ZIP 38963, Tutwiler, Mississippi.

Current market data.

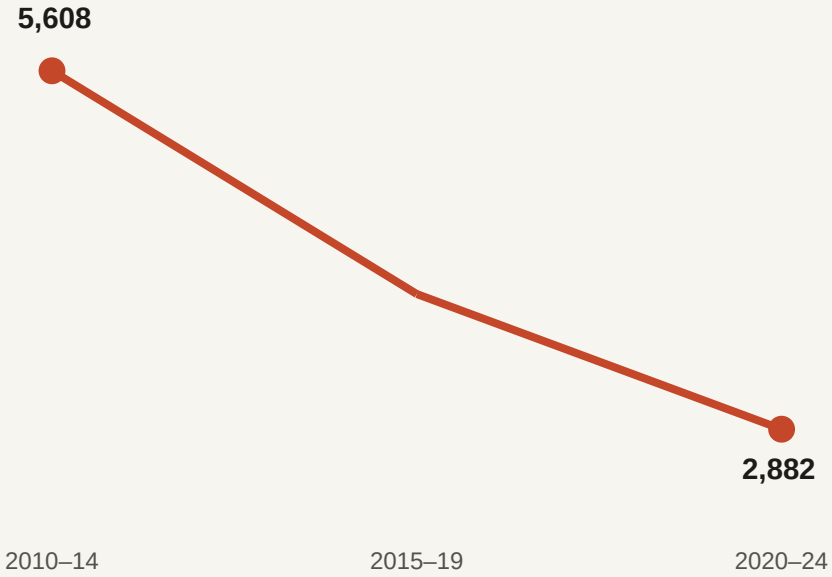
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

2,882 people call ZIP 38963 home.

2,882

people.



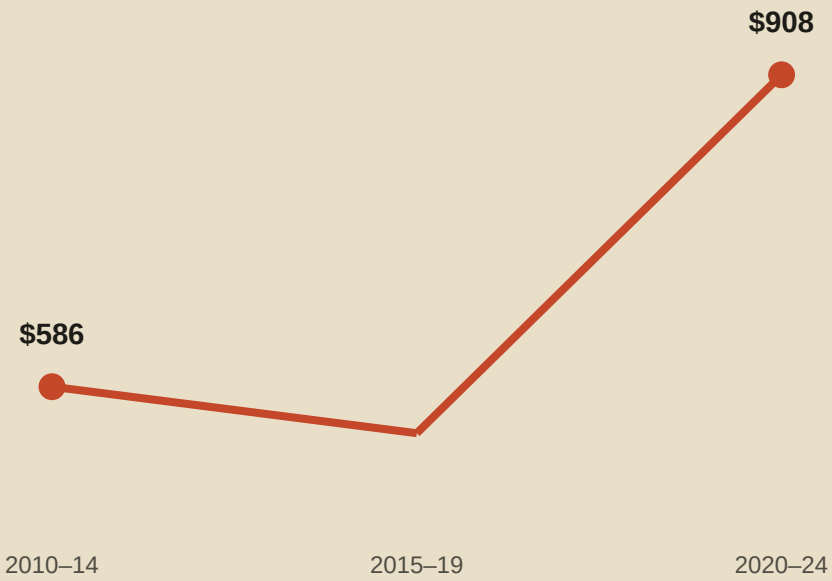
Source: Census ACS 5-year, 2020-2024

RENT

Median rent is up 55% since the 2010–2014 survey, before inflation.

$908

a month. Mississippi's median is $954.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent sits inside what local wages can carry.

is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

Most of the housing here is older than 2000.

92%

of all homes were built before 2000

Source: Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.2–0.5% to the 1,108 homes here.

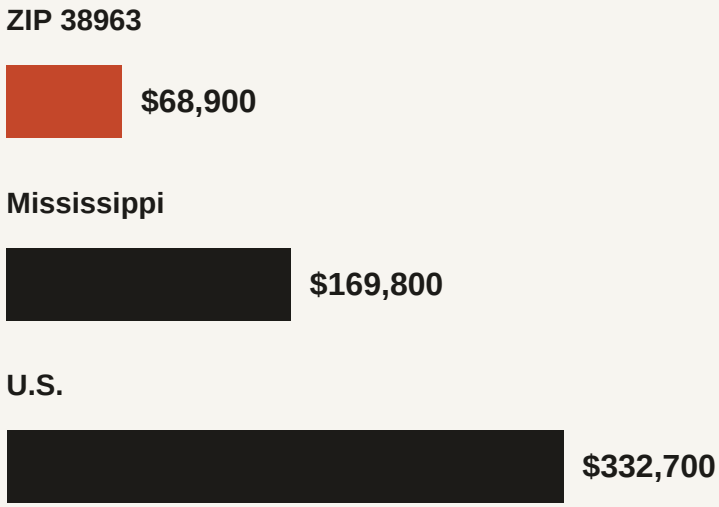
2–6

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

Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 59% less than Mississippi's.



$68,900

median home value in ZIP 38963.

Source: Census ACS 5-year, 2020-2024

THAT WAS ZIP 38963'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/38963/**