



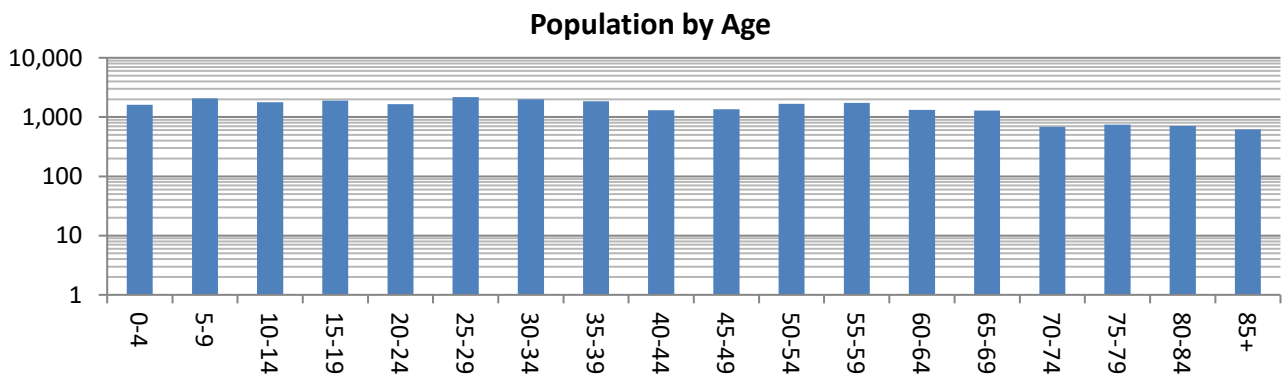
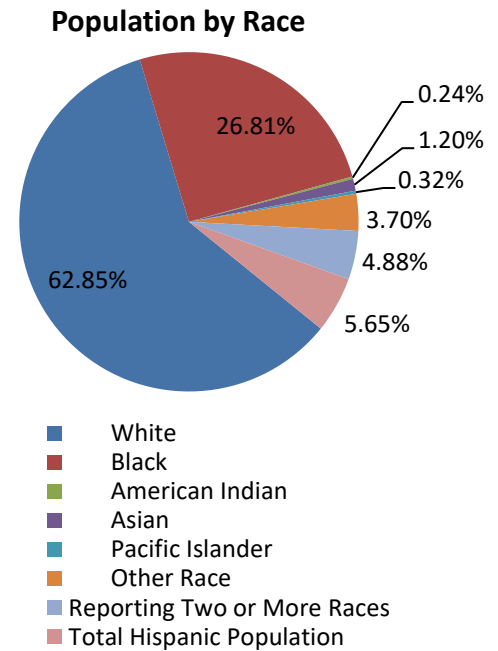
Population Summary

Pearl, Mississippi

Population by Race	Number	Percent	Median Age	Total Population	
Reporting One Race	25,791	95.12%	35.1	2010	25,589
White	17,041	62.85%		2020	27,115
Black	7,270	26.81%		Percent Change	0.06
American Indian	64	0.24%		Population by Sex 	
Asian	326	1.20%			
Pacific Islander	86	0.32%			
Other Race	1,004	3.70%			
Reporting Two or More Races	1,324	4.88%			
Total Hispanic Population	1,533	5.65%			

Population by Sex (2019 ACS E#estimates)			
Male	12,194	45.0%	32.8
Female	14,267	52.6%	36.2

Population by Age (2019 ACS Estimates)		
0-4	1,618	5.97%
5-9	2,060	7.60%
10-14	1,788	6.59%
15-19	1,886	6.96%
20-24	1,654	6.10%
25-29	2,184	8.05%
30-34	1,982	7.31%
35-39	1,844	6.80%
40-44	1,299	4.79%
45-49	1,358	5.01%
50-54	1,673	6.17%
55-59	1,745	6.44%
60-64	1,321	4.87%
65-69	1,290	4.76%
70-74	686	2.53%
75-79	748	2.76%
80-84	707	2.61%
85+	618	2.28%
18+	19,861	73.25%
65+	4,049	14.93%

