



ZIP 38869, Sherman, Mississippi.

Current market data.

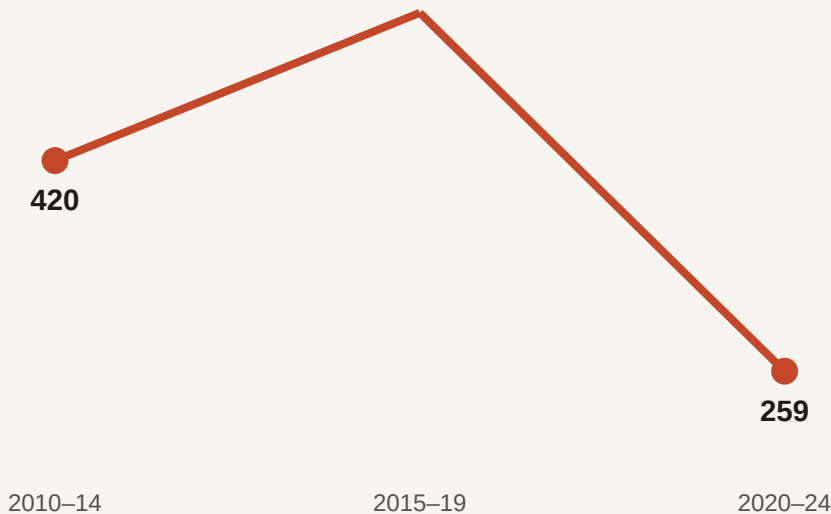
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

259 people call ZIP 38869 home.

259

people.



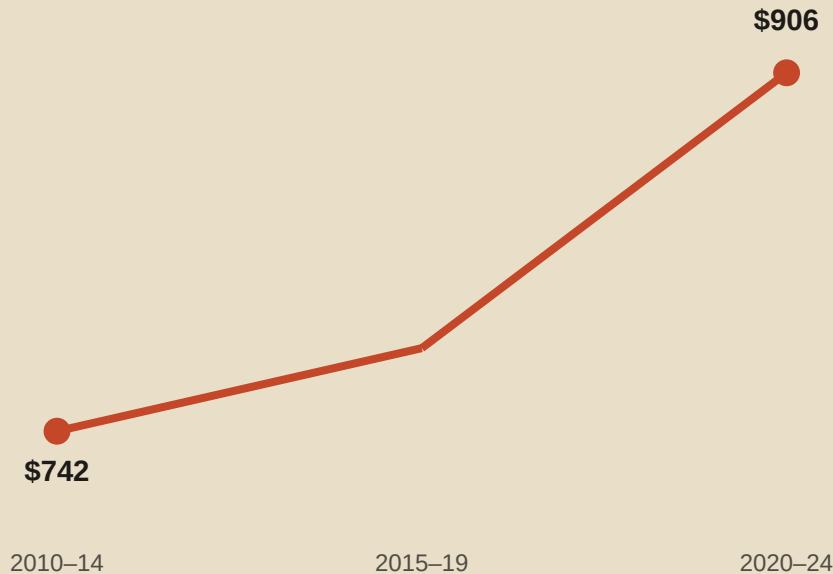


RENT

**Median rent is up 22%
since the 2010–2014
survey, before inflation.**

\$906

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

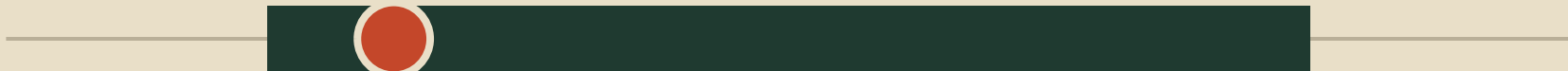




ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$854–\$1,281



\$906 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

86%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–4% to the 130 homes here.

0–5

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



HOME VALUE

A median home costs 19%
less than Mississippi's.

\$137,500

median home value in ZIP 38869.

ZIP 38869



\$137,500

Mississippi



\$169,800

U.S.



\$332,700

THAT WAS ZIP 38869'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/38869/

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