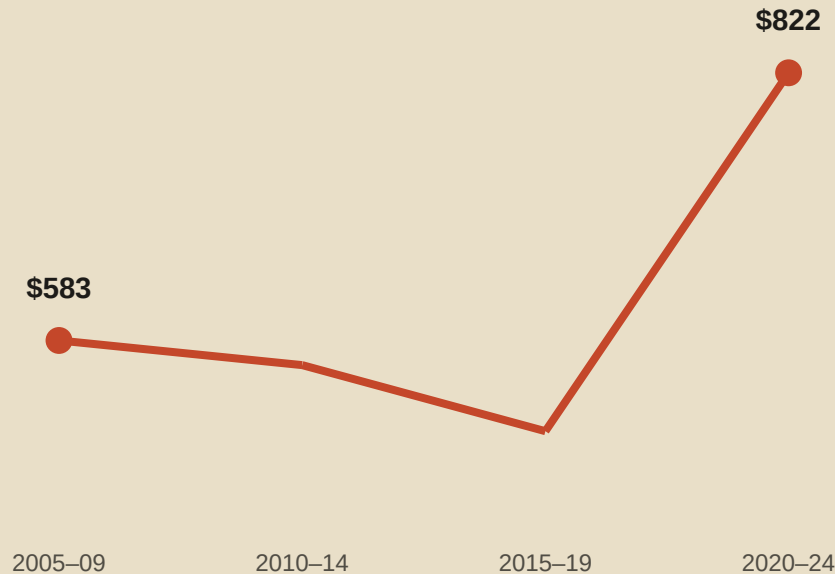
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 41%
since the 2005–2009
survey, before inflation.

\$822

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





THE SEAM

Cross one tract line and median rent doubles.

A \$781 gap between neighbors, the sharpest rent edge between adjacent tracts in Lee County.

TRACT 9506.02

\$789

TRACT 9509.01

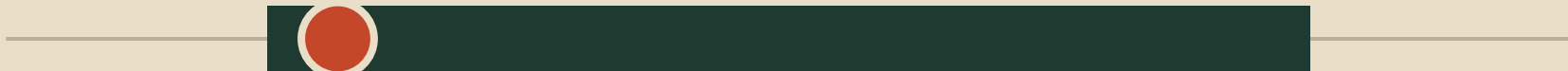
\$1,570



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$795–\$1,192



\$822 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

0

homes permitted, 2022–2025

80%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–1.4% to the 765 homes here.

2–11

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



HOME VALUE

A median home costs 23% less than Mississippi's.

\$130,900

median home value in Shannon.

Shannon



\$130,900

Mississippi



\$169,800

U.S.



\$332,700

THAT WAS SHANNON'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/shannon/

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