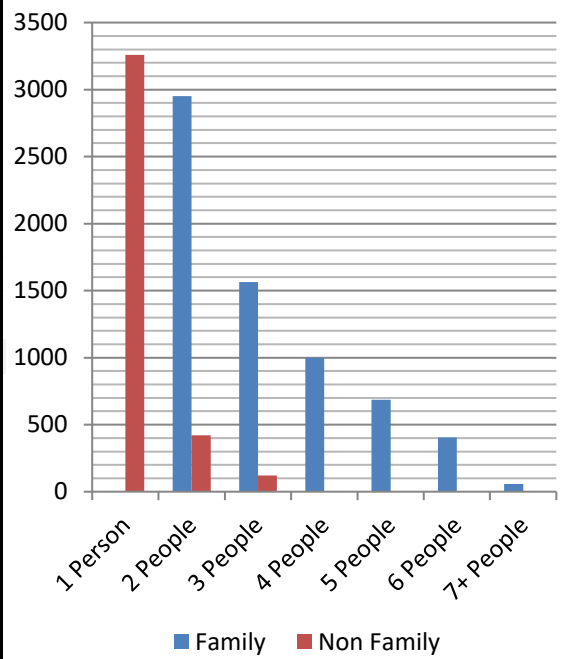


Data Note: Hispanic population can be of any race.

Source: U.S. Census Bureau, Census 2020 and ACS 2019 Estimates.

Household Summary

Pearl, Mississippi

Households by Type (ACS 2019 Estimates)	Number	Percent	Total Households	
Households with 1 Person	3,259	31.1%	2010	9,976
Households with 2+ People	3,372	32.2%	2019	3,626
Family Households	6,662	183.7%	Annual Rate (%)	-0.64%
Husband-wife Families		0.0%	Average Size	
With Own Children		0.0%	Households by Size 	
Other Family (No Spouse Present)		0.0%		
With Own Children		0.0%		
Nonfamily Households	3,801	104.8%		
All Households with Children		0.0%		
Multigenerational Households		0.0%		
Unmarried Partner Households		0.0%		
Male-female		0.0%		
Same-sex		0.0%		

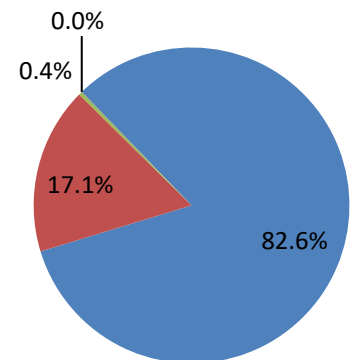
Population by Relationship and Household Type (ACS 2019 Estimates)

Total	26,461	100.0%
In Households	26,378	99.7%
In Family Households	21,848	82.6%
Householder		0.0%
Spouse		0.0%
Child		0.0%
Other relative		0.0%
Nonrelative		0.0%
In Nonfamily Households	4,530	17.1%
In Group Quarters	102	0.4%
Institutionalized Population	94	0.4%
Noninstitutionalized	8	0.0%

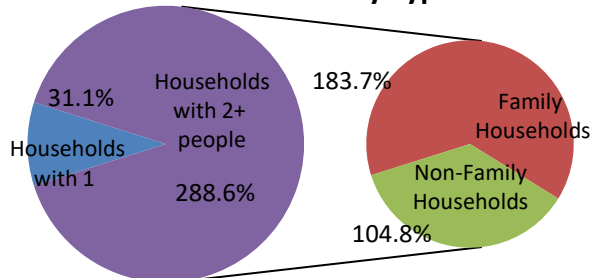
Households by Size (ACS 2019 Estimates)

	Family		Non Family	
	Number	Percent	Number	Percent
Total	6,662	100.0%	3,801	100.0%
1 Person	---		3,259	85.7%
2 People	2,950	44.3%	422	11.1%
3 People	1,565	23.5%	120	3.2%
4 People	1,000	15.0%	0	0.0%
5 People	685	10.3%	0	0.0%
6 People	404	6.1%	0	0.0%
7+ People	58	0.9%	0	0.0%
Average Size	2.52		3.17	

