



Shelby, Mississippi.

Current market data.

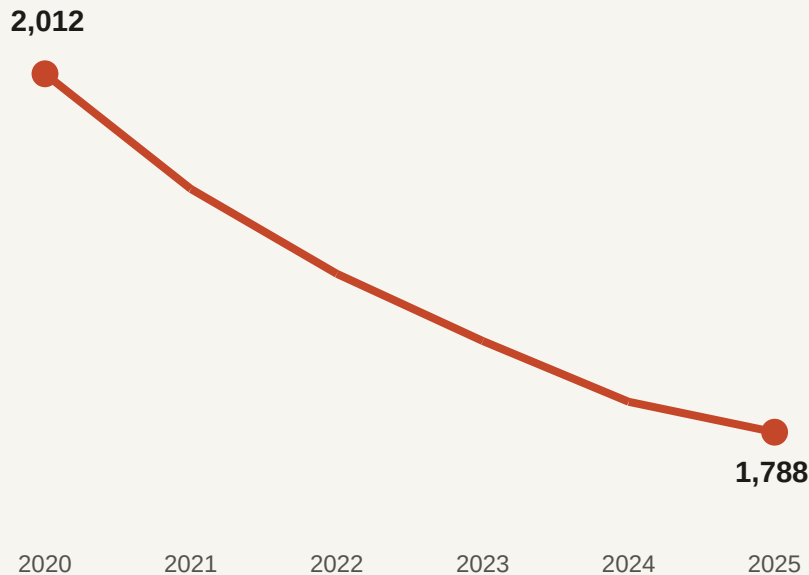
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 11.1% since 2020.

1,788

people, the 104th-largest of Mississippi's cities and towns.

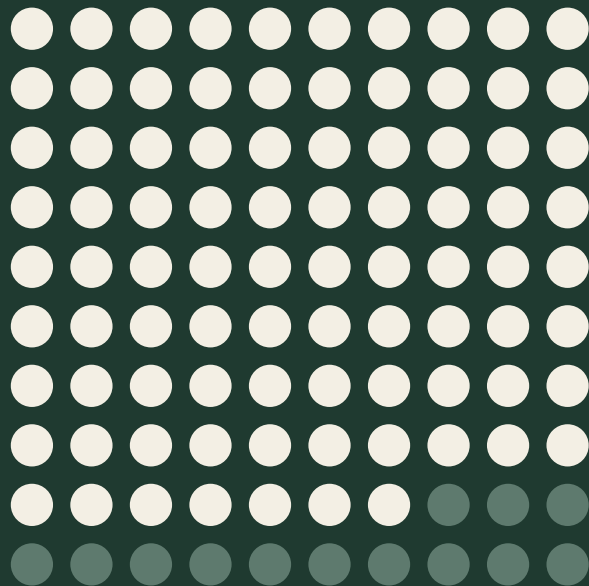


THE WORKDAY

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

87.3%

of 126 jobs located in Shelby are filled by in-commuters.



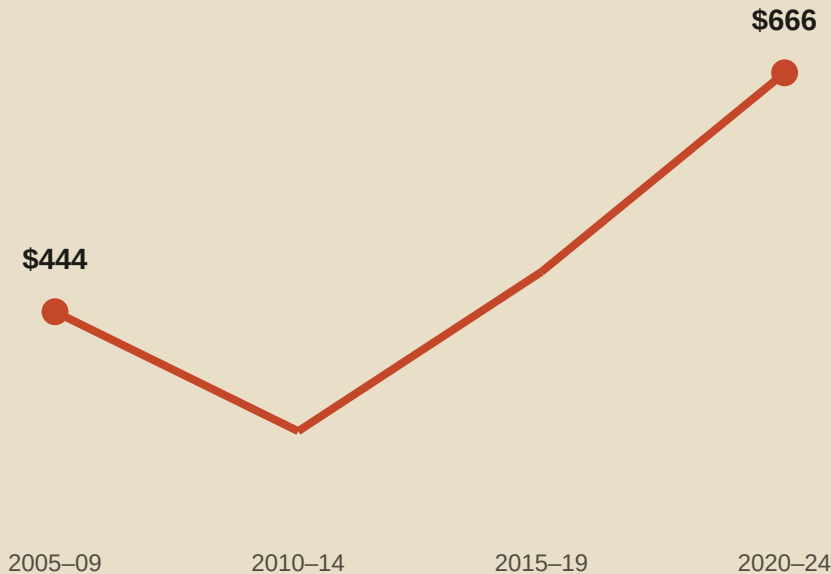
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 50%
since the 2005–2009
survey, before inflation.

\$666

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



THE SEAM

Cross one tract line and median rent jumps \$479.

A \$479 gap between neighbors, the sharpest rent edge between adjacent tracts in Bolivar County.

TRACT 9507.01

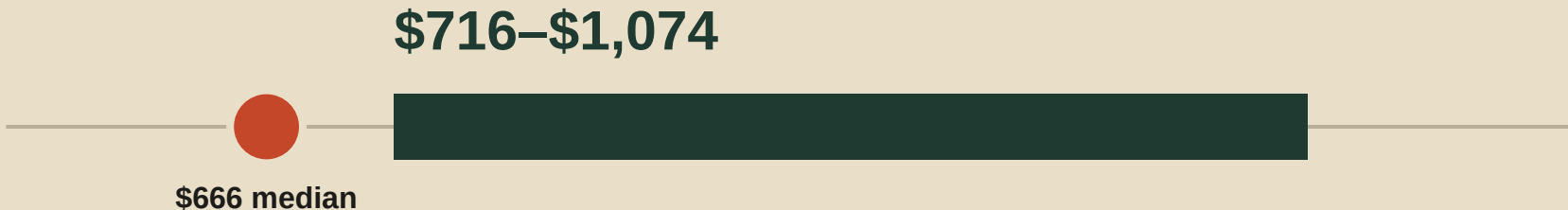
\$644

TRACT 9506.01

\$1,123

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.

1

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

81%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.2% to the 863 homes here.

1–2

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



HOME VALUE

A median home costs 47% less than Mississippi's.

\$90,400

median home value in Shelby.

Shelby



\$90,400

Mississippi



\$169,800

U.S.



\$332,700

THAT WAS SHELBY'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/shelby/

The Almanac · your hyper-diligent research partner