



ZIP 38774, Shelby, Mississippi.

Current market data.

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

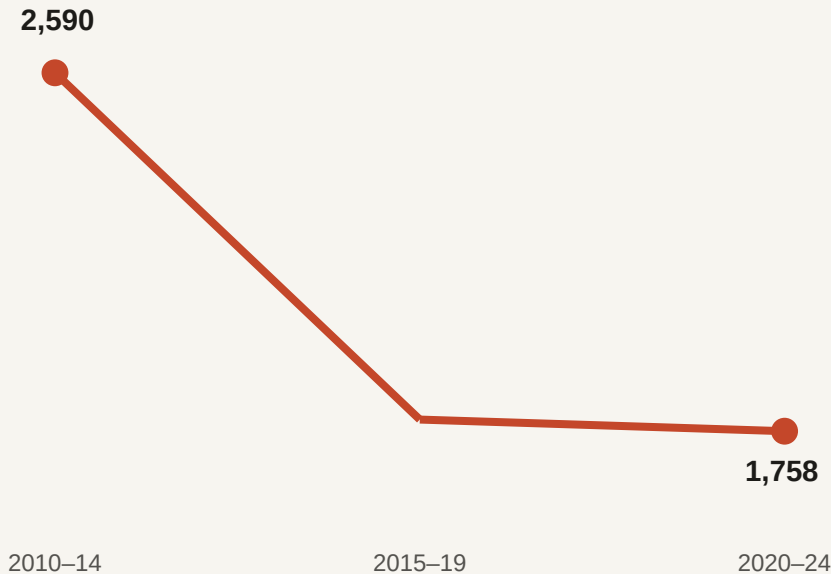


POPULATION

**1,758 people call ZIP
38774 home.**

1,758

people.

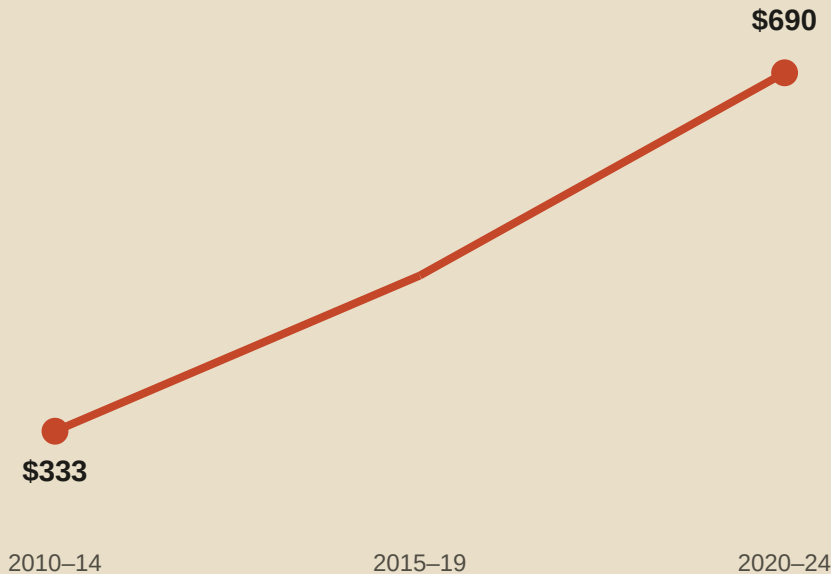


RENT

Median rent is up 107%
since the 2010–2014
survey, before inflation.

\$690

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.

82%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.3% to the 921 homes here.

2–3

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



HOME VALUE

A median home costs 47% less than Mississippi's.

\$90,400

median home value in ZIP 38774.

ZIP 38774



\$90,400

Mississippi



\$169,800

U.S.



\$332,700

THAT WAS ZIP 38774'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/38774/

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