



ZIP 38606, Batesville, Mississippi.

Current market data.

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

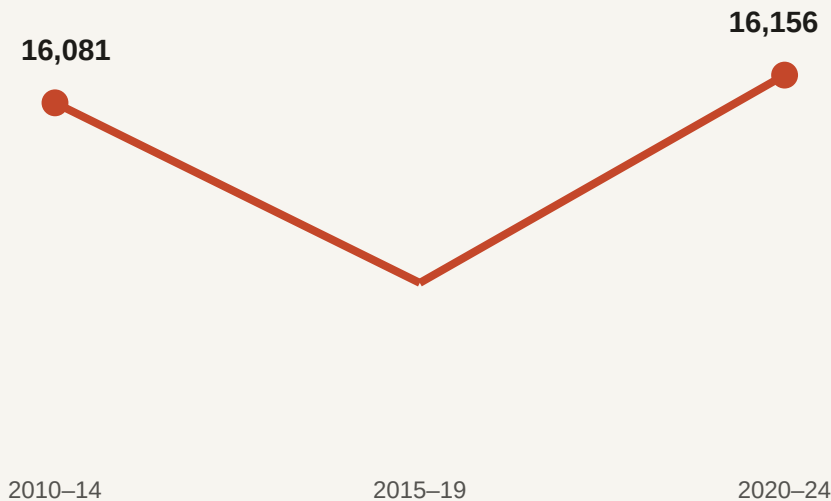


POPULATION

16,156 people call ZIP
38606 home.

16,156

people.

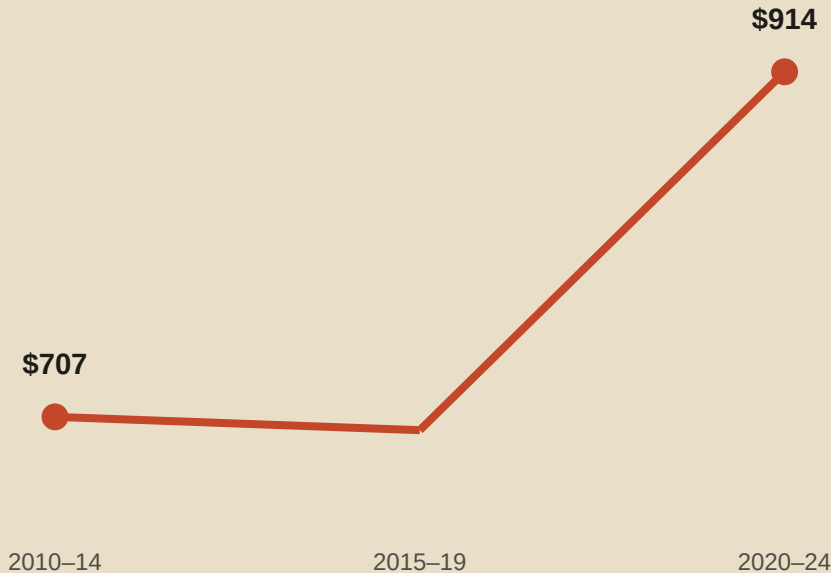


RENT

**Median rent is up 29%
since the 2010–2014
survey, before inflation.**

\$914

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

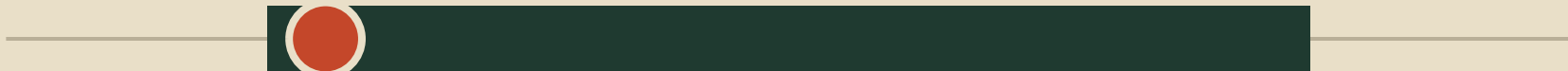




ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$889–\$1,333



\$914 median

is the monthly rent range local workforce wages support.



BUILDING

74% of the housing here was built before 2000.

74%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.3–1.3% to the 6,678 homes here.

17–87

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 ZIP 38606.

ZIP 38606



\$162,100

Mississippi



\$169,800

U.S.



\$332,700

THAT WAS ZIP 38606'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/zip/38606/

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