Population by Relationship and Household Type



Households by Type





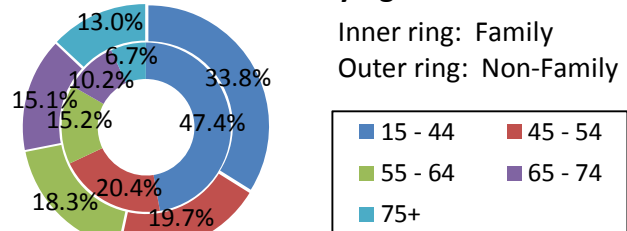
Householder Summary

Pearl, MS

Households by Age of Householder

	Family		Non-Family	
	Number	Percent	Number	Percent
Total	6,675	100.0%	3,117	100.0%
15 - 44	3,166	47.4%	1,055	33.8%
45 - 54	1,365	20.4%	615	19.7%
55 - 64	1,014	15.2%	571	18.3%
65 - 74	681	10.2%	471	15.1%
75+	449	6.7%	405	13.0%

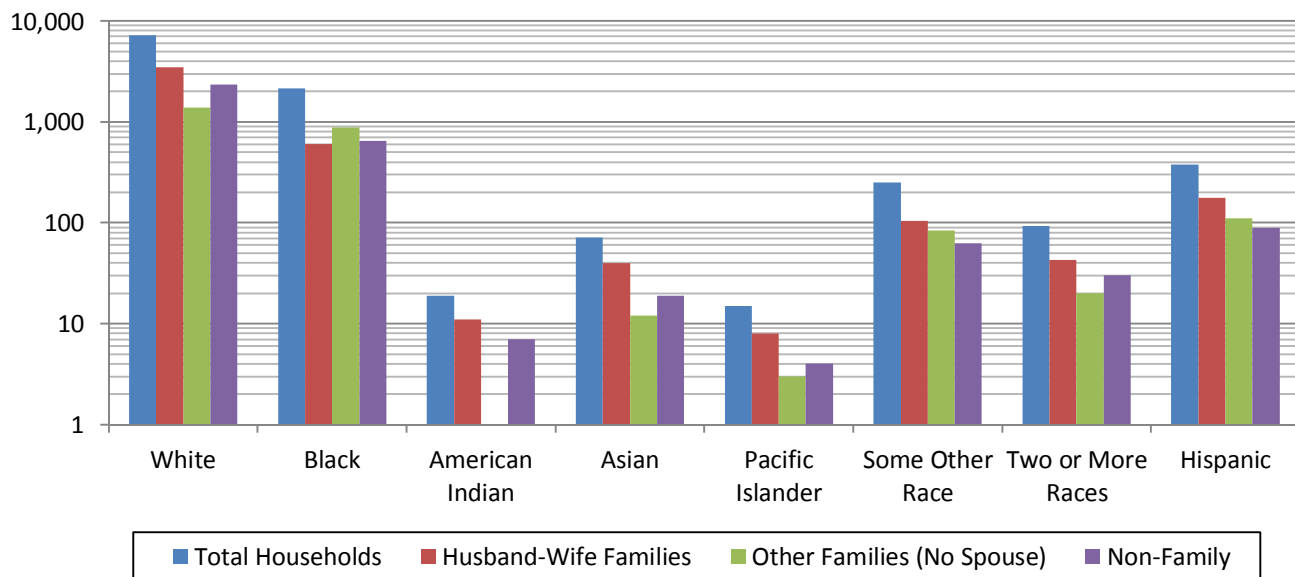
Households by Age of Householder



Summary by Race of Householder

Householder is:	Total Households		Husband-Wife Families		Other Families (No Spouse)		Non-Family	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total	9,792	100.0%	4,286	100.0%	2,389	100.0%	3,117	100.0%
White	7,205	73.6%	3,477	81.1%	1,385	58.0%	2,343	75.2%
Black	2,137	21.8%	602	14.0%	884	37.0%	651	20.9%
American Indian	19	0.2%	11	0.3%	1	0.0%	7	0.2%
Asian	71	0.7%	40	0.9%	12	0.5%	19	0.6%
Pacific Islander	15	0.2%	8	0.2%	3	0.1%	4	0.1%
Some Other Race	252	2.6%	105	2.4%	84	3.5%	63	2.0%
Two or More Races	93	0.9%	43	1.0%	20	0.8%	30	1.0%
Hispanic	375	3.8%	176	4.1%	110	4.6%	89	2.9%

