



ZIP 38746, Gunnison, Mississippi.

Current market data.

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

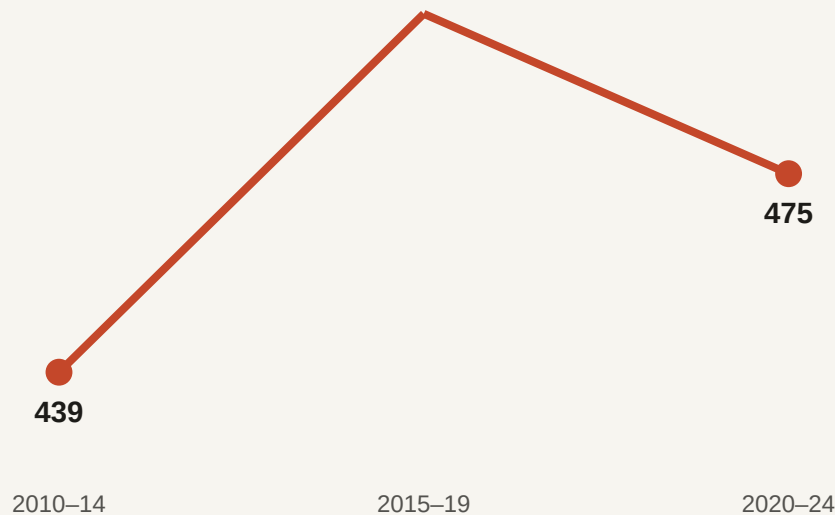


POPULATION

475 people call ZIP 38746 home.

475

people.

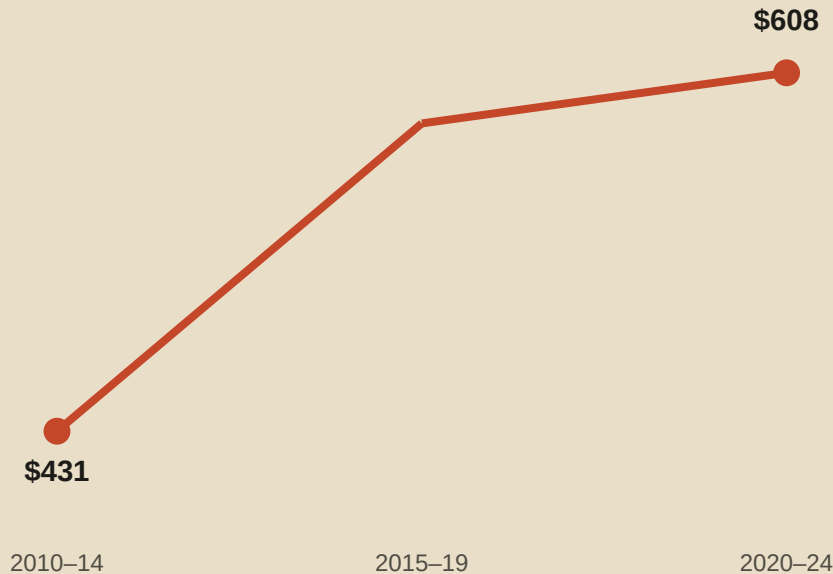


RENT

Median rent is up 41%
since the 2010–2014
survey, before inflation.

\$608

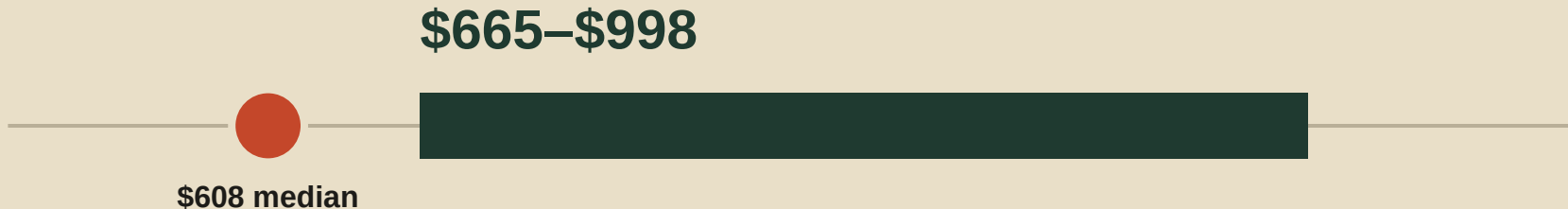
a month. Mississippi's median is \$954.





ROOM TO BUILD

Local wages can carry more rent than the median charged today.



is the monthly rent range local workforce wages support.



BUILDING

63% of the housing here was built before 2000.

63%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0–0.4% to the 283 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 66% less than Mississippi's.

\$57,000

median home value in ZIP 38746.

ZIP 38746



\$57,000

Mississippi



\$169,800

U.S.



\$332,700

THAT WAS ZIP 38746'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/38746/

The Almanac · your hyper-diligent research partner