



# ZIP 38740, Duncan, Mississippi.

Current market data.

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

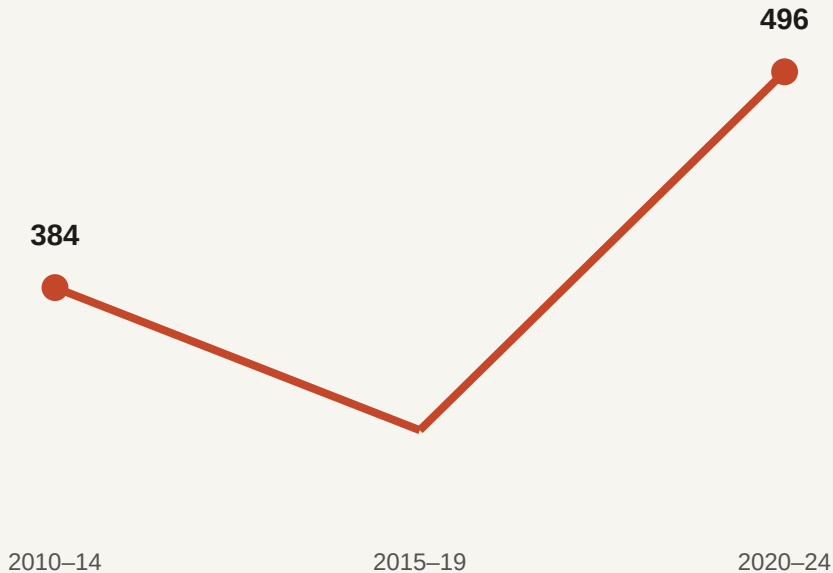


POPULATION

**496 people call ZIP 38740 home.**

**496**

people.





## RENT

**Median rent is up 45%  
since the 2010–2014  
survey, before inflation.**

**\$845**

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

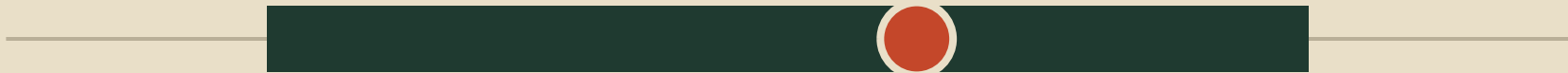




## ROOM TO BUILD

# The median rent sits inside what local wages can carry.

**\$644–\$966**



**\$845 median**

is the monthly rent range local workforce wages support.



BUILDING

**52% of the housing here was built before 2000.**

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**52%**

of all homes were built before 2000

## UNITS NEEDED

**Closing the gap would add 0–0.5% to the 201 homes here.**

**0–1**

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



## HOME VALUE

A median home costs 63%  
less than Mississippi's.

**\$62,600**

median home value in ZIP 38740.

ZIP 38740



\$62,600

Mississippi



\$169,800

U.S.



\$332,700



THAT WAS ZIP 38740'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/38740/](https://almanacdata.ai/e/zip/38740/)

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