



Terry, Mississippi.

Current market data.

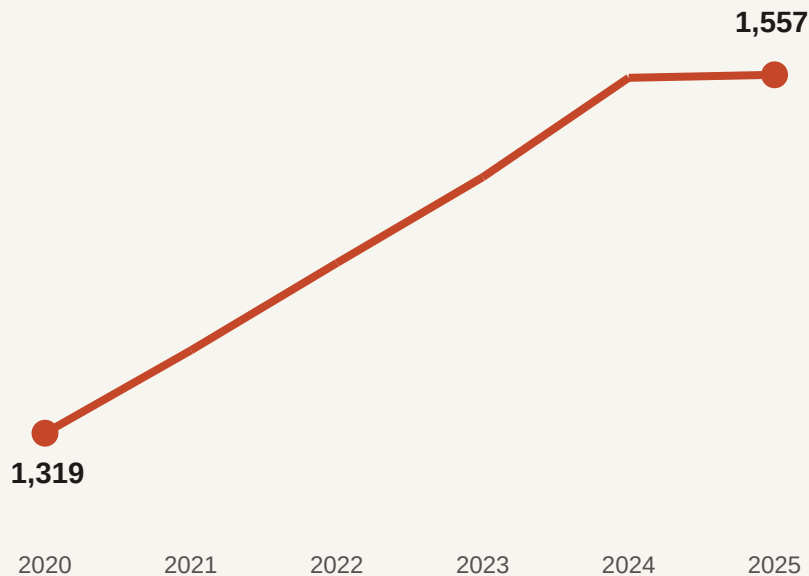
10 cards. Every number sourced and dated. Data as of Oct 31, 2026.

POPULATION

Growing. Up 18.0% since 2020.

1,557

people, the 117th-largest of Mississippi's cities and towns.



THE WORKDAY

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

95.8%

of 239 jobs located in Terry are filled by in-commuters.



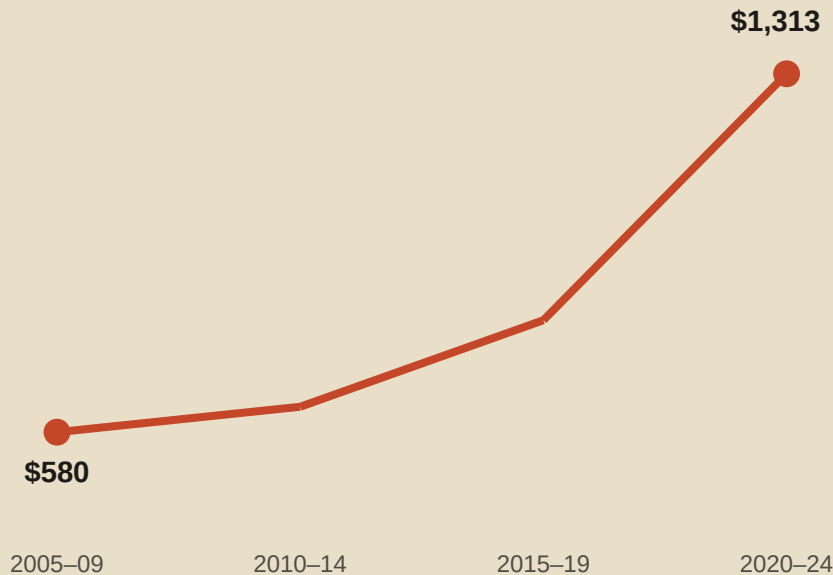
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 126%
since the 2005–2009
survey, before inflation.

\$1,313

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





THE SEAM

Cross one tract line and median rent doubles.

A \$926 gap between neighbors, the sharpest rent edge between adjacent tracts in Hinds County.

TRACT 107

\$739

TRACT 108.06

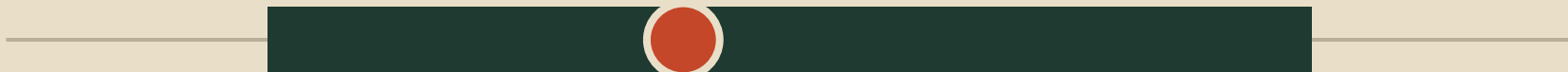
\$1,665



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,095–\$1,642



\$1,313 median

is the monthly rent range local workforce wages support.

BUILDING

54% of the housing here was built before 2000.

80

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

54%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.3% to the 594 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 5%
less than Mississippi's.

\$162,100

median home value in Terry.

Terry



\$162,100

Mississippi



\$169,800

U.S.



\$332,700

THAT WAS TERRY'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/terry/**](https://almanacdata.ai/e/ms/terry/)

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