Race of Householder



Data Note: Hispanic population can be of any race. Census 2010 medians are computed from reported data distributions.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri converted Census 2000 data into 2010 geography.



Housing Unit Summary

Pearl, Mississippi

Total Housing Units

2010	10,396
2020	11,697
Annual Rate (%)	0.13

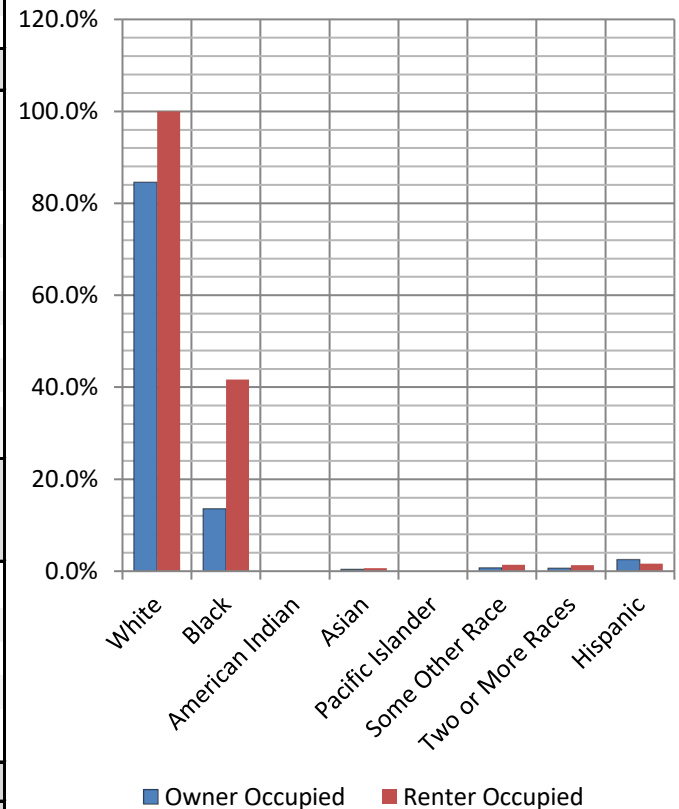
Total Housing Units by Occupancy	Number	Percent
Occupied Housing Units	10,926	65.99%
Vacant Housing Units	771	6.37%
For Rent		0.00%
Rented, not Occupied		0.00%
For Sale Only		0.00%
Sold, not Occupied		0.00%
For Seasonal/Recreational/Occasional Use		0.00%
For Migrant Workers		0.00%
Other Vacant		0.00%
Total Vacancy Rate (%)		0.0%

Households by Tenure and Mortgage Status (2019 ACS Estimates)	Number	Percent	Average Household Size
Total	10,463	100.0%	
Owner Occupied	6,501	62.1%	2.51
Owned with a Mortgage/Loan	2,875	NA	
Owned Free and Clear	2,832	NA	
Renter Occupied	3,962	37.9%	2.54

Housing Units by Race of Householder (2019 ACS Estimates)	Owner Occupied		Renter Occupied	
	Number	Percent	Number	Percent

