



ZIP 38701, Greenville, Mississippi.

Current market data.

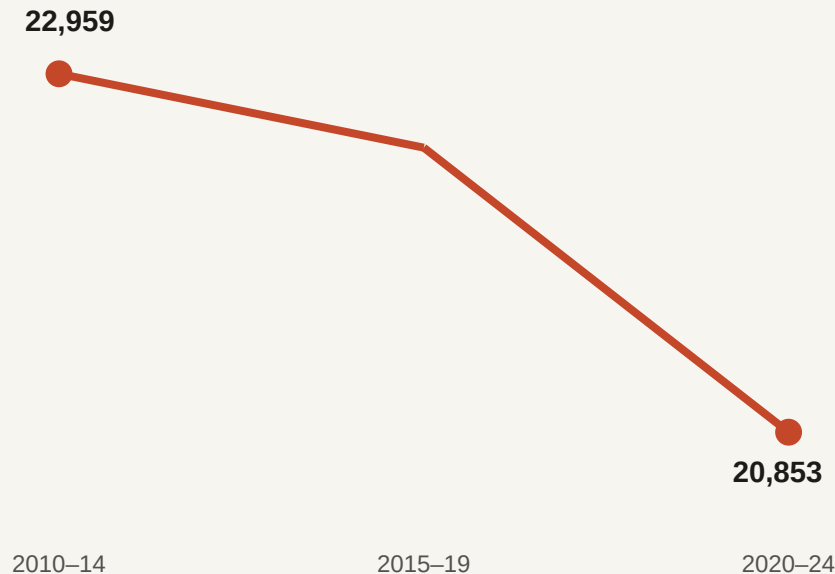
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**20,853 people call ZIP
38701 home.**

20,853

people.



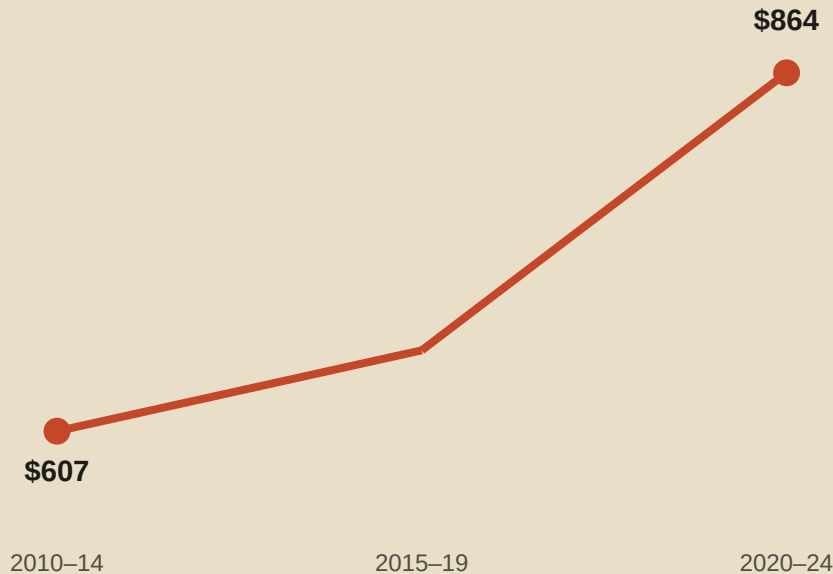


RENT

Median rent is up 42%
since the 2010–2014
survey, before inflation.

\$864

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

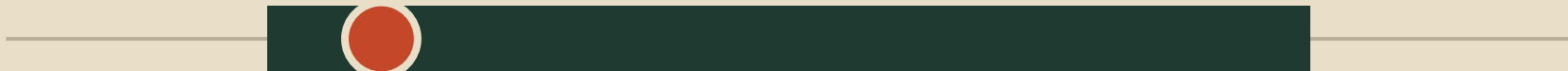




ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$819–\$1,229



\$864 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

89%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.4–0.8% to the 10,518 homes here.

37–81

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



HOME VALUE

A median home costs 25% less than Mississippi's.

\$127,300

median home value in ZIP 38701.

ZIP 38701



\$127,300

Mississippi



\$169,800

U.S.



\$332,700

THAT WAS ZIP 38701'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/38701/

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