



Sherman, Mississippi.

Current market data.

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

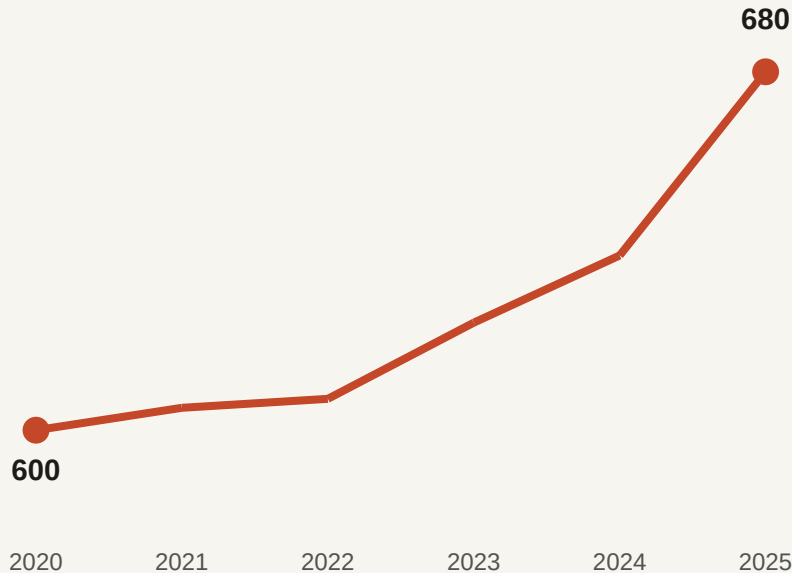


POPULATION

Growing. Up 13.3% since 2020.

680

people, the 178th-largest of Mississippi's cities and towns.

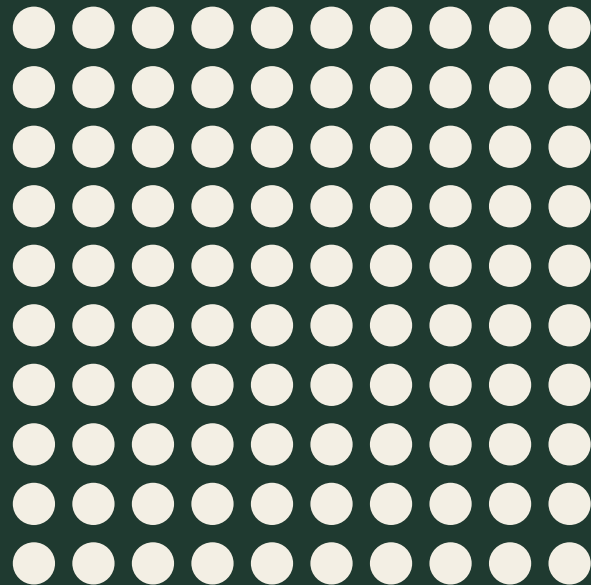


THE WORKDAY

Every job here goes to
someone who lives
somewhere else.

99.6%

of 523 jobs located in Sherman are filled by in-commuters.



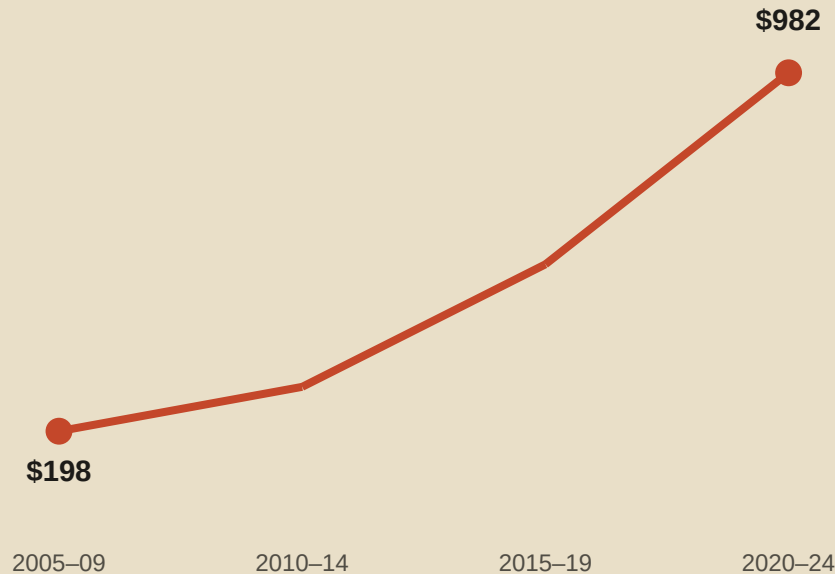
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 396%
since the 2005–2009
survey, before inflation.

\$982

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





THE SEAM

Cross one tract line and median rent jumps \$172.

A \$172 gap between neighbors, the sharpest rent edge between adjacent tracts in Pontotoc County.

TRACT 9503

\$805

TRACT 9504

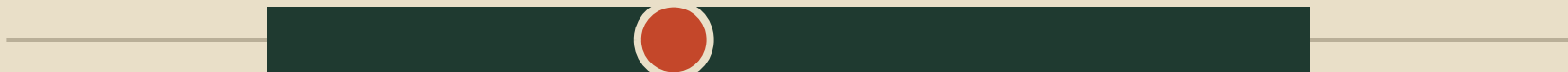
\$977



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$822–\$1,232



\$982 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

41

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

78%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–2.1% to the 243 homes here.

1–5

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



HOME VALUE

A median home costs 6% less than Mississippi's.

\$158,900

median home value in Sherman.

Sherman



\$158,900

Mississippi



\$169,800

U.S.



\$332,700

THAT WAS SHERMAN'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/sherman/**](https://almanacdata.ai/e/ms/sherman/)

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