Total	6,501	100.0%	3,962	100.0%
White	5,500	84.6%	3,962	100.0%
Black	883	13.6%	1,650	41.6%
American Indian	0	0.0%	0	0.0%
Asian	26	0.4%	26	0.7%
Pacific Islander	0	0.0%	0	0.0%
Some Other Race	48	0.7%	54	1.4%
Two or More Races	44	0.7%	51	1.3%
Hispanic	165	2.5%	66	1.7%

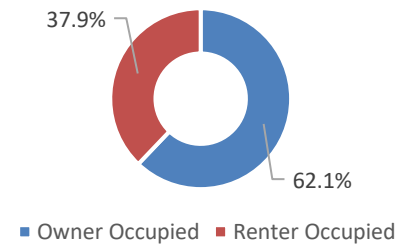
Housing Units by Race of Householder



Average Household Size (2010)

Total	2.45
White	2.45
Black	2.70
American Indian	2.58
Asian	2.76
Pacific Islander	3.67
Some Other Race	4.13
Two or More Races	2.74
Hispanic	4.02

Household by Tenure



Data Note: Hispanic population can be of any race.

Source: U.S. Census Bureau, Census 2010 and 2019 ACS Estimates



Demographic and Income Projections

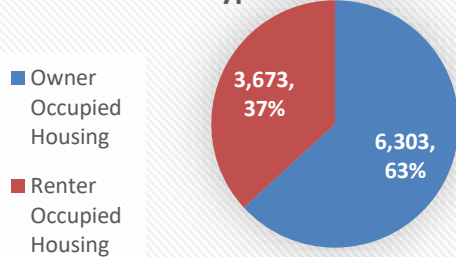
Pearl, Mississippi

2020 Census Population

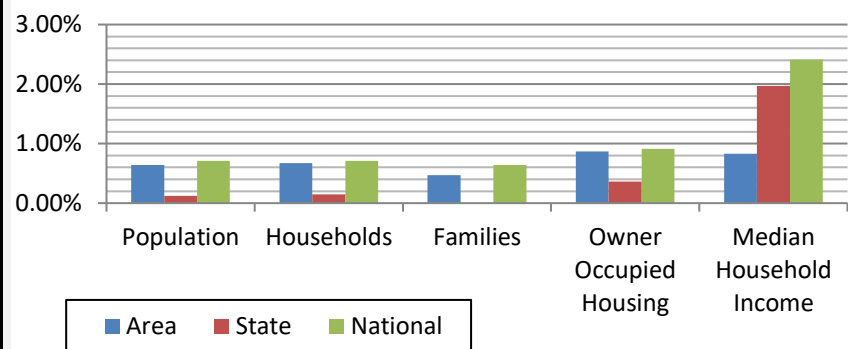
27,115

Summary	2010	2021	2026	Trends 2021 - 2026 Rate		
				Area	State	National
Population	25,589	26,963	27,837	0.64%	0.12%	0.71%
Households	9,976	10,512	10,870	0.67%	0.15%	0.71%
Families	6,826	6,882	7,047	0.47%	0.00%	0.64%
Average Household	2.6	2.5	2.5			
Owner Occupied Housing	6,303	7,466	7,796	0.87%	0.36%	0.91%
Renter Occupied Housing	3,673	3,046	3,075			
Median Age	34	36	37			
Median Household Income	-	\$51,346	\$53,523	0.83%	1.97%	2.41%

