



Tupelo, Mississippi.

Current market data.

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

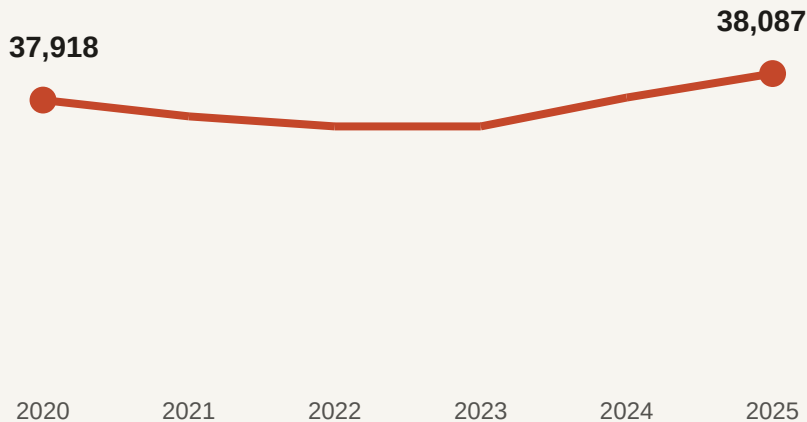


POPULATION

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

38,087

people, the 7th-largest of Mississippi's cities and towns.

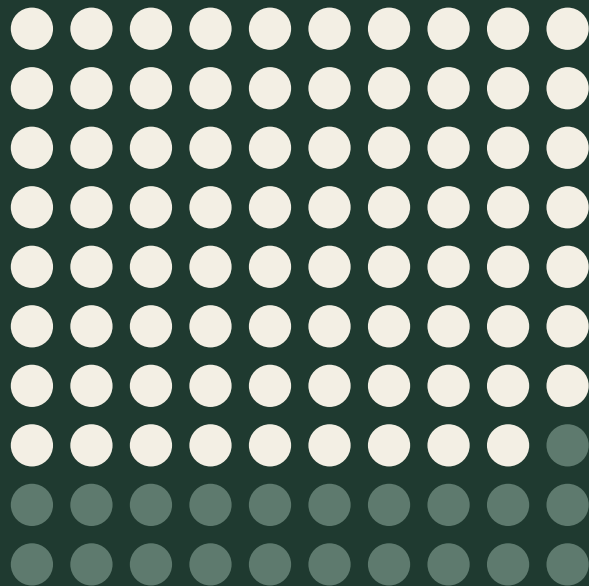


THE WORKDAY

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

78.7%

of 42,200 jobs located in Tupelo are filled by in-commuters.



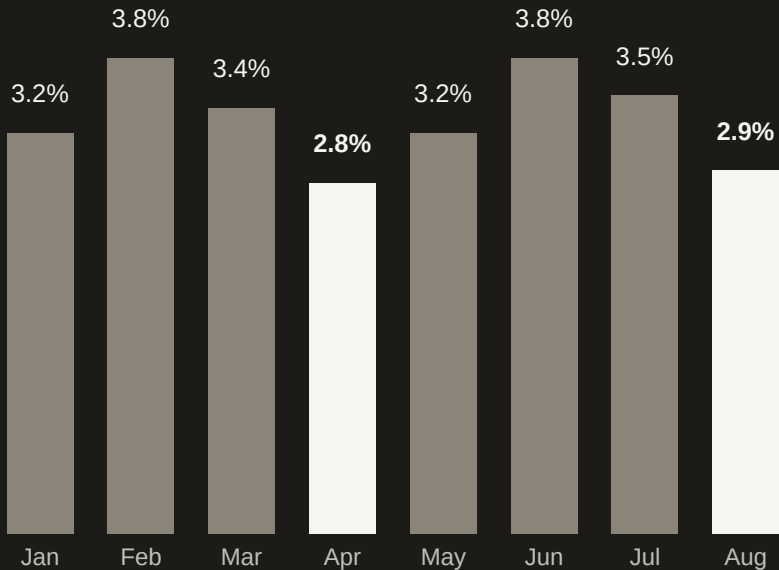
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
2.8%.

2.9%

in August 2026, the latest month released. A year earlier it was 3.8%.



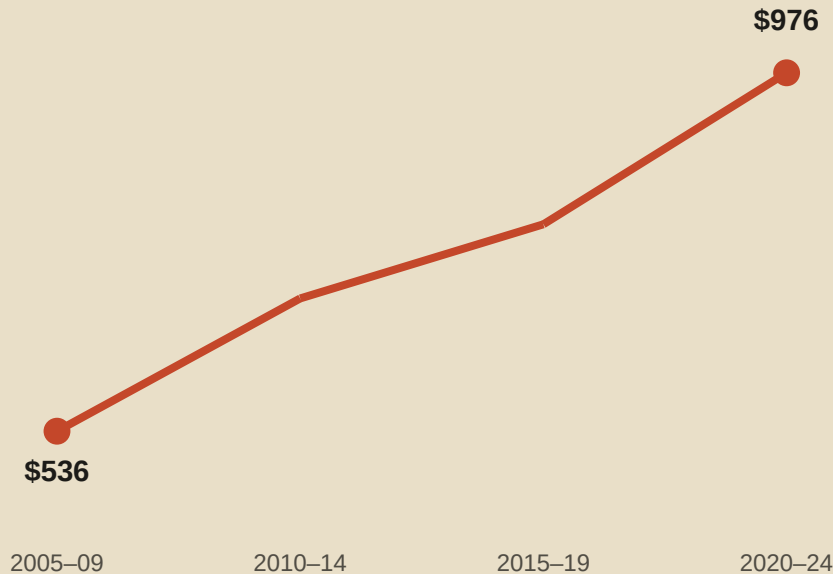


RENT

Median rent is up 82%
since the 2005–2009
survey, before inflation.

\$976

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

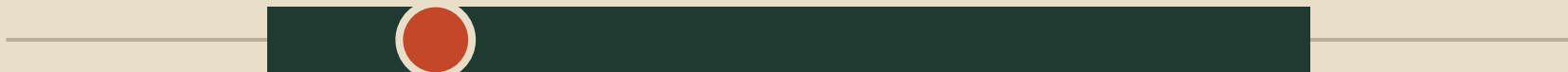
\$1,570



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$903–\$1,354



\$976 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

1,104

homes permitted in ten years,
2016–2025

3%

of those were in multifamily
buildings

76%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–2.4% to the 17,578 homes here.

58–422

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



HOME VALUE

A median home costs 25% more than Mississippi's.

\$212,800

median home value in Tupelo.

Tupelo



Mississippi



U.S.



THAT WAS TUPELO'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/tupelo/

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