



ZIP 38946, Morgan City, Mississippi.

Current market data.

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

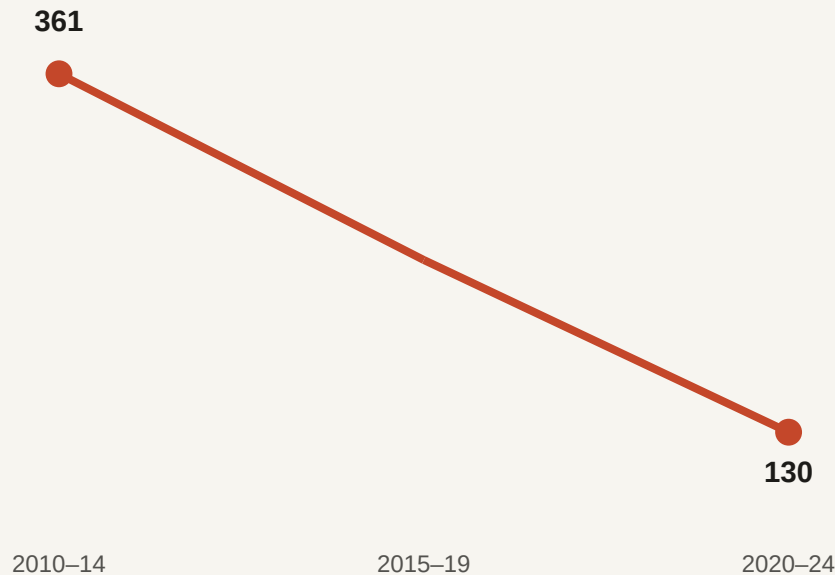


POPULATION

130 people call ZIP 38946 home.

130

people.



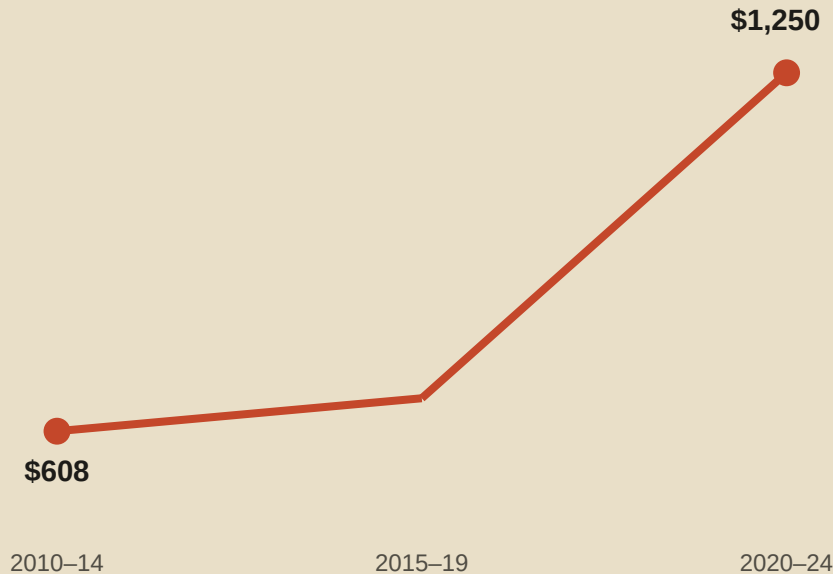


RENT

Median rent is up 106%
since the 2010–2014
survey, before inflation.

\$1,250

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

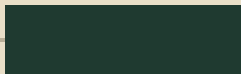




ROOM TO BUILD

The median rent is above what local wages can carry.

\$375–\$563



\$1,250 median

is the monthly rent range local workforce wages support.



BUILDING

61% of the housing here was built before 2000.

61%

of all homes were built before 2000



UNITS NEEDED

None of three estimates finds a housing shortfall here.

0

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.

\$89,400

median home value in ZIP 38946.

ZIP 38946



\$89,400

Mississippi



\$169,800

U.S.



\$332,700

THAT WAS ZIP 38946'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/38946/

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