Housing Units by Occupancy Type



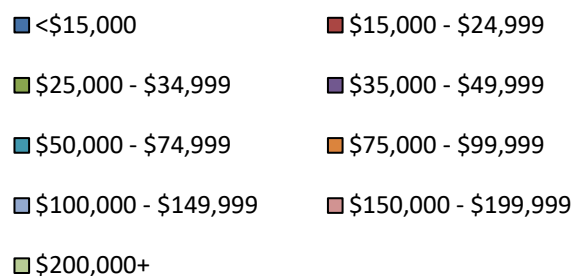
Trends: 2021 - 2026



Households by Income	2021		2026	
	Number	Percent	Number	Percent
<\$15,000	839	8.0%	741	6.8%
\$15,000 - \$24,999	1,561	14.8%	1,486	13.7%
\$25,000 - \$34,999	1,152	11.0%	1,141	10.5%
\$35,000 - \$49,999	1,474	14.0%	1,450	13.3%
\$50,000 - \$74,999	2,637	25.1%	2,862	26.3%
\$75,000 - \$99,999	1,251	11.9%	1,312	12.1%
\$100,000 - \$149,999	1,238	11.8%	1,436	13.2%
\$150,000 - \$199,999	241	2.3%	306	2.8%
\$200,000+	120	1.1%	136	1.3%
Median Household Income	\$51,346		\$53,523	
Average Household Income	\$60,203		\$65,685	
Per Capita Income	\$23,242		\$25,388	

Households by Income

Inner ring: 2026 projections
Outer ring: 2021 data



Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2021 and 2026.

