ZIP 38618, Coldwater, Mississippi.

Current market data.

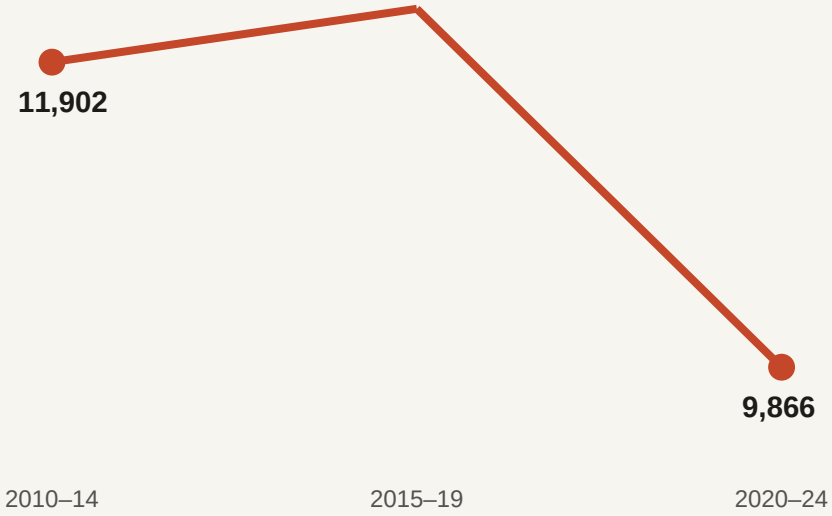
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

9,866 people call ZIP 38618 home.

9,866

people.



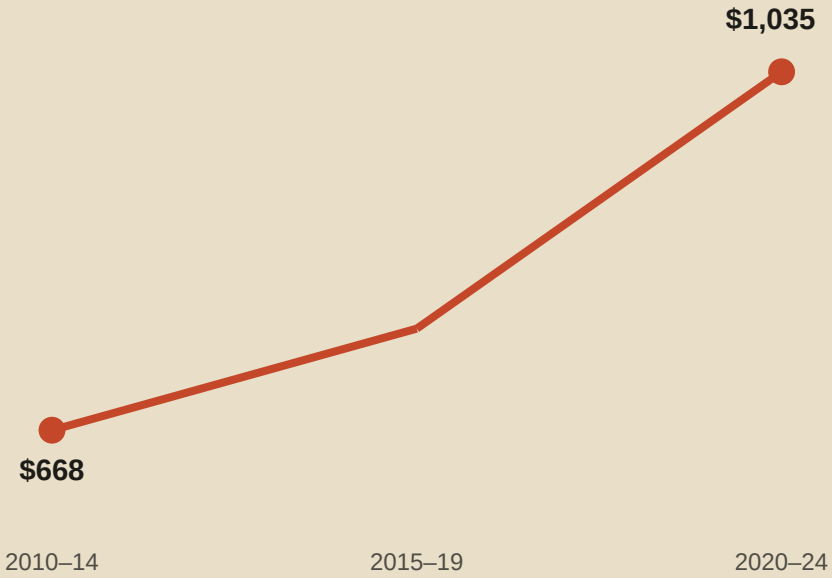
Source: Census ACS 5-year, 2020-2024

RENT

Median rent is up 55% since the 2010–2014 survey, before inflation.

$1,035

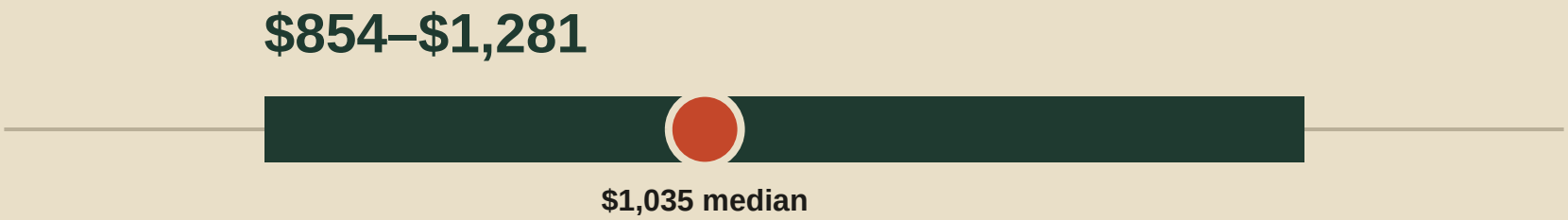
a month. Mississippi's median is $954.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent sits inside what local wages can carry.



is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

71% of the housing here was built before 2000.

71%

of all homes were built before 2000

Source: Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.1% to the 4,779 homes here.

7

is the estimated number of missing housing units; all three estimates agree.

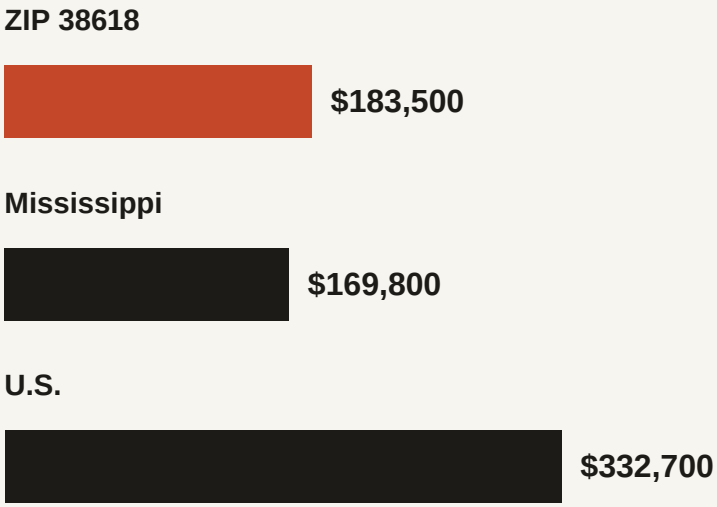
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 8% more than Mississippi's.

$183,500

median home value in ZIP 38618.



Source: Census ACS 5-year, 2020-2024

THAT WAS ZIP 38618'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/38618/**