



ZIP 38631, Friars Point, Mississippi.

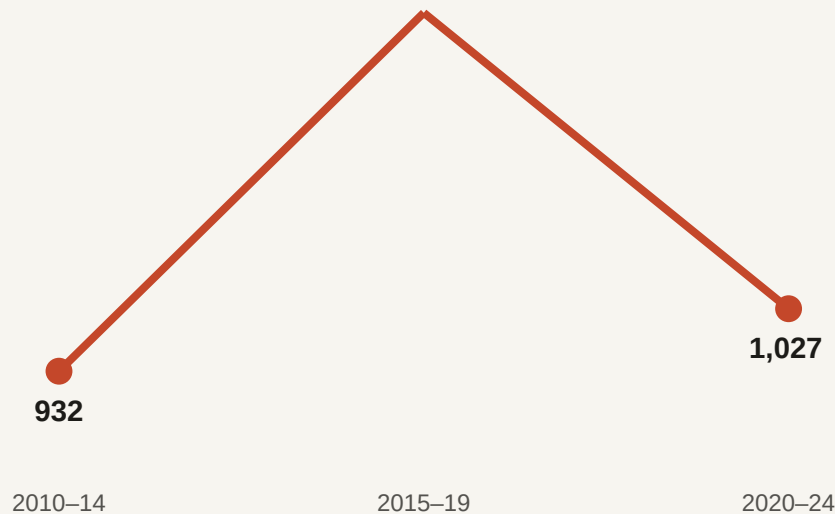
Current market data.

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

POPULATION

**1,027 people call ZIP
38631 home.**

1,027
people.



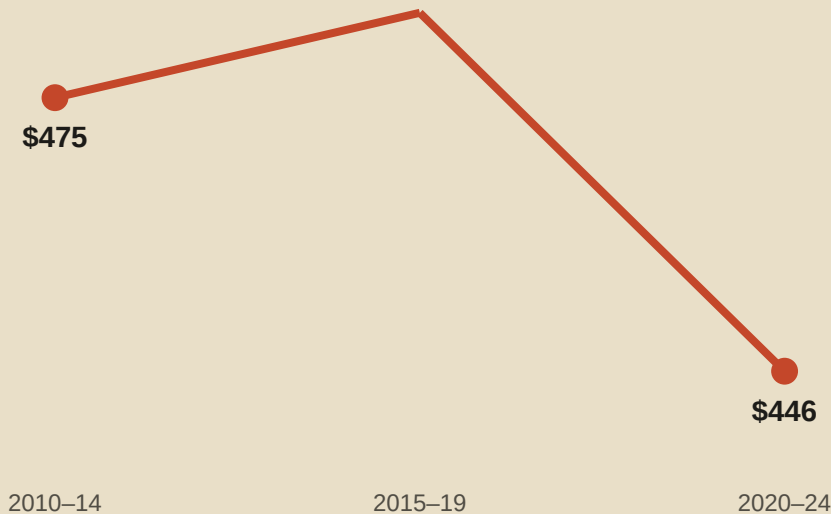


RENT

**Median rent is down 6%
since the 2010–2014
survey, before inflation.**

\$446

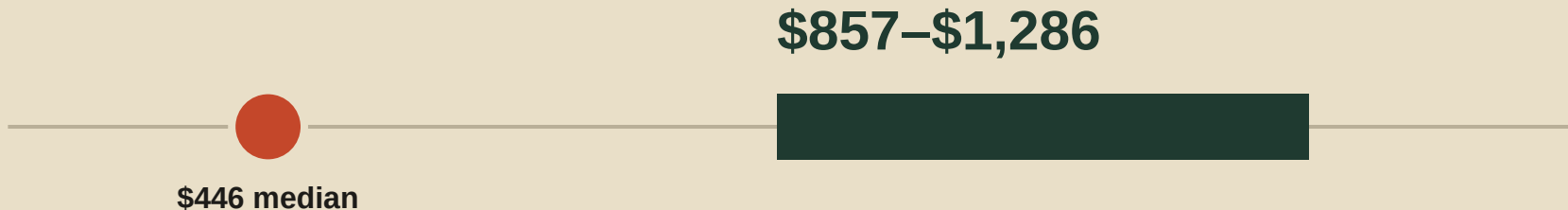
a month. Mississippi's median is \$954.





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.

88%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.4% to the 506 homes here.

1–2

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



HOME VALUE

A median home costs 50%
less than Mississippi's.

\$84,300

median home value in ZIP 38631.

ZIP 38631



\$84,300

Mississippi



\$169,800

U.S.



\$332,700

THAT WAS ZIP 38631'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/38631/

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