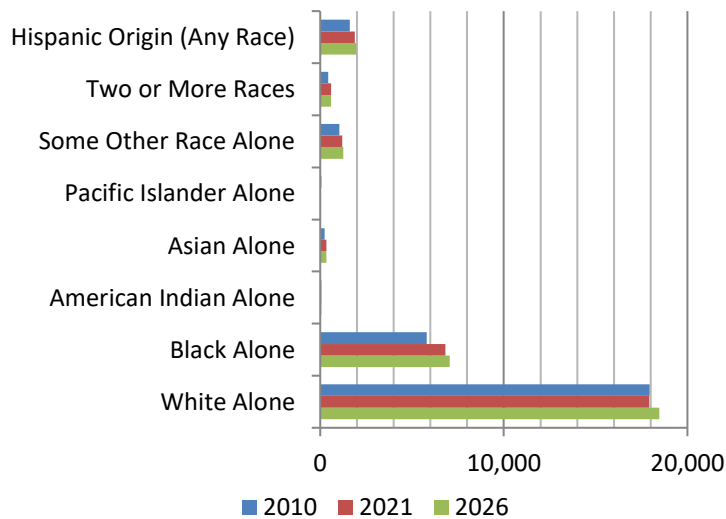


Population Summary and Projections

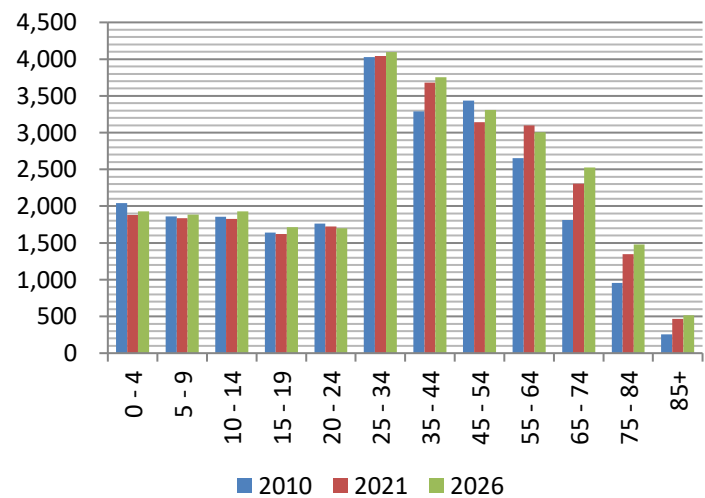
Pearl, Mississippi

		2020 Census Population				27,115
Population	2010		2021		2026	
	25,589		26,963		27,837	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,041	8.0%	1,880	7.0%	1,931	6.9%
5 - 9	1,860	7.3%	1,835	6.8%	1,884	6.8%
10 - 14	1,855	7.2%	1,824	6.8%	1,928	6.9%
15 - 19	1,639	6.4%	1,620	6.0%	1,714	6.2%
20 - 24	1,763	6.9%	1,723	6.4%	1,700	6.1%
25 - 34	4,028	15.7%	4,042	15.0%	4,095	14.7%
35 - 44	3,288	12.8%	3,679	13.6%	3,753	13.5%
45 - 54	3,434	13.4%	3,142	11.7%	3,307	11.9%
55 - 64	2,655	10.4%	3,099	11.5%	3,007	10.8%
65 - 74	1,812	7.1%	2,306	8.6%	2,524	9.1%
75 - 84	956	3.7%	1,347	5.0%	1,480	5.3%
85+	258	1.0%	464	1.7%	515	1.8%
Race and Ethnicity						
White Alone	17,937	70.1%	17,914	66.4%	18,468	66.3%
Black Alone	5,810	22.7%	6,818	25.3%	7,059	25.4%
American Indian Alone	61	0.2%	66	0.2%	69	0.2%
Asian Alone	242	0.9%	331	1.2%	341	1.2%
Pacific Islander Alone	60	0.2%	47	0.2%	47	0.2%
Some Other Race Alone	1,050	4.1%	1,204	4.5%	1,252	4.5%
Two or More Races	429	1.7%	583	2.2%	601	2.2%
Hispanic Origin (Any Race)	1,612	0.0%	1,879	0.0%	1,955	0.0%

