



Waynesboro, Mississippi.

Current market data.

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

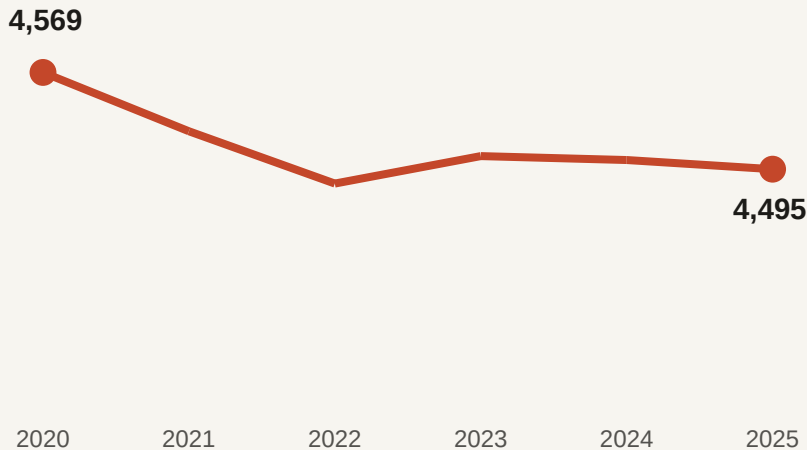


POPULATION

Down 1.6% since 2020.

4,495

people, the 68th-largest of Mississippi's cities and towns.

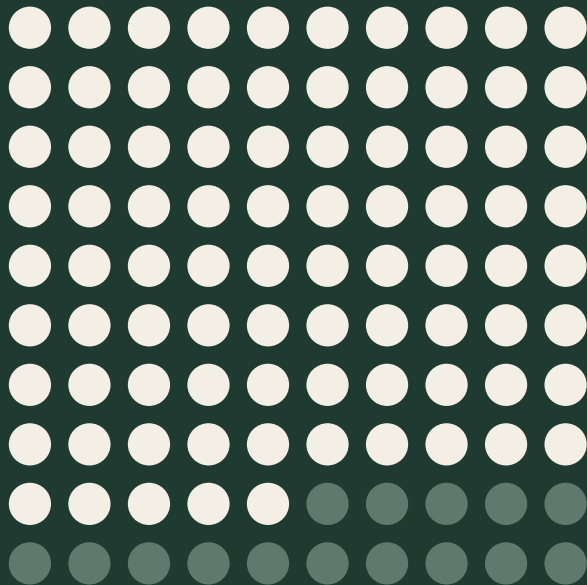


THE WORKDAY

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

85.0%

of 3,690 jobs located in Waynesboro are filled by
in-commuters.



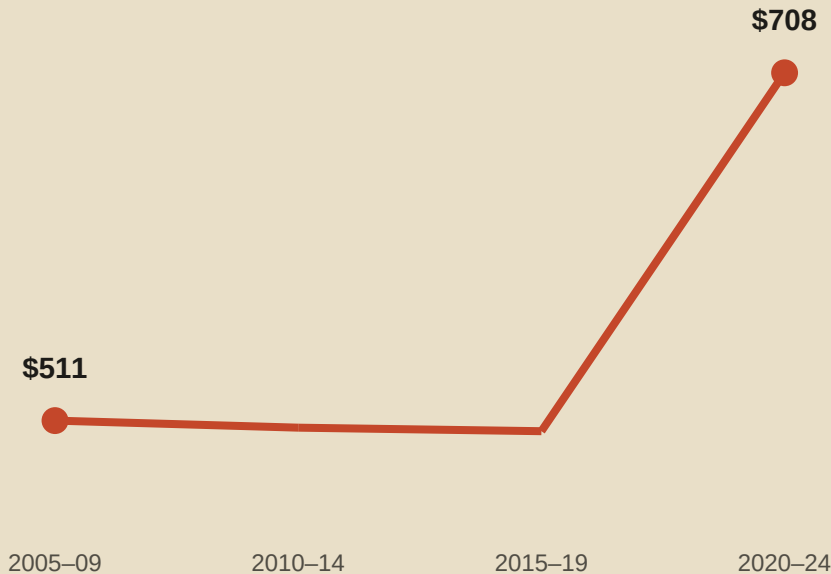
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 39%
since the 2005–2009
survey, before inflation.

\$708

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



THE SEAM

Cross one tract line and median rent jumps \$307.

A \$307 gap between neighbors, the sharpest rent edge between adjacent tracts in Wayne County.

TRACT 9502

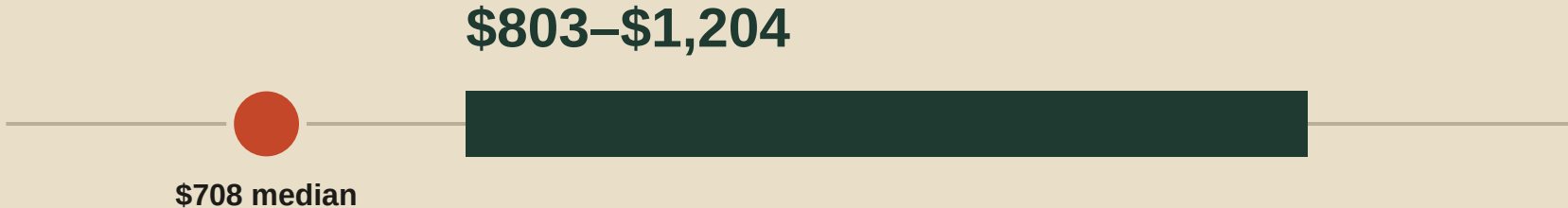
\$729

TRACT 9503.02

\$1,036

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.

23

homes permitted, 2022–2025

43%

of those were in multifamily
buildings

90%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–1.7% to the 2,226 homes here.

4–37

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



HOME VALUE

A median home costs 49%
less than Mississippi's.

\$86,200

median home value in Waynesboro.

Waynesboro



\$86,200

Mississippi



\$169,800

U.S.



\$332,700

THAT WAS WAYNESBORO'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/waynesboro/**](https://almanacdata.ai/e/ms/waynesboro/)

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