



Waveland, Mississippi.

Current market data.

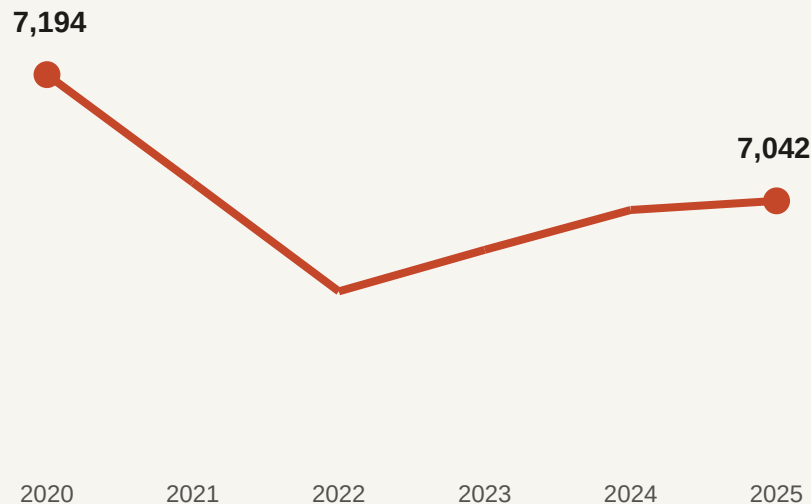
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 2.1% since 2020.

7,042

people, the 51st-largest of Mississippi's cities and towns.

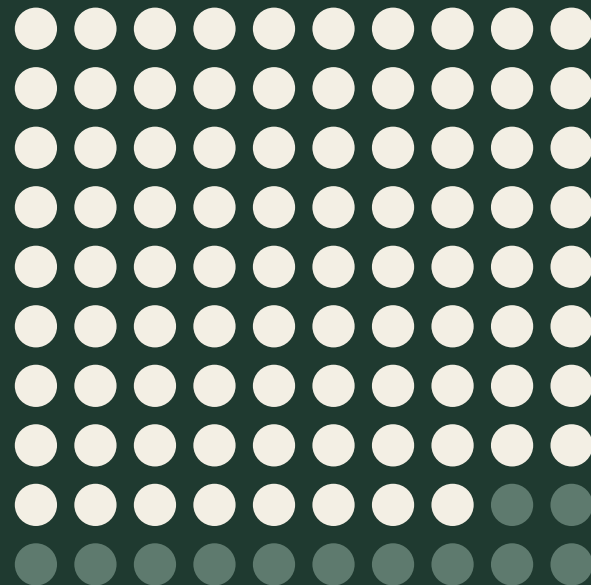


THE WORKDAY

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

87.9%

of 1,929 jobs located in Waveland are filled by in-commuters.



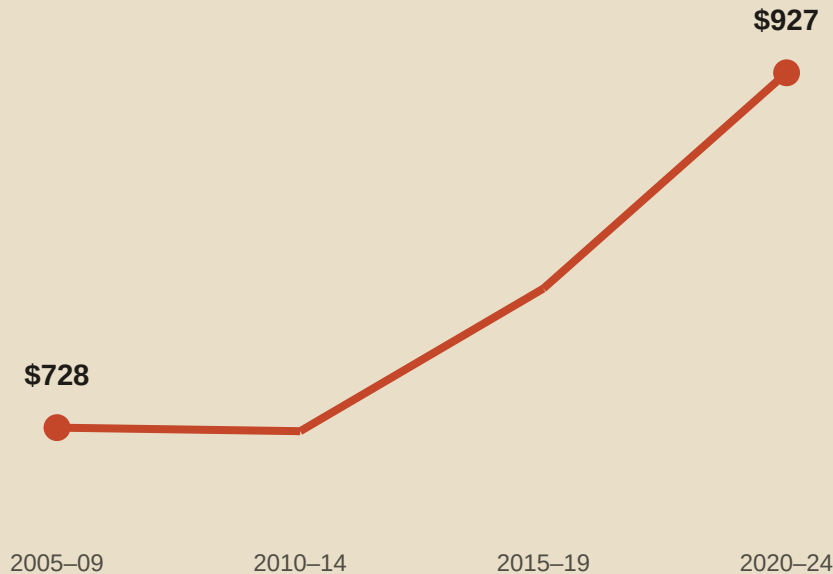
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 27%
since the 2005–2009
survey, before inflation.

\$927

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





THE SEAM

Cross one tract line and median rent doubles.

A \$869 gap between neighbors, the sharpest rent edge between adjacent tracts in Hancock County.

TRACT 304

\$822

TRACT 305.03

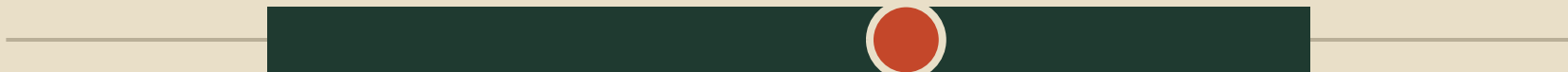
\$1,691



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$710–\$1,064



\$927 median

is the monthly rent range local workforce wages support.

BUILDING

40% of the housing here was built before 2000.

412

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

40%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.3–0.5% to the 3,818 homes here.

11–19

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



HOME VALUE

A median home costs 29% more than Mississippi's.

\$218,900

median home value in Waveland.

Waveland



\$218,900

Mississippi



\$169,800

U.S.



\$332,700

THAT WAS WAVELAND'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/waveland/

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