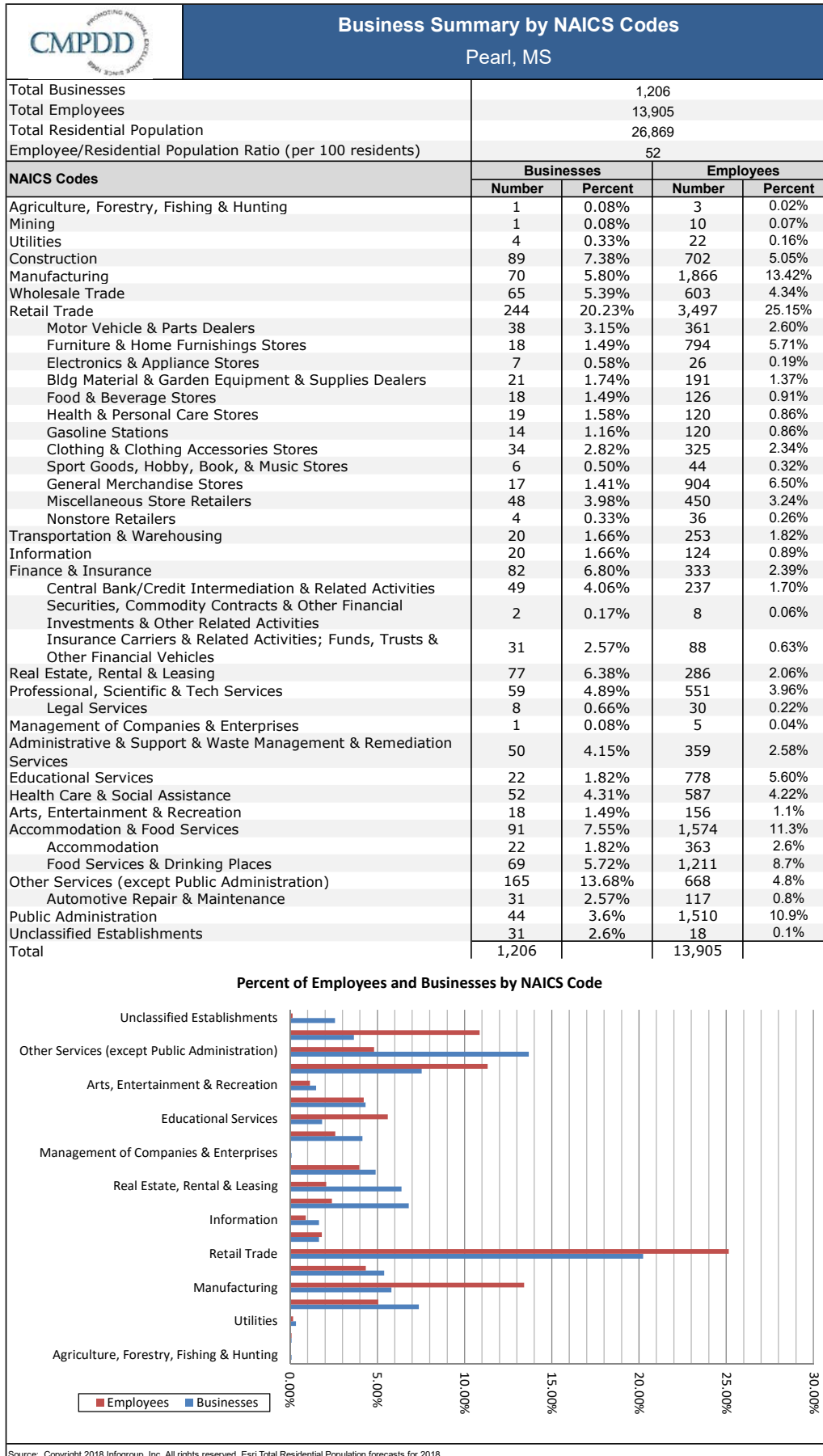
Race and Ethnicity



Population by Age



Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2021 and 2026.





Business Summary by SIC Codes

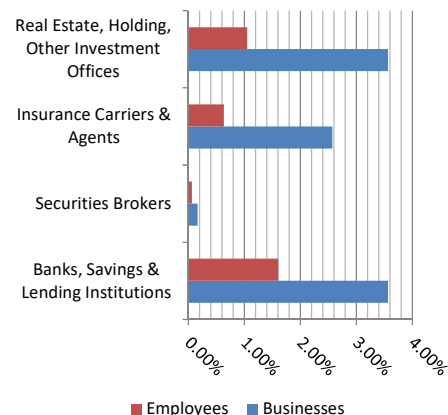
Pearl, MS

Total Businesses	1,206			
Total Employees	13,905			
Total Residential Population	26,869			
Employee/Residential Pop Ratio (per 100 residents)	52			
SIC Codes	Businesses		Employees	
	Number	Percent	Number	Percent
Agriculture & Mining	25	2.07%	119	0.86%
Construction	85	7.05%	676	4.86%
Manufacturing	59	4.89%	1,773	12.75%
Transportation	28	2.32%	297	2.14%
Communication	12	1.00%	46	0.33%
Utility	5	0.41%	39	0.28%
Wholesale Trade	67	5.56%	614	4.42%
Retail Trade Summary	325	26.95%	4,768	34.29%
Home Improvement	22	1.82%	196	1.41%
General Merchandise Stores	17	1.41%	904	6.50%
Food Stores	32	2.65%	221	1.59%
Auto Dealers, Gas Stations, Auto Aftermarket	52	4.31%	481	3.46%
Apparel & Accessory Stores	32	2.65%	316	2.27%
Furniture & Home Furnishings	22	1.82%	808	5.81%
Eating & Drinking Places	65	5.39%	1,175	8.45%
Miscellaneous Retail	83	6.88%	667	4.80%
Finance, Insurance, Real Estate Summary	119	9.87%	465	3.34%
Banks, Savings & Lending Institutions	43	3.57%	223	1.60%
Securities Brokers	2	0.17%	8	0.06%
Insurance Carriers & Agents	31	2.57%	88	0.63%
Real Estate, Holding, Other Investment Offices	43	3.57%	146	1.05%
Services Summary	406	33.67%	3,580	25.75%
Hotels & Lodging	22	1.82%	363	2.61%
Automotive Services	44	3.65%	187	1.34%
Motion Pictures & Amusements	29	2.40%	197	1.42%
Health Services	37	3.07%	391	2.81%
Legal Services	7	0.58%	24	0.17%
Education Institutions & Libraries	23	1.91%	787	5.66%
Other Services	244	20.23%	1,631	11.73%
Government	44	3.65%	1,510	10.86%
Other	31	2.57%	18	0.13%
Total	1,206		13,905	

Retail Trade Summary



Finance, Insurance, Real Estate Summary



Services Summary

