



ZIP 38858, Nettleton, Mississippi.

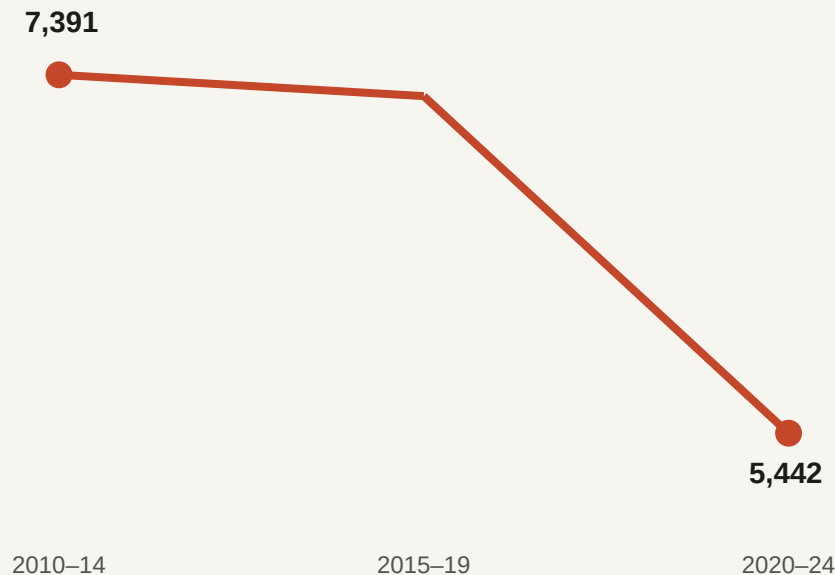
Current market data.

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

POPULATION

5,442 people call ZIP
38858 home.

5,442
people.



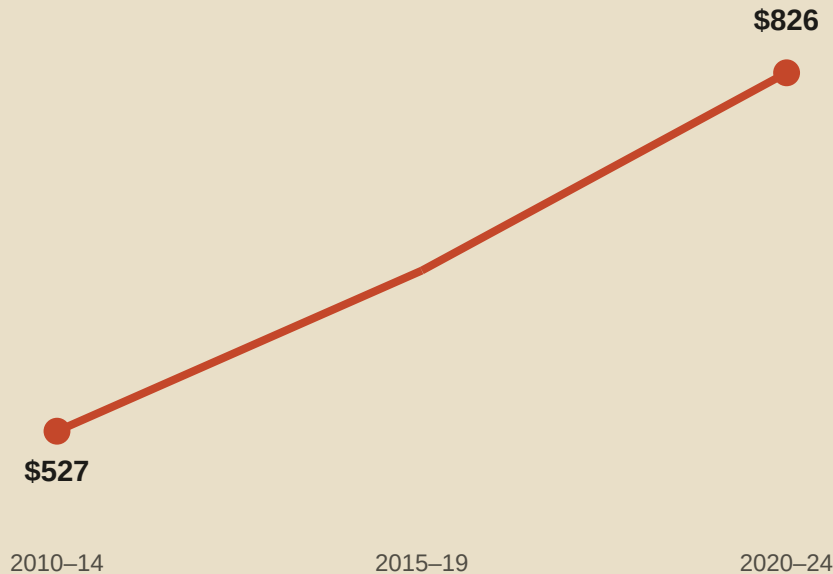


RENT

Median rent is up 57%
since the 2010–2014
survey, before inflation.

\$826

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

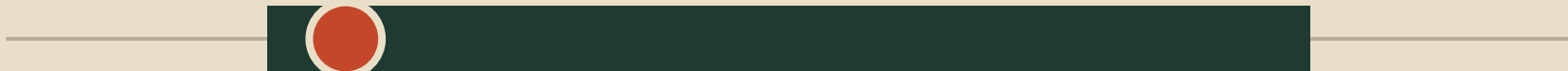




ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$796–\$1,193



\$826 median

is the monthly rent range local workforce wages support.



BUILDING

72% of the housing here was built before 2000.

72%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.2% to the 2,857 homes here.

5–7

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



HOME VALUE

A median home costs 27%
less than Mississippi's.

\$124,500

median home value in ZIP 38858.

ZIP 38858



\$124,500

Mississippi



\$169,800

U.S.



\$332,700

THAT WAS ZIP 38858'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/38858/

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