



ZIP 38804, Tupelo, Mississippi.

Current market data.

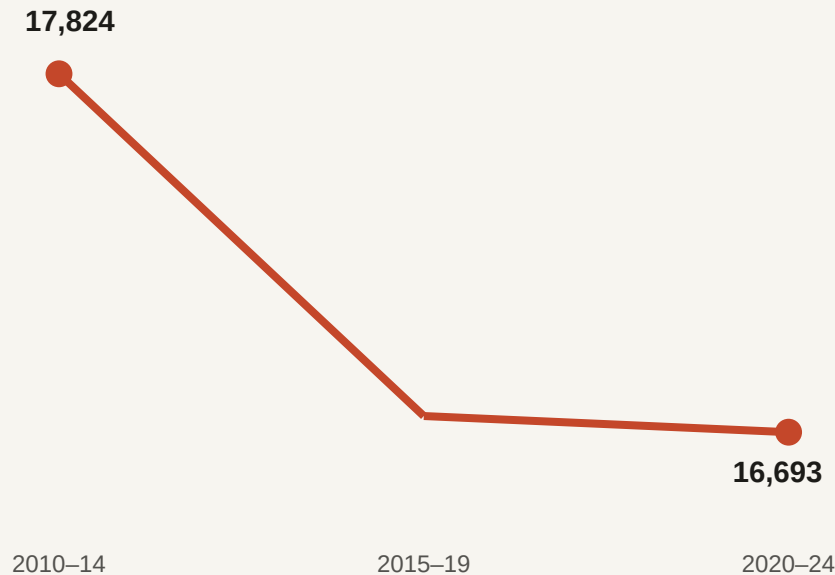
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

16,693 people call ZIP
38804 home.

16,693

people.



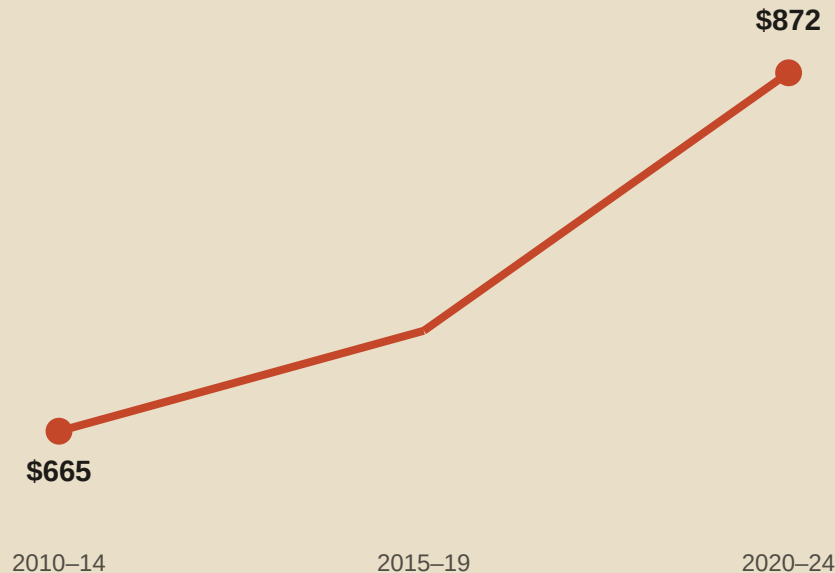


RENT

Median rent is up 31%
since the 2010–2014
survey, before inflation.

\$872

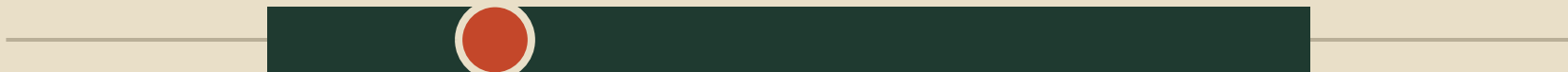
a month. Mississippi's median is \$954.



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$786–\$1,179



\$872 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

79%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–2.3% to the 7,853 homes here.

25–180

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



HOME VALUE

A median home costs 29% more than Mississippi's.

\$219,700

median home value in ZIP 38804.

ZIP 38804



\$219,700

Mississippi



\$169,800

U.S.



\$332,700

THAT WAS ZIP 38804'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/38804/

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